1. Staff Review Committee Agenda 02-11-26

   Documents:

   STAFF_REVIEW_AGENDA_021126.PDF

2. 25-046: Wet Storage Shellfish Processing Building

   Documents:

   25_046_SRC_PACKET.PDF
   35_046_SRC_TRAFFIC.PDF
   25_046_SRC_SITE_PLAN.PDF

3. 25-023: Woodside Road Subdivision

   Documents:

   25_023_SRC_PACKET.PDF
   25_023_SRC_PLAN_SET.PDF
   25_023_SRC_RENDERINGS.PDF
   25_023_PUBLIC_COMMENT_PACKET.PDF

Town of Brunswick, Maine

Department of Planning & Development

85 UNION STREET, BRUNSWICK, ME 04011

STAFF REVIEW COMMITTEE AGENDA
Brunswick Town Hall
85 Union Street – Council Chambers
Wednesday, February 11, 2026 @ 10:00 A.M.

There is an opportunity to attend this meeting in person or view the meeting via Zoom, TV 3, or live stream.

How to watch and comment via Zoom:

The link to view or listen to the meeting on Zoom: https://www.brunswickme.org/313/Brunswick-Cable-TV3

How to watch via TV3 or Live Stream:

The link to view or listen to the meeting on TV3 (Channel 3 on Comcast) or via live stream from the Town's website: https://tv3hd.brunswickme.org/internetchannel/watch-now?channel=1

All votes to be taken via roll call.

The public may provide written comment via email (mjames@brunswickme.gov) prior to the meeting, OR they may provide live comment at the meeting via Zoom or in person.

1. **Case No. 25-046 – Wet Storage Shellfish Processing Building:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Final Plan** application submitted by Sitelines PA on behalf of the property owner, 1000 Mere Point, LLC, for a three-story 4,725 square foot (10,846 gross sq. ft.) wet storage shellfish processing facility. The subject property is located on Mere Point Road (Map MP3, Lot 001) and within the **Rural Protection 1 (RP1) Zoning District, Shoreland Protection Overlay (SPO), Shoreland Protection Overlay – Resource Protection (SPO-RP) Subdistrict, and Rural Protection Stormwater Management Overlay (RPSMO) Subdistrict**.

2. **Case No. 25-023 – Woodside Road Subdivision:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Sketch Plan** application submitted by Sebago Technics on behalf of the property owner, Wyley Enterprises, LLC, for a 93-unit subdivision with 45 single-family lots and 6 multifamily buildings with 8 dwelling units each. The subject property is located on Woodside Road (Map 22, Lots 9 and 180) and within the **Growth Residential 4 (GR4) Zone,** and **Shoreland Protection Overlay (SPO)** and **Shoreland Protection Overlay – Stream Protection (SPO-SP) Subdistricts**.

3. **Adjourn**

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521.

MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION

WET STORAGE SHELLFISH PROCESSING BUILDING

TAX MAP MP3, LOT 1
MERE POINT ROAD
BRUNSWICK, MAINE

January 23, 2026

Prepared For

1000 MERE POINT LLC
37 W. Marginal Way
Brunswick, ME 04011

Prepared By

SITELINES
Civil Engineers • Land Surveyors

119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

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Rev. February 2, 2026
Project Number: 5128

Julie Erdman
Director of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: **Major Development Review Final Application**
Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine
Tax Map MP3, Lot 1

Dear Julie:

On behalf of 1000 Mere Point LLC, Sitelines PA is pleased to submit the enclosed Final Plan Application, drawings, and supporting materials for the development of a wet storage shellfish processing building with associated parking and infrastructure to be located along Mere Point Road in Brunswick. The project previously received Sketch Plan Review approval from the Planning Board on October 28, 2025.

PROPERTY

1000 Mere Point LLC owns the parcel of land identified on Tax Map MP3 as Lot 1. The parcel contains approximately 2.32 acres. The property is in the Rural Protection 1 (RP1) Zoning District in which aquaculture uses are a permitted use. The property is also partially located in the SPO-RP and SPO-RPSMO overlay districts. The property has frontage on Mere Pont Road. The site is mostly undeveloped, with some of the property being utilized as a private cemetery. Based on a wetland delineation performed by Coppi Environmental in June 2025, there are coastal wetlands located along the shoreline of the property and a freshwater wet meadow wetland located within the interior of the property. There were no vernal pools found on the property. A copy of the Wetland Delineation and Soil Suitability Report is enclosed with this application.

The coastal bluff along the shoreline of the property was previously classified as unstable but has since been reclassified by the Maine Department of Agriculture, Conservation, and Forestry (MDAC&F) as stable. A letter from MDAC&F indicating the change in classification is enclosed with this application.

PROJECT DESCRIPTION

The project consists of the construction of a three-story 4,725 s.f. footprint (10,846 g.s.f.) wet storage shellfish processing building, associated parking, infrastructure, and landscaping. The building will also have a loading dock located along the front of the building.

A total of eleven (11) parking spaces will be provided for the buildings, one (1) of which is ADA compliant. For the proposed building use of aquaculture, the required parking for the facility falls under the "Use with Variable Parking Demands" and is dependent on usage information provided by

the applicant and confirmed by the Planning and Code Enforcement Departments. For this project, the building will include five (5) offices on the second floor with a processing area on the first floor. The applicant does not anticipate greater than ten (10) employees being present at the facility at one time, and the proposed eleven (11) parking spaces will be adequate for the proposed use.

The project is anticipated to result in approximately 11,657 s.f. (0.27 acres) of new impervious area. Approximately 5,328 s.f. (0.12 acres) of the new parking lot is proposed to be constructed with pervious pavement. Based on previous projects approved by the Town, an impervious reduction credit of 25% has been implemented for projects that incorporated pervious pavement. With a 25% reduction credit for the proposed pervious pavement, the adjusted impervious area for the project is 10,325 s.f. (0.24 acres), which is slightly less than the allowable 10,890 s.f. per district standards.

As the project will result in less than an acre of disturbed area, and less than acre of new or redeveloped impervious area, no stormwater permits are necessary from the Maine Department of Environmental Protection (MDEP). The new impervious and developed areas will be treated in accordance with the Town Ordinance requirements.

Based on a review of the Beginning with Habitat Maps from the MDEP, the area adjacent to the property in Maquoit Bay is a habitat for softshell clams, but no other significant wildlife habitats are located adjacent to the property.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 - PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Rural Protection 1 (RP1) Zoning District and partially located in the SPO-RP and SP-RPSMO shoreland protection overlay districts. The project complies with the Dimensional and Density Standards for the zoning districts. A table indicating the applicable dimensional and density standards is provided within the enclosed plan set.

There are no variations or exceptions to the dimensional standards requested as part of this development. The project is neither an Open Space Development nor an Affordable Housing Development; bonus development density does not apply.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 There are no known existing features on the site that would be considered natural, scenic, or historic character to the Town.

4.3.2 The project will not result in undue water or air pollution.

4.3.3 The project is not located within a Scenic Area. For the purposes of development of the property, the trees within the development area along Mere Point Road will need to be removed to accommodate the grading and construction associated with the project. Additional landscaping is included along Mere Point Road and the western property line to provide screening of the building from adjacent properties. Most of the development area is located in grassed/meadow areas that will not require significant tree clearing. The location of all ten (10) inch caliper trees on the property are shown on the enclosed plans.

4.3.4 Based on a review of the Beginning with Habitat Maps from the MDEP, the area adjacent to the property in Maquoit Bay is a habitat for softshell clams, but no other significant wildlife habitats are located on or adjacent to the property. A letter has been received from the Maine Department of Inland Fisheries and Wildlife (MDIF&W) indicating that *"no known locations of State-listed Endangered, Threatened, or Special Concern species within the project area that would be affected by your project."* A copy of the letter from MDIF&W is enclosed with this application. A letter has been received from the Maine Natural Areas Program (MNAP) indicating *"there are no rare botanical features documented specifically within the project area."* A copy of the letter from MNAP is enclosed with this application.

4.3.5 The property contains slopes of 25% or greater along the Maquoit Bay shoreline, although the proposed development is located outside those areas. The location of the steep slopes within the SPO are shown on the enclosed plans.

4.3.6 The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater for operations or irrigation. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 There are coastal wetlands located along the shoreline of the property and a freshwater wet meadow wetland located within the interior of the property. A copy of the Wetland Delineation and Soil Suitability Report from Coppi Environmental, LLC is enclosed with this application. The proposed building and parking areas are located outside of the mapped wetland areas, and it is not anticipated that there will be an undue adverse effect on the quality of the wetlands as a result of the development.

4.3.9 A letter from the Maine Historic Preservation Commission stating that there will be no historic property affected by the proposed development is enclosed with this application.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The property is located partially within Zone X (Area of Minimal Flood Hazard) and partially located within Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Community Panel 23005C0559F, Effective June 20, 2024. An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The building will utilize a private septic system for wastewater disposal. Multiple septic test pits were completed on the property and are shown on the enclosed plans. A summary of the test pit data is enclosed with this application.

4.5.2 The building will utilize a private well for its water supply. The 100' well setback from the potential septic system and the potential well location are shown on the enclosed plans.

4.5.3 Solid waste from the site is minimal and will be contained within the building. A private solid waste hauler will be utilized to transfer the waste to an approved facility.

4.5.4 A Stormwater Management Plan has been developed to provide treatment and detention in accordance with Town of Brunswick Standards. A portion of the stormwater runoff from the new developed areas will be directed to pervious pavement to provide treatment and detention. Refer to the enclosed Stormwater Management Plan for further information on the proposed stormwater best management practices implemented for the project.

4.6 LANDSCAPING REQUIREMENTS

A landscape plan has been developed for the property that includes multiple trees and shrubs along the western property line to provide screening for the abutter from the new parking lot. The plan also includes a number of trees along the frontage of Mere Point Road to provide screening from the loading dock along the front of the building. The Landscape Plan, developed by Land Design Solutions, is provided within the enclosed plan set.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

As the project is not a residential development, this section of the ordinance is not applicable.

4.8 CIRCULATION AND ACCESS

4.8.1 There are no new public or private streets proposed as part of the project. As part of the project., a new access drive will be extended from Mere Point Road.

4.8.2 The site will be accessed from a new entrance from Mere Point Road.

4.8.3 There are no existing sidewalks along Mere Point Road directly abutting the project area. It is not anticipated that any new pedestrian access would be required for the business.

4.8.4 The existing development has been designed to comply with the Americans with Disabilities Act (ADA) in providing one (1) ADA compliant parking space and an adequate accessible route to the building from the associated ADA compliant parking space.

4.8.5 There are no known public rights of access to the shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 A total of eleven (11) parking spaces will be provided for the buildings, one (1) of which is ADA compliant. For the proposed building use of aquaculture, the required parking for the facility falls under the "Use with Variable Parking Demands" and is dependent on usage information provided by the applicant and confirmed by the Planning and Code Enforcement Departments. For this project, the building will include five (5) offices on the second floor with a processing area on the first floor. The applicant does not anticipate greater than ten (10) employees being present at the facility at one time, and the proposed eleven (11) parking spaces will be adequate for the proposed use.

4.9.2 As the parking area provides more than ten (10) parking spaces, bicycle parking spaces are required. Although bicycle parking is not typically required for the proposed use, a four (4) space bicycle rack has been provided as part of the development.

4.9.3 The parking spaces have been designed to conform with the Town of Brunswick standards.

4.9.4 No parking alternatives are proposed.

4.9.5 There is one (1) loading dock provided in the design of the proposed building. The loading area has been designed to allow for adequate access for delivery vehicles and to allow for those vehicles to access the loading area without interfering with other vehicular traffic on-site or on Mere Point Road.

4.10 LIGHTING

The proposed development will be illuminated by wall-mounted LED light fixtures. The fixtures will be full cut-off fixtures and have been designed to not result in any light encroachment on adjacent properties. The proposed color temperature of the light fixtures will be 3000K, which provides a more yellowish light than the typical 5000K "bright-white" color temperature utilized for commercial developments. Cut sheets for the proposed light fixtures have been enclosed with this submission and a copy of the Lighting Plan has been included within the plan set.

4.11 ARCHITECTURAL COMPATIBILITY

Architectural floor plans, building elevations, and a rendering developed by Sheridan Construction have been enclosed with this application.

4.12 NEIGHBORHOOD PROTECTION STANDARDS
The project is not located within a Growth Mixed-Use zoning, and thus, the project is not subject to the neighborhood protection standards outlined within Section 4.12.

4.13 SIGNS
There are no new signs proposed for the project.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 AM and 7 PM.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in the Rural Area Zoning Districts).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No more than two unregistered or unlicensed motor vehicles will be stored outside.

4.14.1.I No motor vehicles or watercraft will be stored within the required setbacks.

4.14.1.J All new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE
Site maintenance, including maintenance of the stormwater management facilities, will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY
The Applicant owns the subject property, and a copy of the relevant deeds is enclosed with this application. Also enclosed is a letter from Mascoma Bank indicating a banking relationship with the Applicant and outlining the details of the funding for the project.

The design team, led by Sitelines, PA, has extensive experience planning, designing, and gaining approvals for commercial development projects throughout the state, including multiple projects located in Brunswick such as the Sam's Restaurant and Coastal Orthopedics facility in Cooks Corner.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE
The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.3. - SHORELAND PROTECTION OVERLAY (SPO) DISTRICT* of the Ordinance:

2.3.3.C. – ADDITIONAL REQUIREMENTS FOR THE SPO DISTRICT

2.3.3.C(1) The new building proposed as part of the project meets the 125-foot setback requirement within the SPO. As noted previously, the coastal bluff along the shoreline of the property was previously classified as unstable but has since been reclassified by the Maine Department of Agriculture, Conservation, and Forestry (MDAC&F) as stable. A letter from MDAC&F indicating the change in classification is enclosed with this application.

2.3.3.C(2) There are no new structures proposed to be located on any of the prohibited locations identified within the Ordinances.

2.3.3.C(3) No response necessary.

2.3.3.C(4) The proposed structure does not require direct access to the water.

2.3.3.C(5) As there is no agriculture use associated with the new development, this section does not apply.

2.3.3.C(6) As there is no aquaculture use extending over or below the normal high-water line associated with the new development, this section does not apply.

2.3.3.C(7) As there is no timber harvesting use associated with the new development, this section does not apply.

2.3.3.C(8) It is understood that hazard or storm damaged trees within the SPO can be removed after consultation with the Code Enforcement Officer.

2.3.3.C(9) There is no clearing proposed within the 75-feet setback within the SPO and thus, this section does not apply.

2.3.3.C(10) There is no clearing proposed within the 75-feet setback within the SPO and thus, this section does not apply.

2.3.3.C(11) The only trees to be removed are adjacent to the new building and parking areas and are outside of the 75-feet setback within the SPO.

2.3.3.C(12) The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been

designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

2.3.3.C(13) There is no mineral exploration or extraction proposed within the SPO and thus, this section does not apply.

2.3.3.C(14) There are no structures or other activities extending over or below a water or within a wetland and thus, this section does not apply.

2.3.3.C(15) The proposed driveway entrance associated with the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(16) There is no campground proposed within the SPO and thus, this section does not apply.

2.3.3.C(17) There are no individual private campsites proposed within the SPO and thus, this section does not apply.

2.3.3.C(18) The proposed on-site septic system for the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(19) There are no overboard discharge systems proposed within the SPO and thus, this section does not apply.

2.3.3.C(20) There is no activity as part of the proposed development that will deposit on or into the ground any pollutant that would impair designated uses or the water classification of the adjacent water body and wetlands. As noted previously, the majority of the new impervious areas will be directed to pervious pavement where stormwater runoff will be stored and treated prior to release to the adjacent roadside swale. For further information on the stormwater design, please refer to enclosed Stormwater Management Plan.

2.3.3.C(21) A soils map from the Natural Resources Conservation Service has been enclosed with this application that indicates that the soils in the surrounding area are suitable for the proposed development.

2.3.3.C(22) A letter from the Maine Historic Preservation Commission stating that there will be no historic property affected by the proposed development is enclosed with this application.

2.3.3.C(23) The proposed parking lot associated with the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(24) A Stormwater Management Plan has been developed to provide treatment and detention in accordance with Town of Brunswick Standards. A portion of the stormwater runoff from the new developed areas will be directed to pervious pavement to provide treatment and detention. Refer to the enclosed Stormwater Management Plan for further information on the proposed stormwater best management practices implemented for the project.

2.3.3.C(25) There are no essential services proposed within the SPO and thus, this section does not apply.

2.3.3.C(26) The new building will have new electrical and communications services extended from the existing overhead utilities along Mere Point Road. There are no other minor utilities proposed as part of the project.

2.3.3.C(27) There are no recreational trails proposed within the SPO and thus, this section does not apply.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.4. - FLOOD PROTECTION OVERLAY (FPO) DISTRICT* of the Ordinance:

2.3.4.D. ADDITIONAL REQUIREMENTS FOR THE FPO DISTRICT

2.3.4.D(1) The development is not in the Flood Protection Overlay (FPO) District. The property is located partially within Zone X (Area of Minimal Flood Hazard) and partially located within Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Community Panel 23005C0559F, Effective June 20, 2024. An excerpt of the applicable FIRM is enclosed.

2.3.4.D(2) There are no residential structures proposed as part of this project and thus, this section does not apply.

2.3.4.D(3) The new proposed structure is located well above the floodplain on the property. The floodplain is at an elevation of approximately 14.0 and the new building FFE is approximately 43.0, or 29 feet above the floodplain.

2.3.4.D(4) There are no mobile homes proposed as part of this project and thus, this section does not apply.

2.3.4.D(5) There are no recreational vehicles proposed as part of this project and thus, this section does not apply.

2.3.4.D(6) There are no accessory structures proposed as part of this project and thus, this section does not apply.

2.3.4.D(7) There are no floodway encroachments proposed as part of this project and thus, this section does not apply.

2.3.4.D(8) There is no construction proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(9) There are no bridges proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(10) There are no containment walls proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(11) There are no wharves, piers, or docks proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(12) There is no construction proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(13) No response necessary.

2.3.4.D(14) No response necessary.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.10. - RURAL PROTECTION STORMWATER MANAGEMENT OVERLAY (RPSMO) DISTRICT* of the Ordinance:

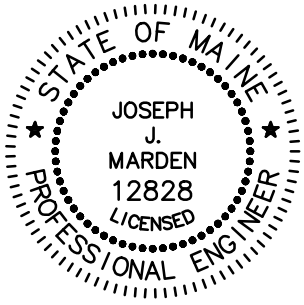
2.3.10.C – ADDITIONAL REQUIREMENTS FOR THE RPSMO DISTRICT

2.3.10.C(1) The majority of the development is located within the Coastal Area 2, but there is minor grading located within the Coastal Area 1. As understood, the RPSMO permit will be approved as part of the Major Development Review process.

2.3.10.C(2) It is understood that the site features constructed as part of this project shall be maintained in good repair and if any of the proposed trees or plants die, it shall be replaced by the property owner in conformance with the Ordinances.

We look forward to presenting the project to the Town Planning Board and staff to obtain their feedback. Should you have any questions, please call or contact me at jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Engineering Manager

Enclosures

cc: Doug Niven, 1000 Mere Point LLC

Attachment A
Application Forms & Checklists

A completed copy of the Major Development Review Final Application Form and Checklist are enclosed.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

- [ ] **Minor Development Review**
- [ ] Major Development Review: **Sketch Plan**
- [x] Major Development Review: **Final Plan**

2. Project Name: Wet Storage Shellfish Processing Buliding

3. Project Applicant

Name:	1000 Mere Point LLC, Attn: Doug Niven
Address:	37 W. Marginal Way
	Brunswick, ME 04011
Phone Number:	(207) 798-3311
Email:	dougniven@merepointoyster.com

4. Property Owner (name on deed)

Name:	Same as Applicant
Address:	
Phone Number:	
Email:	

5. Authorized Representative

Name:	Sitelines, PA Attn: Joseph J. Marden, P.E.
Address:	119 Purinton Road, Suite A
	Brunswick, ME 04011
Phone Number:	207-725-1200 ext. 7005
Email:	jmarden@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Engineering & Surveying: Sitelines, PA (Joseph J. Marden, PE#12828)
2. Wetlands/Soils: Coppi Environmental LLC (Christopher Coppi, LSS, LS
3.

7. Physical location of property: Mere Point Road

8. Lot Size: 2.32 Acres

9. Zoning District: Rural Protection 1 (RP1)

10. Overlay Zoning District(s): SPO-RP, SPO-RPSMO

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? If property owner is an organization, what is the applicant's affiliation?
Owner

12. Assessor's Tax Map MP3 Lot Number 1 of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Property Owner Signature: Douglas Niven Nicole Niven Date: 01/23/26

Property Owner Name Printed:
Douglas Niven Nicole Niven

Applicant Signature: Douglas Niven Date: 01/23/26

Applicant Name & Title Printed:
Douglas Niven, Member

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
General	Application form and fee	X		
	Name of development	X		
	Existing zoning district and overlay designations	X		
	Location map (Project property and surrounding area for context)	X		
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X		
	Documentation of Right, Title and Interest	X		
	Draft performance guarantee or conditional agreement	N/A		
	Disclosure of permits required (federal, state, local); if permit has been granted or application submitted, provide a copy	N/A		
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	N/A		
	Narrative including Chapter 4 development standards and any applicable overlay standards and how they are being addressed	X		
	Written response to all Staff Review Committee comments received	X		
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X		
	A survey submitted by a professional land surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors. Surveys must be stamped for final plan approval.	X		
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments on the property identified as existing or proposed.	X		
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X		
	Existing easements associated with the development	X		
	Existing locations of sidewalks	N/A		
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A		
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X		
	Topography with contour intervals of not more than two (2) feet	X		
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X		
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and Water Conservation District. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	X		
	Proposed easements associated with the development	N/A		
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section 4.5.4	X		
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X		
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X		
	Proposed locations, widths and profiles of sidewalks	N/A		
	Locations, dimensions, and number of proposed vehicular and bicycle parking spaces, including proposed shared parking arrangement if applicable.	X		
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X		
	Storm water management plan for the proposed project prepared by a professional engineer	X		
	The size and proposed location of water supply and sewage disposal systems	X		
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	N/A		
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	N/A		
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X		
	Reference to special conditions stipulated by the Review Authority	X		
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	N/A		
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	Disclosures of any required permits. If a permit has been granted or an application for one submitted, provide a copy of the permit application.	N/A		
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A		
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
Proposed Development Plan	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards [Cooks Corner or Village Review]	X		
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	X		
	Traffic: A trip generation report	X		
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	X		
	Number of lots if a subdivision	N/A		
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	X		
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X		
	Any additional studies required by the Review Authority			

Attachment B
Right, Title, & Interest

Copies of the current deeds are included with this attachment.

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
(Maine Statutory Short Form)
DLN: 1002140169639

KNOW ALL PERSONS BY THESE PRESENTS, that I, **LEANNE ROBBIN** of Brunswick, County of Cumberland and State of Maine, for consideration paid, grant to **1000 MERE POINT LLC,** a Maine limited liability company with a principal place of business in Brunswick, Cumberland County, Maine, with a mailing address of 37 W. Marginal Way, Brunswick, Maine 04011, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand and seal this 29th day of October, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Leanne Robbin

STATE OF MAINE
COUNTY OF CUMBERLAND, ss October 29, 2021

Then personally appeared the above-named Leanne Robbin and acknowledged the foregoing instrument to be her free act and deed.

LISA A. CHESLEY My Commission Expires 09-19-2026 MAINE NOTARY PUBLIC

Before me,

Notary Public/~~Attorney-at-Law~~

EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of Mere Point Road, so-called and on the southeasterly shore of Maquoit Bay, so-called, in the Town of Brunswick, Cumberland County and State of Maine, and being bounded and described as follows:

Beginning at a ¾-inch iron rod set capped "Thayer Engineering Company" on the northwesterly right-of-way line of Mere Point Road at the easterly corner of land now or formerly of Travis R. Smith and Kathleen M. Smith, reference deed recorded in the Cumberland County Registry of Deeds in Book 20016, Page 244, all as shown on a Plan entitled "Plan of Boundary Survey, Duckblind Associates, 1000 Mere Point Road, Maquoit Bay, Brunswick, Maine", dated July 23, 2003, revised through October 24, 2005, by Thayer Engineering Company, Inc., Farmingdale, Maine;

Thence N 33° 41' 08" W along the northeasterly line of said land of Travis R. Smith and Kathleen M. Smith a distance of 184.23 feet to a ¾-inch iron rod set capped "Thayer Engineering Company";

Thence continuing N 33° 41' 08" W along the northeasterly line of said land of Travis R. Smith and Kathleen M. Smith a distance of 43 feet, more or less, to the southeasterly shore of Maquoit Bay;

Thence in a general northeasterly direction along the southeasterly shore of Maquoit Bay a distance of 439 feet, more or less, to a point and the southwesterly line of land now or formerly of Eugene T. Smith and May C. Smith, reference deeds recorded in said Registry of Deeds in Book 2370, Page 359, Book 2379, Page 303, Book 3029, Page 860, Book 17637, Page 322, and Book 20662, Page 134, said point being N 35° 26' 23" W and 23 feet, more or less, from a 5/8-inch iron rod found capped "1175";

Thence S 35° 26' 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 23 feet, more or less, to said 5/8-inch iron rod found capped "1176", said iron rod being N 50° 11' 21" E and a tie line distance of 363.79 feet from the last mentioned ¾-inch iron rod set capped "Thayer Engineering Company";

Thence continuing S 35° 26" 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 288.79 feet to a 5/8-inch iron rod found capped "1175", said iron rod being N 66° 21' 13" E and a tie line distance of 376.32 feet from the iron rod at the point of beginning;

Thence continuing S 35° 26' 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 2.67 feet to the northerly right-of-way line of Mere Point Road;

Thence S 68° 00' 29" W along the northerly right-of-way line of Mere Point Road a distance of 284.48 feet;

DOC :78132 BK:38836 PG:333
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
10/29/2021, 02:34:52P
Register of Deeds Jessica M. Spaulding E-RECORDED

Thence S 62° 53" 24" W along the northwesterly right-of-way line of Mere Point Road a distance of 92.67 feet to the Point of Beginning, containing 2.31 acres, more or less.

Bearings are based on a 1994 magnetic north observation as referenced on a Plan entitled Sketch Plan, Land of Ken Wise, Mere Point Road, Brunswick, Maine", dated June 26, 2000, by Brian Smith Surveying, Inc.

ALSO GRANTING all right, title and interest of the Grantor in and to the land adjoining the parcel hereinabove described lying northwesterly and southeasterly thereof and between the southwesterly and the northeasterly lines of the parcel hereinabove described extended northwesterly into Maquoit Bay and extended southeasterly to the centerline of Mere Point Road.

SUBJECT TO rights of others in and to the L. Winfield Smith Family Burial Ground located on the premises hereinabove described as described in an Affidavit of Mildred Smith recorded in the Cumberland County Registry of Deeds in Book 11958, Page 32.

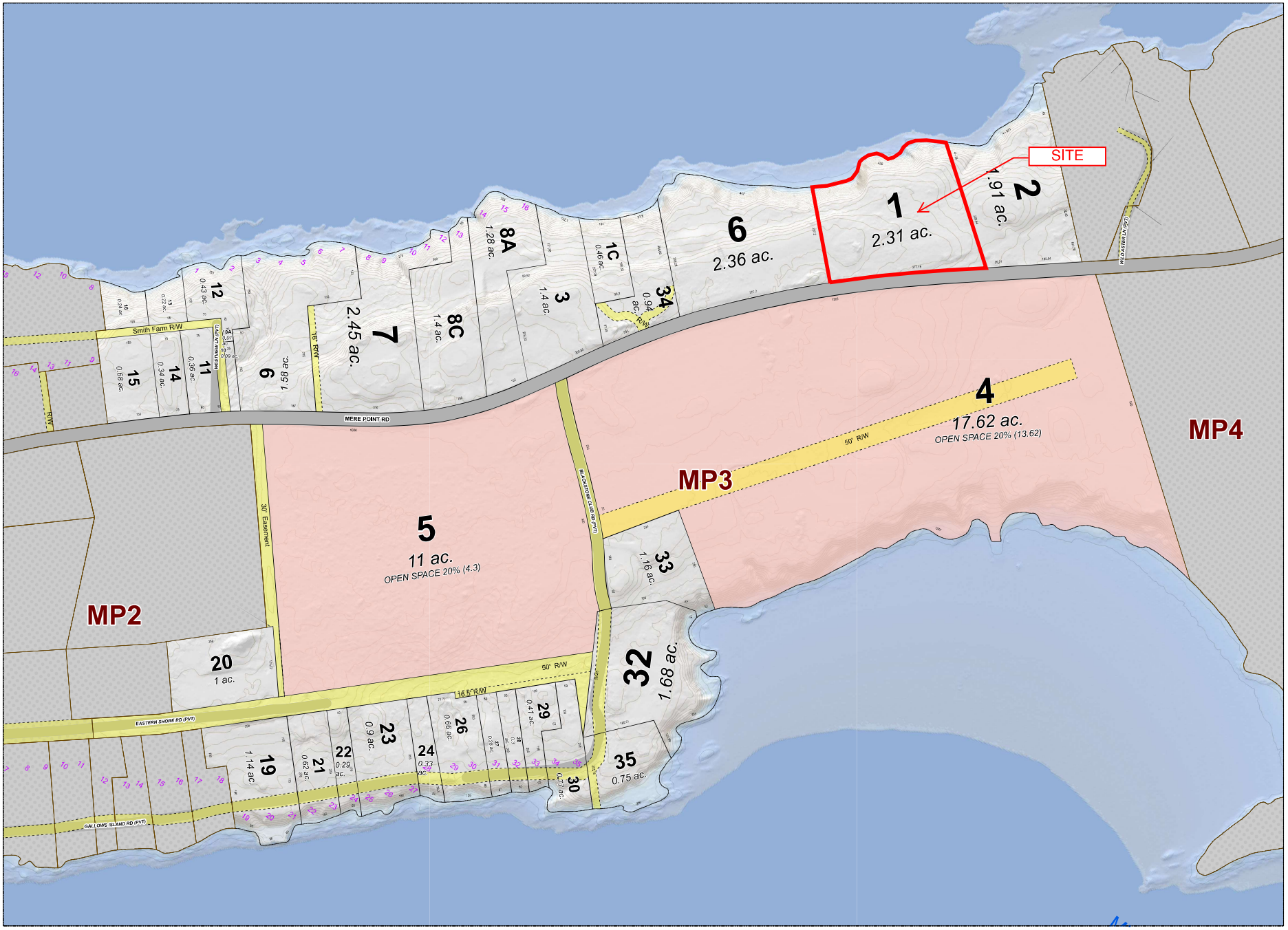
Reference is made to a boundary line agreement between Duckblind Associates and Eugene T. Smith and May C. Smith, recorded in the Cumberland County Registry of Deeds in Book 20662, Page 134.

None of the rights of way and/or easements appurtenant to and/or benefitting the parcel conveyed herein are conveyed to the Grantee herein.

For source of title reference is hereby made to a deed from Duckblind Associates to Leanne Robbin dated January 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23631, Page 242.

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.



Brunswick maine

Legend

- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels Lines
- Right-Of-Ways
- Improved Surfaces
- Parcels
- Road Right-Of-Ways
- Parcels In Map
- Parcels Not In Current Map
- Parcels With Current Use Classification
- Town Conservation Easement
- Town Of Brunswick Parcels
- Neighboring Towns

Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances.
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.
Copyright Town of Brunswick.

N W E S

1:1,200

Revised To: April 1, 2025

Maps Prepared by:
GIS Administrator,
Town of Brunswick

MAP MP3

ABUTTERS LIST

Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine

Locus Properties

N/F
0 Mere Point LLC
37 W. Marginal Way
Brunswick, ME 04011
Map MP3, Lot 1

Abutters

N/F
978 Mere Point LLC
30 Conifer Ridge Road
Cumberland Foreside, ME 04110
Map MP3, Lot 2

N/F
Smith, Bettina
953 Mere Point Road
Brunswick, ME 04011
Map MP3, Lot 4

N/F
Bradford & Godelieve Johanson
1004 Mere Point Road
Brunswick, ME 04011
Map MP3, Lot 6

Attachment D
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

OPERATING AGREEMENT
OF
1000 MERE POINT LLC

(A Maine Limited Liability Company)

This Operating Agreement of the new Maine limited liability company known as "1000 Mere Point LLC" (the "Company"), formed under the Maine Limited Liability Company Act 31 M.R.S. Sections 1501 et seq. (the "Act") is entered into as of the 1 day of October, 2021, by the Members and the Company. This Agreement is in effect as of the date of filing of the Certificate of Formation: September 30, 2021. The Members ratify all acts taken by its attorney, Stoddard L. Smith, to form the Company, including the filing of the Certificate of Formation. Pursuant to the mutual covenants and conditions contained herein, Douglas M. Niven and Nicole C. Niven ("Members") do hereby agree as follows:

ARTICLE 1
Business

The Company is formed for the purpose of engaging in the business of real estate holding and related activities, and any other business permitted under Maine law and approved by the Members ("Business"). The Company, acting through its Members, shall have all authority and powers necessary or convenient to carry out its business. The Company's principal business location shall be in Brunswick, Maine or such other location as the Members shall select from time to time.

ARTICLE 2
Members

The Members shall be Douglas M. Niven and Nicole C. Niven. No additional Members may be admitted without the unanimous written consent of the Members. As a condition to the admission of additional Members, the Members shall enter into a comprehensive operating agreement relative to their respective rights and obligations, including, as appropriate, waiver of the Act's default rules relative to per capita voting and per capita distributions.

ARTICLE 3
Membership Interests; Capital Contributions

The Members shall make initial contributions as reflected in the books of the Company. The Members shall not be obligated to make any additional contribution to the Company. Each member shall be an equal owner of the Company in accordance with the attached Schedule A ("Membership Interest"). Except as provided herein, a member shall not be entitled to sell, assign, transfer, encumber, or otherwise transfer a Membership Interest without the approval of the other Members. Membership Interest shall be transferred by an "Assignment of Membership Interest" form filed with the Registered Agent and signed by all Members.

ARTICLE 4
Liability

No Member shall have any liability for the debts and obligations of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of the Business and affairs under this Agreement or the Act shall not be grounds for imposing personal liability on the Member for liabilities of the Company.

ARTICLE 5
Profits, Losses and Distributions; Capital Accounts

5.1. **Allocations**. All profits, losses and distributions of cash or other property from the Company shall be allocated or distributed entirely to the Members, in such manner as the Members determine to be in the Company's best interest.

5.2 **Capital Accounts**. The Company shall maintain the Members' Capital Accounts in accordance with Section 704(b) of the Internal Revenue Code and the Treasury Regulations promulgated thereunder.

ARTICLE 6
Management

6.1. **Authority**. The Company shall be managed by its Members and the Members shall have full and exclusive authority to act on the Company's behalf.

6.2. **Powers**. Without limitation, the Members have authority to purchase, sell, mortgage, lease and dispose of real, personal and intangible property, hire employees, contract with third parties, including affiliates, borrow money and pledge the assets of the Company.

ARTICLE 7
Term; Dissolution

7.1. **Term**. The Company shall exist perpetually until dissolved by consent of the Members or as otherwise provided under Maine law.

7.2. **Dissolution**. Upon the Company's dissolution, the Members shall take all necessary actions to wind up the Company's affairs and shall make all appropriate filings with the Maine Secretary of State. The Company's existence continues until completion of the winding up of the Company's affairs, or until a decree dissolving the Company has been entered by a court of competent jurisdiction.

ARTICLE 8
Withdrawal Rights; Successors

Upon the occurrence of any of the events specified in Section 1582 of the Act (or without limitation, the death, adjudication of incompetency, bankruptcy or insolvency, dissolution or voluntary or involuntary withdrawal of a Member), the withdrawing member's heirs, successors and assigns shall be entitled to all the benefits of membership. The withdrawal of a member shall

not cause dissolution of the Company.

ARTICLE 9
Indemnity

The doing of any act or the failure to do any act by a Member, the effect which may cause or result in loss or damage to the Company or its property, shall not subject the Member to any personal liability to the Company or the other Members, unless the Member's acts or omissions constituted bad faith, gross negligence, willful misconduct, fraud, or a material violation of this Agreement. The Company shall indemnify the Members and make advances for expenses incurred in defense of claims of liability to the maximum extent permitted under the Act. The Company shall indemnify its employees and agents who are not Members to the fullest extent permitted by law provided that such indemnification is first approved by the Members. The right to indemnification under this Agreement shall be fully vested with respect to any matter. No amendment to this Agreement shall have any retroactive effect except to enhance such right for the benefit of the indemnitee.

ARTICLE 10
Miscellaneous

10.1. **Registered Agent and Office**. The Company shall have the registered agent and office determined from time to time by the Members and as reported on filings made with the Maine Secretary of State as required by the Act.

10.2. **Accounting Period and Methods**. The Company's accounting period shall be the calendar year. The Company shall use such accounting methods as the Members deem most advantageous.

10.3. **Records**. The Company shall maintain complete and accurate books and records of the Company's affairs. At a minimum, the Company shall maintain copies of its Certificate of Formation and any Operating Agreement, with all amendments, current and past lists of all members and their addresses, tax returns and financial statements for the past six years, consents or minutes of all meetings of the Members and all documents relative to any Member's obligation to contribute cash, property or services.

10.4. **Governing Law; Binding Effect**. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. This Agreement is binding upon and inures to the benefit of the parties' heirs, successors and assigns.

10.5. **Amendments**. This Agreement and the Company's Certificate of Formation may only be amended by written consent of the Members. This Agreement constitutes an operating agreement under Maine law.

In witness whereof, the Company Operating Agreement has been executed by the parties on the 1 day of October, 2021.

Douglas M. Niven, Member

Nicole C. Niven, Member

Schedule A
Membership Interests
1000 MERE POINT LLC

Member and Address	Membership Interest	Capital Contribution
Douglas M. Niven	50%	As reflected on company books
Nicole C. Niven	50%	As reflected on company books

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Sep 25 2025 11:42:20. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
1000 MERE POINT LLC	20225165DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/29/2021	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
37 W MARGINAL RD BRUNSWICK, ME 04011	37 W MARGINAL RD BRUNSWICK, ME 04011

Clerk/Registered Agent

Physical	Mailing
DOUGLAS NIVEN 37 W. MARGINAL WAY BRUNSWICK, ME 04011	DOUGLAS NIVEN 37 W. MARGINAL WAY BRUNSWICK, ME 04011

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine
Traffic Analysis

This memorandum is written to summarize the trip generation analysis for the proposed wet storage shellfish processing building in Brunswick, Maine. Trip generation calculations were completed for the development according to Maine Department of Transportation (MaineDOT) guidelines.

The trip rates for the existing building were calculated based on the Institute of Traffic Engineers (ITE) "Trip Generation, 11th Edition" data for Land Use Code 110, General Light Industrial. The greatest number of trips was estimated during the AM peak hour on weekdays.

Proposed Traffic Generation – General Light Industrial (LUC 110)

Time Period	Avg. Rate	Area	Trip-Ends
Weekday AM Peak Hour	0.74	10.85	8.0
Weekday PM Peak Hour	0.65	10.85	7.1

As can be seen, using ITE values, the new building will not result in 100 or more passenger car equivalents trips during any peak hour of traffic generation. Thus, no Traffic Movement Permit or other permits are required from the MaineDOT.

Truck Traffic

Based on further discussion with the owner, the following is the anticipated truck traffic to be generated from the project:

> *We anticipate three times per week will be our small truck (about 16' overall) which is a cut-off GMC van. These truck departures will occur at a random time of the day depending on our operations (most often in the morning).*
>
> *We will also have a wholesaler truck coming 1-2 days per week. Rough eta will be between 4-8 pm. Their truck is a 26' box and about 36' overall. Single rear axel.*
>
> *These delivery/pickups currently happen at our existing facility, they will be transferred to the new location (so no additional truck traffic)*

As indicated from the above information, the truck traffic anticipated to be generated from the project is relatively minor and since this truck traffic is being relocated from their existing facility, there is no increase in truck traffic anticipated along Mere Point Road.

Hours of Operation

Based on further discussion with the owner, the hours of operation for the facility will be approximately between 7:30 AM – 5:00 PM, with truck traffic occurring throughout that time period, with some deliveries occurring after business hours until 8:00 PM.

Mascoma Bank

January 20, 2026

Julie Erdman
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Re: Proposed project for 1000 Mere Point Road, Brunswick (or address to be established)

Dear Ms. Erdman,

We are pleased that Mere Point Oyster (and/or 1000 Mere Point LLC or entity to be established) has selected Mascoma Bank for the financing of the proposed project at 1000 Mere Point Road, Brunswick, Maine to be used as an oyster processing facility and wet storage to support their existing operations at 1087 Mere Point Road.

Preliminary estimates indicate that the proposed project is expected to have a cost of approximately $3,500,000 and Mascoma Bank will seek to qualify the borrower, using a combination of traditional loans, FAME programs or SBA products, to finance 75-90% of the overall cost.

I have a history of working with Mere Point Oyster dating back to 2020. Based on my relationship and experience with these borrowers, the Bank looks forward to partnering with them regarding this expansion. While the project is in initial stages and it is too early to issue loan approval, a *preliminary review* of their financial condition indicates that they can secure the financing needed to successfully complete the project.

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

Sincerely,

Mara Pennell

Mara Pennell | SVP Commercial Loan Officer III | **Mascoma Bank**
48 Free Street | Portland, Maine 04101
Phone: (207) 800-9973 | mara.pennell@mascomabank.com

Cc: Doug Niven, Willam Floyd, Daniel Devereaux

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

August 6, 2025

Joe Marden, P.E.
Sitelines PA
119 Purinton Road, Suite A
Brunswick, ME 04011
RE: Unstable Coastal Bluff

Dear Mr. Marden:

Per your request, we reviewed information relating to bluff stability along the coastline adjacent to 1000 Mere Point Road, Brunswick ME (Tax Map MP3, Lot 1).

The effective Maine Geological Survey (MGS) Coastal Bluff Map (Freeport, ME Quadrangle, 2020, MGS Open-File Map 20-17) map the bluffs along the property as *Unstable*.

You submitted information to MGS on July 14, 2025 (*Coastal Bluff Review; 1000 Mere Point Road, Brunswick, MAINE* report by Coppi Environmental, LLC submitted July 14, 2025) documenting the stability of the coastal bluff in question.

After reviewing submitted materials, MGS finds *that the section of bluff along the subject property should be reclassified as **Stable***.

This letter supersedes and amends the Maine Geological Survey map unit from an *Unstable* bluff to a *Stable* bluff along Lot 1, Tax Map MP3, and on the referenced MGS Open-File Map 20-17:

> Bryant, Marita, Barnhardt, Walter A., Dickson, Stephen M., Kelley, Joseph T., and Slovinsky, Peter A., 2020, Coastal bluffs in the Freeport quadrangle, Maine: Maine Geological Survey, Open-File Map 20-17, map, scale 1:24,000.

At some future time, MGS will update the existing Open-File map.

Please contact us if we can be of further assistance.

Sincerely,

Samuel G. Roy
Marine Geologist, Maine Geological Survey
cc: Peter A. Slovinsky, MGS; Ryan Gordon, MGS; Nicholas Whiteman, MGS

RYAN GORDON, STATE GEOLOGIST
MAINE GEOLOGICAL SURVEY

DEPARTMENT OF Agriculture Conservation & Forestry

PHONE: (207) 287-2801
FAX: (207) 287-2353
WWW.MAINE.GOV/DACF/MGS

SITELINES
Civil Engineers • Land Surveyors

RECEIVED
OCT 16 2025
By 1798-25

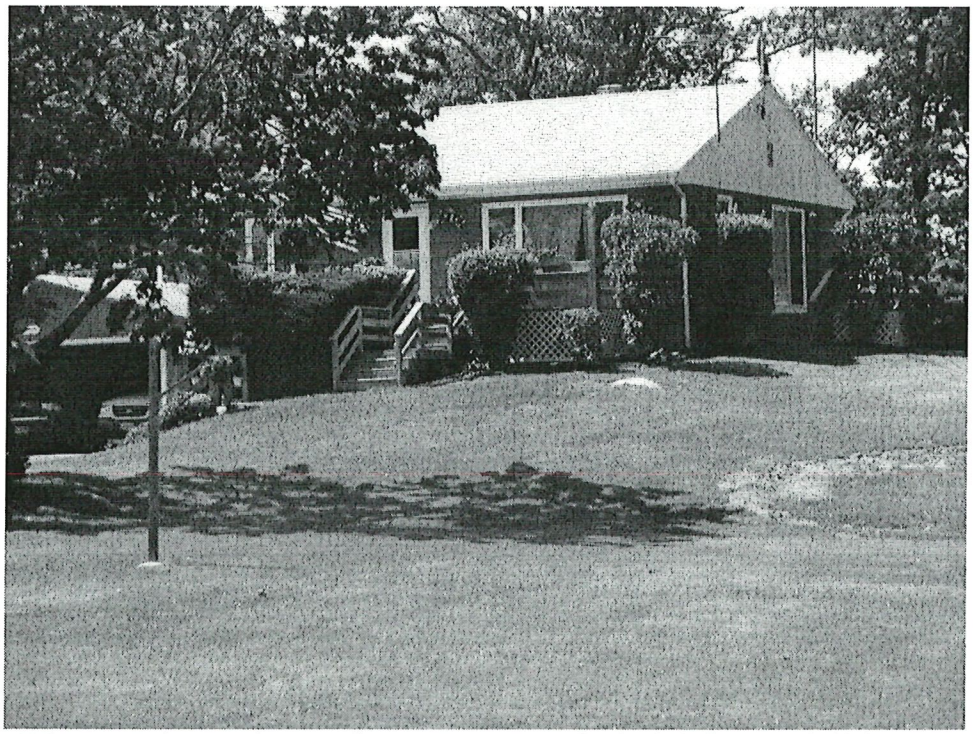
October 16, 2025
Project Number: 5128

Kirk F. Mohney
Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333-0065
<via email>

RE: Significant Historic or Archaeological Concerns
Mere Point Road
Brunswick, ME 04011
Tax Map MP3, Lot 1

Dear Mr. Mohney:

On behalf of 1000 Mere Point LLC, Sitelines, PA is preparing a Major Development Review Application for a wet storage shellfish processing building located along Mere Point Road in Brunswick, Maine. The project parcel is identified as Tax Map MP3, Lot 1 on the Town of Brunswick Tax Maps.



978 Mere Point Road: According to Town Records, the building was built in 1957.

Please contact me with any questions or if you require additional information. Thank you for your assistance with this project.

Very truly yours,

Nolan C. Robbins,
Project Engineer

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney — 10/28/25

State Historic Preservation Officer — Date
Maine Historic Preservation Commission

MHPC # 1798-25

SITELINES
Civil Engineers • Land Surveyors

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

November 05, 2025

Nolan Robbins
Sitelines, PA
8 Cumberland Street
Brunswick, ME 04011

RE: Information Request - Mere Point Road, Building Development, Brunswick Project ID 9618-11168

Dear Nolan:

Per your request received on **October 16, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Mere Point Road, Building Development, Brunswick*** project, pursuant to MDIFW's authority. Per the information provided, the project involves the construction of a processing building. Based on our understanding, the site is largely cleared and consists primarily of lawn, though it is unclear if additional tree clearing is proposed.

Our information indicates no known locations of State-listed Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Our Department has not mapped any Essential or Significant Wildlife Habitats that would be affected by this project.

AQUATIC RESOURCES

Fish Habitat

Based on our understanding, the proposed building has been situated as far from the shoreline as possible. It appears that the riparian buffer in the project area has been compromised by previous development. Maintaining and enhancing buffers along watercourses and waterbodies is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. In addition, intact riparian buffers provide benefits to several species of wildlife. Therefore, to the extent practicable, we recommend that the shoreline buffer in your project area be allowed to regenerate to reestablish a natural vegetative condition. We anticipate the results will have a positive effect by enhancing overall shoreline habitat characteristics.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory

agencies including the Maine Natural Areas Program, Maine Department of Marine Resources and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

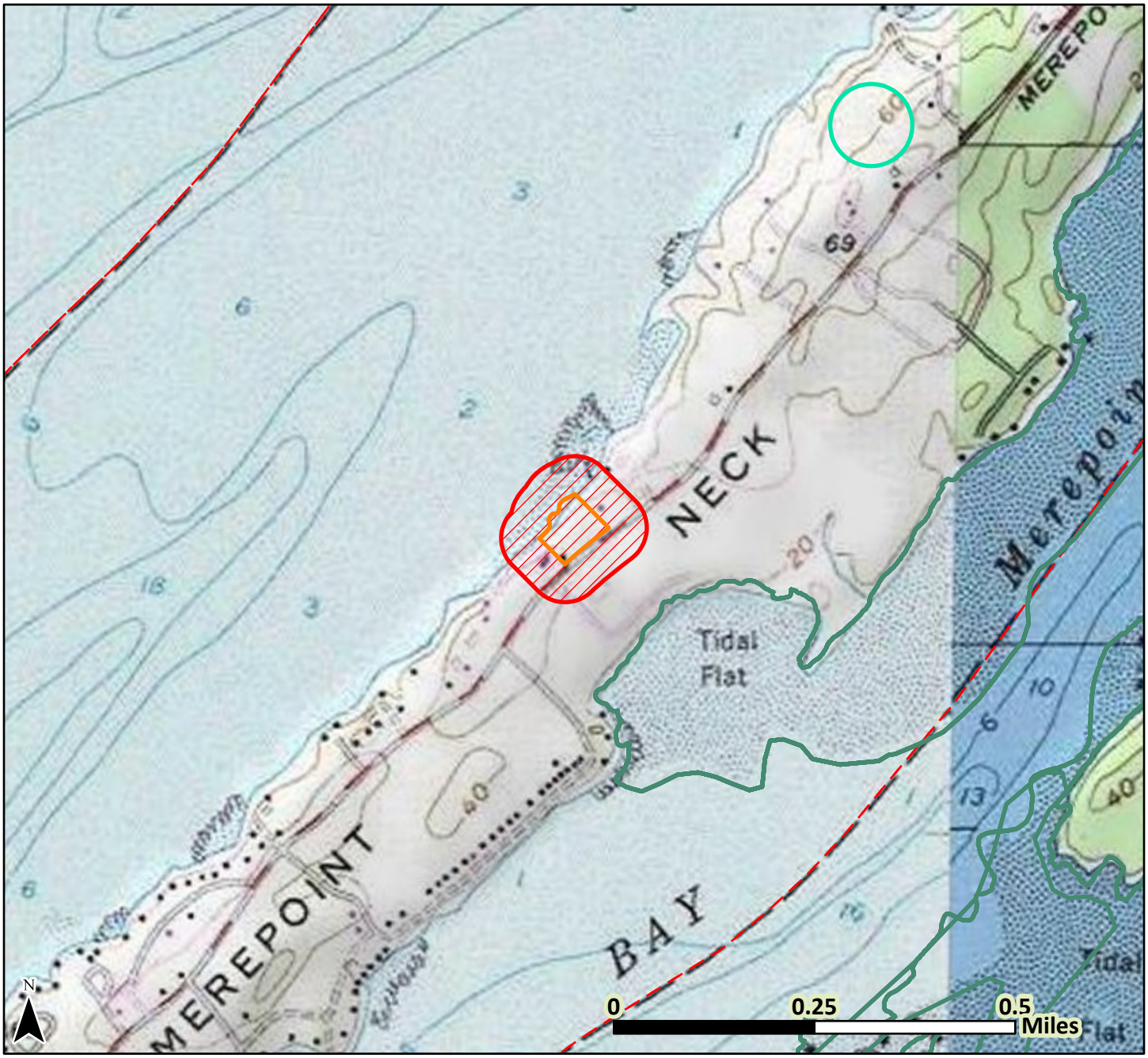
Best regards,

Ciara Wentworth
Natural Resource Biologist

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

Mere Point Road, Building Development, Brunswick

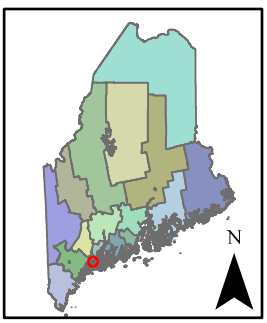
Project ID 9618, Version ID 11168



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- Significant Vernal Pool
- Tidal Waterfowl/Wading Bird

Date: 10/23/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

October 16, 2025

Nolan Robbins
Sitelines
119 Purinton Road, Suite A, Brunswick Landing
Brunswick, ME 04011

Via email: nrobbins@sitelinespa.com

Re: Rare and exemplary botanical features in proximity to: #5128, Wet Storage Shellfish Processing Building, Map 3 Lot 1, Mere Point Road, Brunswick, Maine.

Dear Nolan Robbins:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received October 16, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Brunswick, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

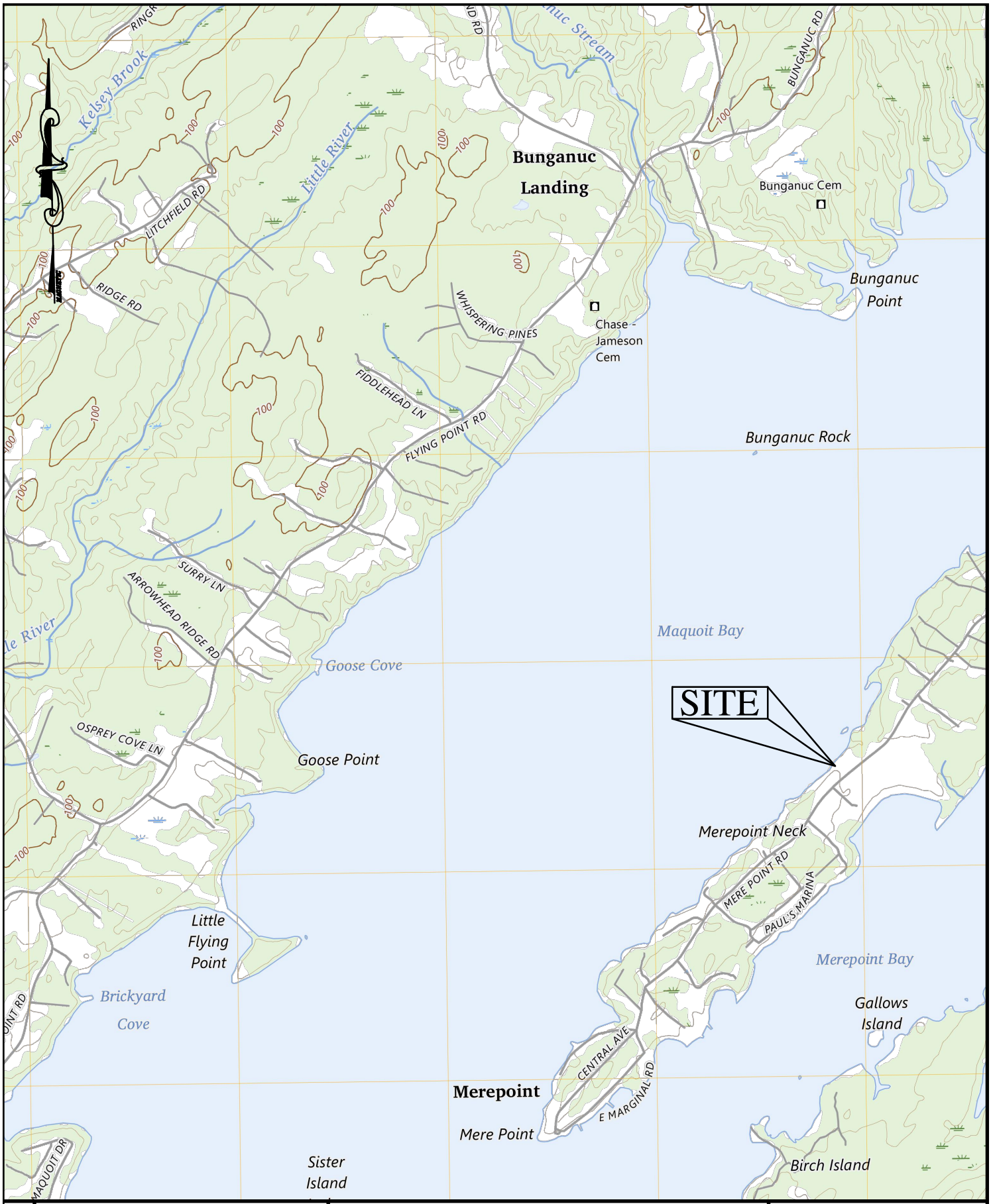
Sincerely,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Attachment E
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map. An excerpt of the applicable USGS 7.5-minute quadrangle map is provided for reference.



SHEET: 1 OF 1

SITELINES

119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

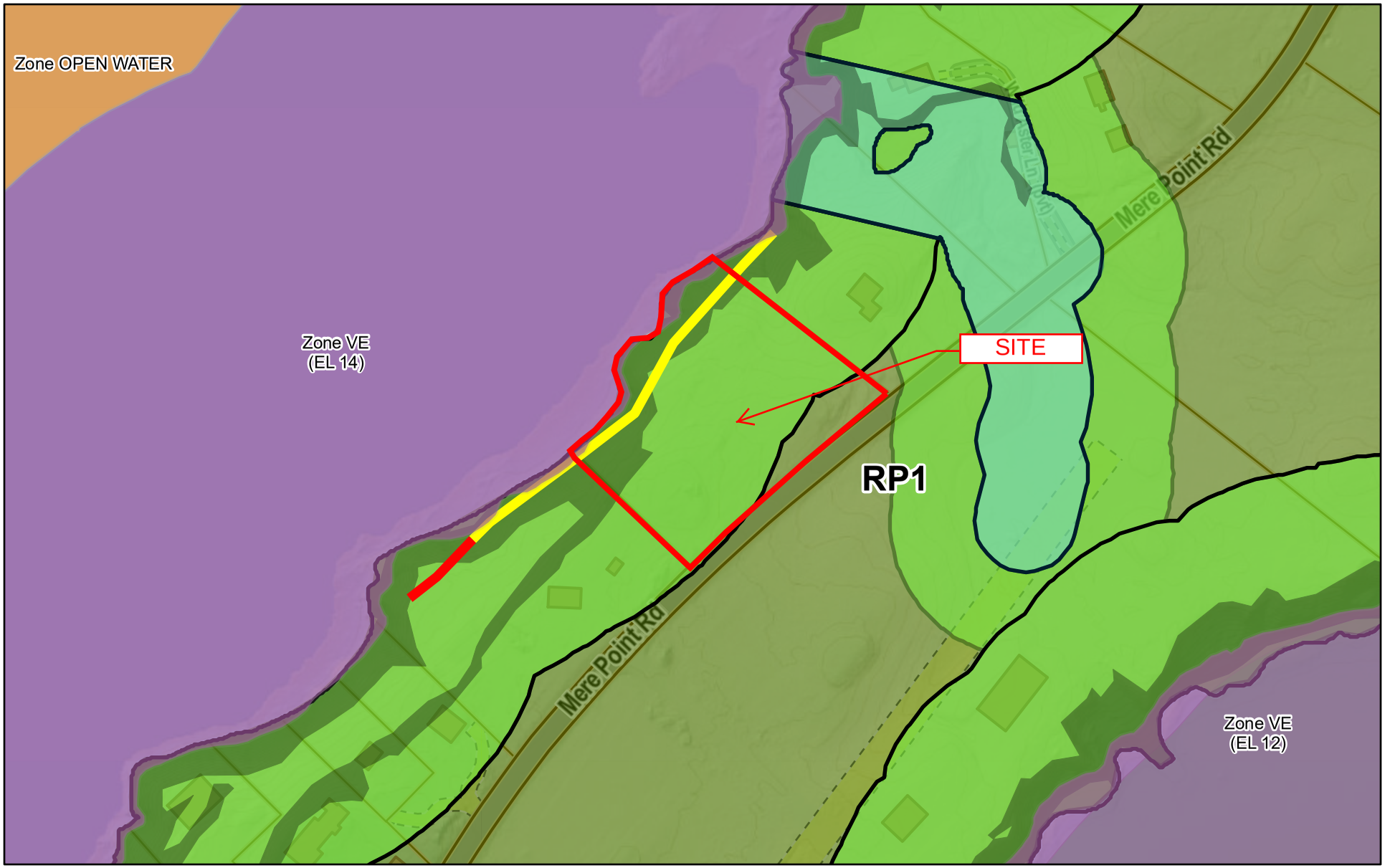
CIVIL ENGINEERS ▪ LAND SURVEYORS

USGS LOCATION MAP

1000 MERE POINT LLC.
MERE POINT ROAD
BRUNSWICK, ME

DATE: 08–12–25
SCALE: 1" = 2000'
JOB: 5128
FILE: 5128 USGS

Town of Brunswick Map



9/24/2025, 11:29:23 AM

2024 FEMA Flood Zones
VE
OPEN WATER
SPO-RP Bluff
Highly Unstable
Unstable
SPO-RP Steep Slopes
Shoreland Protection Subdistrict SPO-SP
Shoreland Protection Overlay SPO
Rural Protection Stormwater Mgmt Overlay RPSMO
National Wetlands Inventory NWI 2017
Estuarine and Marine Wetland
Zoning Districts
Rural Protection 1
Parcels With Assessing Data
<all other values>
Androscoggin River
-1.25 - -1.82078
3 - -1.82078
Water Bodies
Streams and Creeks
Contours 2 Foot
255 - 1
124.311 - -1.82078

1:3,370

0 112.5 225 450 ft

0 30 60 120 m

Basemap prepared by the GIS Admininstrator, Town of Brunswick, Maine.

Data shown on this map is provided for planning and informational purposes only. The municipality makes no claim of warranty or suitability of purpose for this map and the data shown in it.

National Flood Hazard Layer FIRMette

FEMA

70°0'53"W 43°50'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°0'16"W 43°50'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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 *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

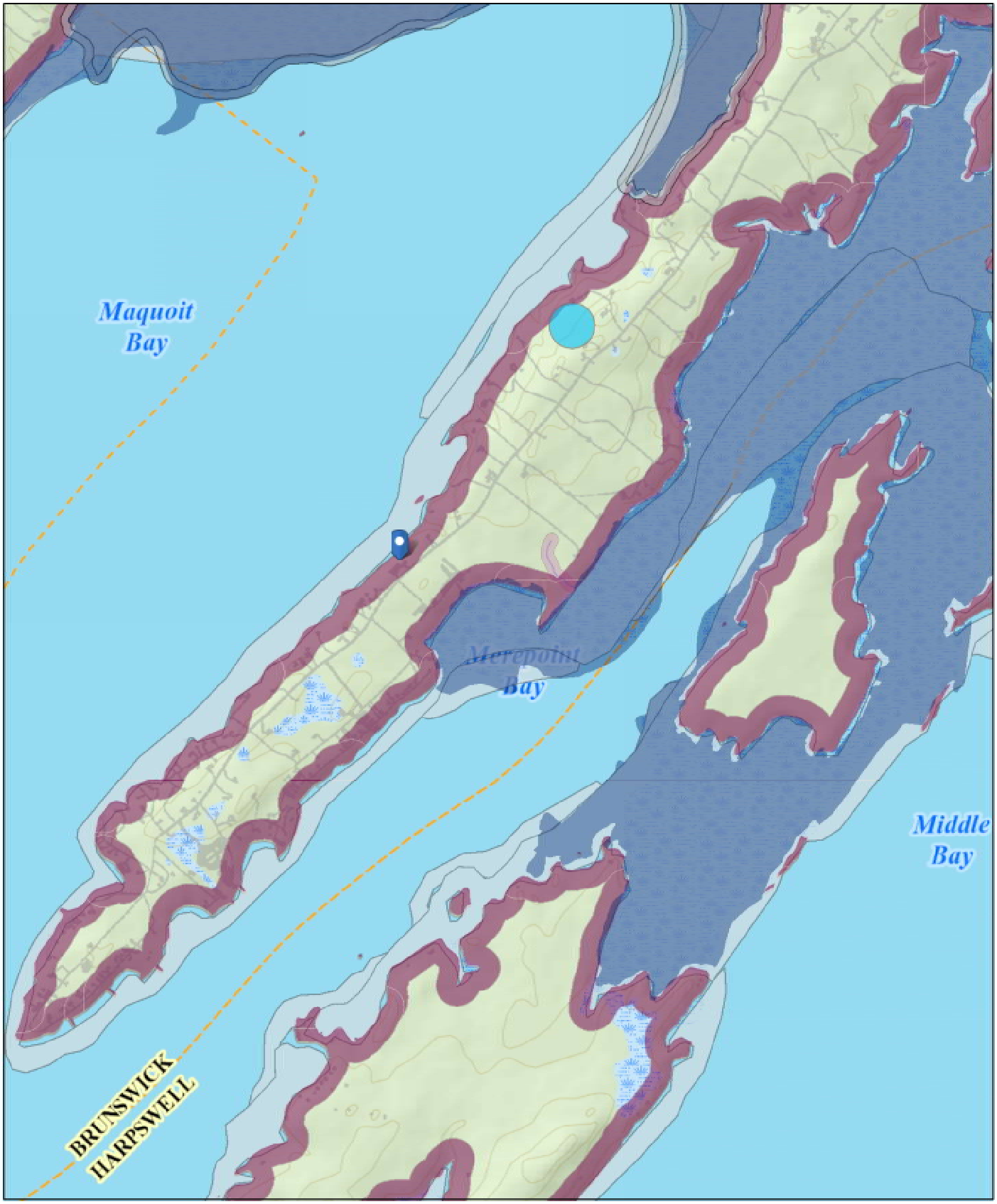
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 6/4/2025 at 7:01 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.

Beginning With Habitat



August 12, 2025

- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer

Attachment F
Soil & Wetland Reports

A copy of the Wetland Delineation and Soil Suitability Report from Coppi Environmental, LLC is enclosed.

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

July 14, 2025

Joe Marden, P.E.
Engineering Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011

RE: ***Wetland Delineation and Soil Suitability Report; 1000 Mere Point Road, Brunswick, MAINE.***

Dear Joe:

Per your request, on June 25th, and 30th, 2025, I completed a wetland delineation at the above-mentioned property. The property contains a small, freshwater wet meadow wetland located on the northeast corner by Mere Point Road. The coastal wetland boundary was also flagged at the toe of slope using water marks on bedrock and drift material and sedimentation. Discussed later in this report is my effort to investigate soils for septic suitability in the area you provided on the survey. The freshwater wetland boundary was flagged in blue using alphanumerical labels and were GPS located using a Trimble Sub-meter Hand-held unit. The coastal wetland was flagged in pink and also GPS located with a "CW" label series. The property does not contain any vernal pools.

The wet meadow wetland contained mineral hydric soils and wetland plants, such as meadow foxtail and rushes. The coastal wetland was determined at low tide and flagged at the point of staining from tidal water on bedrock/rocks or where drift debris and sedimentation from tidal action was observed. In comparison with the HAT survey method, the HAT method appears to be more limiting and perhaps it's prudent to use that line as the starting point of the coastal wetland and any applicable setbacks. *The coastal wetland and the portion of the wet meadow wetland within 250' of the coastal wetland is a Wetland of Special Significance.*

Structure setbacks for the DEP start at the HAT. For shoreland zoning purposes, the setback would start at the HAT, if, the bluff was determined to be stable otherwise, the setback for an unstable bluff, in accordance with Chapter 1000 guidelines starting point is the top of bluff. Discussed in a separate report, is my rating regarding the bluff at this property.

The Maine DEP regulates and requires permits for, activities that cause wetland impacts, in, on or over the resource, such as filling, dredging or excavating, the construction of structures and vegetation removal. The Army Corps regulate activities that discharge soil material into wetlands typically caused by filling and in some cases, excavating and dredging.

Soil Suitability Investigation:
Per your request, I investigated the area along Mere Point Road as you provided on a plan, for soil suitability purposes. The majority of the investigation area is located in the shoreland zone, requiring at least 15" of suitable soil above any limiting factor (groundwater, bedrock, hydraulically restrictive horizon).

Soils at TP-2 and TP-3, contain lacustrine deposit or lacustrine over bedrock constituting 8C and 2/8 A111/C soils. Since soils at these two locations sustain at least 15" of suitable soil above the limiting factor, they are suitable soils in the shoreland zone. TP-1 contained a limiting factor (groundwater) less than 15" from the surface and would not be suitable in the shoreland zone. Refer to the attached soil profiles for more information regarding the soil profile profiles at those TP locations.

A formal HHE-200 application is needed once development is more conceptualized so that setbacks may be followed per the plumbing code (241). For example, system setback to a foundation is 20' and 100' to any proposed well at this location. Please contact me by phone at 756-3245 or by email at cjc1829@gmail.com with any follow-up questions regarding the wetland delineation and their resulting regulation.

Sincerely,

Christopher J. Coppi

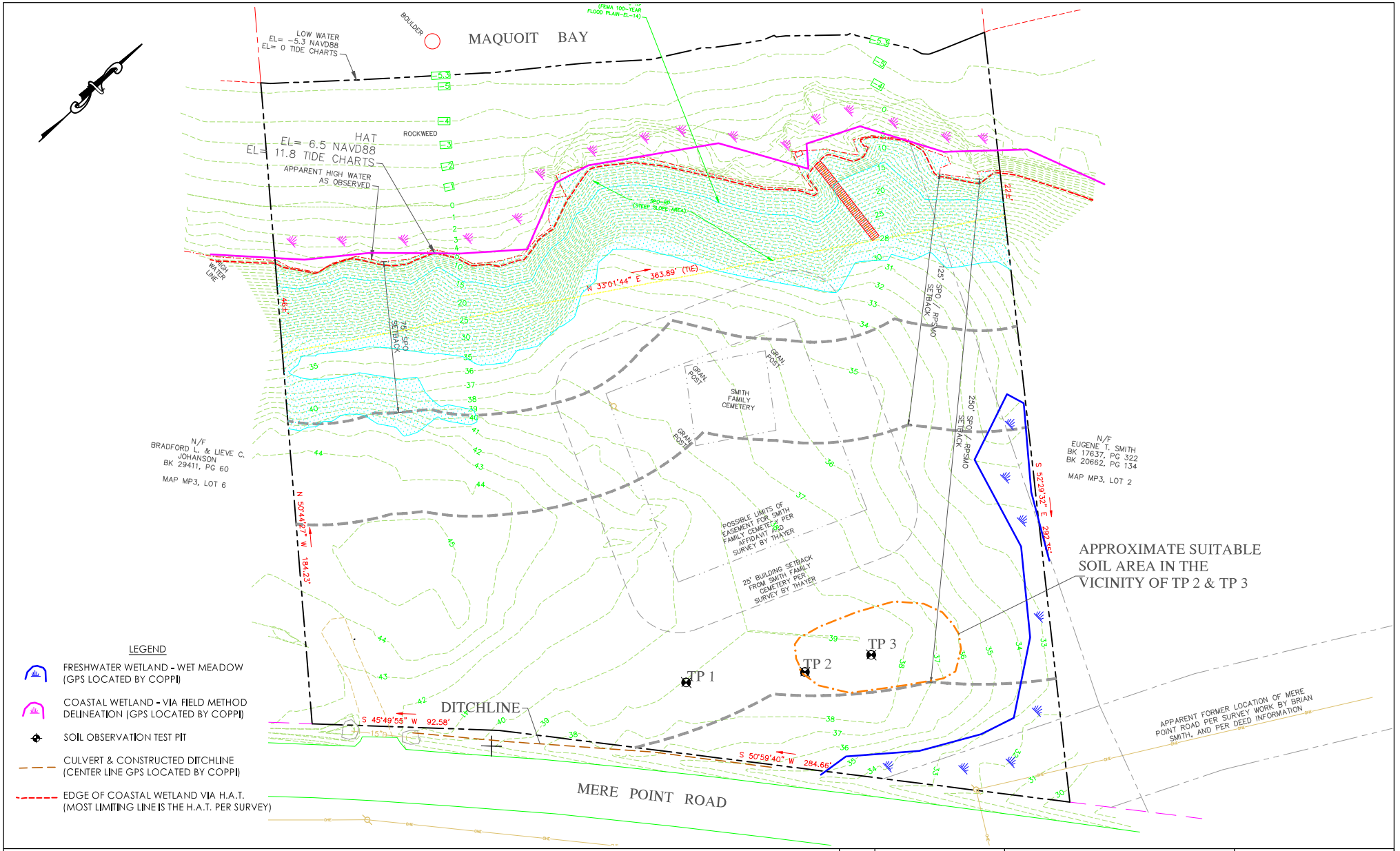
Christopher J. Coppi LSS, LSE, CWS
Consulting Wetland and Soil Scientist

Enclosures included in this report;
Wetland Delineation and Septic Test Pit Location Plan (PDF)
Photo Gallery

Photo 1: Coastal wetland edge is top of staining on bedrock.

Photo 2: Freshwater, wet meadow by Mere Point Road

Photo 3: Hydric, mineral soil from a Lacustrine sediment deposit in the wet meadow. Iron concentrations in the gray soil layer near the surface is indicative of a hydric soil.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

MAP COMPILED FROM:
*TOWN OF BRUNSWICK TAX MAP
*SURVEY PLAN BY SITELINES DATED 9-25-2022
*ON SITE LOCATIONS UTILIZING TRIMBLE TDC650 HANDHELD UNIT

DATE:	REVISIONS:

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J. | Checked By: C.C.
Date: 7/9/2025 | Scale: 1" = 20'

WETLAND DELINEATION & SEPTIC TEST PIT LOCATION PLAN

PREPARED FOR
SITELINES, PA

1000 MERE POINT ROAD
BRUNSWICK, MAINE

Town, City, Plantation	Street, Road Subdivision	Owner's Name
BRUNSWICK	1000 MERE POINT ROAD	SITELINES, PA

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

Observation Hole TP 1 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0–10	FINE SANDY LOAM TO LOAMY VERY FINE SAND	FRIABLE	DARK BROWN / DARK YELLOW BROWN / YELLOW BROWN	IRON CONCENTRATIONS
10–20			OLIVE BROWN	
20–30		FIRM		
30–40				
40–50	NO BEDROCK OBSERVED TO PROBED DEPTH OF 48"			

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
8 (Profile) D (Condition)	%	12 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

Observation Hole TP 2 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0–10	SILT LOAM/ FINE SANDY LOAM	FRIABLE	BROWN / YELLOW BROWN / OLIVE BROWN	
10–20				
20–30	FINE SANDY LOAM/ LOAMY VERY FINE SAND	FIRM	OLIVE GRAYISH BROWN	COMMON, DISTINCT
30–40				
40–50	NO BEDROCK OBSERVED TO PROBED DEPTH OF 48"			

Soil Classification	Slope	Limiting Factor	
8 (Profile) C (Condition)	%	16 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

Observation Hole TP 3 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0–10	SILT LOAM TO FINE SANDY LOAM	FRIABLE	BROWN / DARK BROWN / YELLOW BROWN	
10–20	SANDY LOAM	FIRM	GRAY	COMMON, DISTINCT
20–30	REFUSAL (LARGE BOULDER OR BEDROCK)			
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
2/8 (Profile) AIII/C (Condition)	%	18 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

Observation Hole _____ ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0–50				

Soil Classification	Slope	Limiting Factor	
(Profile) (Condition)	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:

Christopher T. Coppi
Site Evaluator /Soil Scientist Signature

403 / 631
SE/CSS #

7/1/2025
Date

Attachment G
Stormwater Management Plan

The Stormwater Management Plan and associated attachments are included for reference.

Wet Storage Processing Building
Mere Point Road
Brunswick, Maine

01-23-2026

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN

Introduction

1000 Mere Point LLC proposes to construct a three-story, 4,725 s.f. footprint wet storage processing building with associated parking, infrastructure, and landscaping. The proposed development will result in approximately 11,657 s.f. (0.27 acres) of total impervious area, not including any credits for pervious surfaces. The increased runoff from the site will be directed to a porous pavement system for detention and treatment.

Based on the Town of Brunswick Zoning Ordinance, as the project results in between 0.25 and 0.50-acres of disturbed and/or redeveloped impervious areas, the project is required to provide stormwater treatment of 25% of the impervious area and 20% of the developed area.

Study Methodology

Topographic data was obtained from on-the-ground survey by Sitelines, PA. Hydrologic boundaries were generated using the topographic mapping and the drainage patterns were verified by a site reconnaissance visit.

Surficial soils located in the vicinity of the site were obtained from the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Geographic (SSURGO) Database (see Attachments). The Applicant's parcel includes the soil classifications listed below. Soils units found in the development area are primarily Nicholville.

SOILS TYPES IN LOCAL STUDY AREA

Soils Series	Symbol(s)	Hydrologic Group (HSG)
Nicholville very fine sandy loam	BgB	B
Lamoine silt loam	BuB	C/D
Lyman-Tunbridge complex	HrB, HrC	D

Flooding

The project area is located partially within the Zone X (Areas of Minimal Flood Hazard) and partially within the Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Town of Brunswick, Maine, Cumberland County. The project area is located on Community Panel 23005C0559F, Effective July 20, 2024). There is no development proposed within the Zone VE on the subject property. There is no impact from flooding anticipated for this project.

Stormwater Quantity Analysis

Based on the Brunswick Zoning Ordinance, the project is required to control post-development peak runoff rates to be at, or below, pre-development peak runoff rates.

Off-Site Watersheds

There is a small off-site watershed westerly of the property that drains to a well-established roadside swale that runs along the frontage of the property.

Stormwater Analysis Subcatchments

Pre-Development Conditions

The pre-development hydrologic analysis is based on the existing site condition which is developed with a gravel driveway and meadow/lawn areas. Under pre-development conditions, the majority of the developed portion of the site drains southeasterly towards an existing drainage swale that drains easterly off-site (AP#1). A summary of the subcatchments is provided below:

Subcatchment 1S represents approximately 0.87 acres comprised of gravel, portions of Mere Point Road, and lawn areas that drains overland to an existing drainage swale that drains easterly off-site (AP#1).

Post-Development Conditions

Under proposed conditions, a three-story, 4,725 s.f. footprint wet storage processing building will be constructed with associated parking, infrastructure, and landscaping. A portion of the increased runoff from the site will be directed porous pavement for collection and treatment of the stormwater. A summary of the subcatchments is provided below:

Subcatchment 10S represents approximately 0.71 acres comprised of portions of Mere Point Road, pavement, portions of the new building, and lawn areas that drains overland to an existing drainage swale that drains easterly off-site (AP#1).

Subcatchment 11S represents approximately 0.17 acres comprised of porous pavement areas, portions of the new building, and lawn areas that drains to a porous pavement system (11P) that discharges to an existing drainage swale that drains easterly off-site (AP#1).

Results

A comparison of the existing conditions and proposed conditions peak stormwater runoff rates at the Analysis Points is presented in the following table. Peak runoff rates were estimated for the 2-, 10-, and 25-year, 24-hour storm events. Analysis Point 1 (AP#1) is located at the existing roadside drainage swale as it drains easterly off-site.

	Analysis Point 1 (AP1)		
	Existing	Proposed	Change
Design Storm	(cfs)	(cfs)	(cfs)
2-year	0.7	0.8	+0.1
25-year	2.5	2.5	+0.0

As shown in the table, the peak runoff rates at the Analysis Point is slightly increased during the 2-year storm event and slightly decreased during the 25-year storm event. Due to the inherent assumptions associated with stormwater modeling, the minor increase (0.1 cfs) during the 2-year storm event can be considered an insignificant increase. Additionally, as the stormwater runoff from the development areas are directed to an established roadside drainage swale that flows easterly off-site approximately 200-feet before drainage to an existing natural swale that discharges to Maquoit Bay, no adverse impacts to the downstream drainageways are anticipated as a result of the proposed development.

Stormwater Quality Analysis

Based on the Town of Brunswick Zoning Ordinance, as the project results in between 0.25 and 0.50-acres of disturbed and/or redeveloped impervious areas, the project is required to provide stormwater treatment of 25% of the impervious area and 20% of the developed area.

Water Quality

The proposed project will create approximately 11,657 s.f. (0.27 acres) of total impervious area, not including any credits for pervious surfaces. Runoff from approximately 7,503 s.f. (0.17 acres), or 64%, of the impervious area will be conveyed to a porous pavement system for treatment and detention.

In the post-development condition, the site will include a total of 19,272 s.f. (0.44 acres) of developed area, including previously developed areas. Runoff from approximately 7,503 s.f. (0.17 acres), or 39%, of the developed areas will be conveyed to a porous pavement system for treatment and detention.

Porous Pavement System

A portion of the proposed parking areas is proposed to be constructed with porous pavement for water quality treatment of the pavement and a portion of the new building. Additionally, a reservoir layer will be installed with the porous pavement to provide detention of the stormwater runoff in accordance with the Town of Brunswick standards. In accordance with *Chapter 7.7 – Manmade Pervious Surface* from Maine Department of Environmental Protection Best Management Practices Manual, the porous pavement system has been designed with a surface layer that is very similar to conventional asphalt, except that it is mixed without particles smaller than course sand, which allows for stormwater to pass through the surface into a crushed stone reservoir layer for detention. For this system, due to the relatively shallow seasonally high groundwater level, the system will be installed with a filter layer and underdrain system that will allow for the stormwater to be treated and released, at a controlled rate, to an adjacent existing drainage swale.

The required and provided channel protection volume for the drainage from the paved and building areas is shown below:

	Total Area		**Impervious Area**		**Landscaped Area**		**Treatment Volume (c.f.)**	
							Required	**Provided**
	(s.f.)	**(ac.)**	**(s.f.)**	**(ac.)**	**(s.f.)**	**(ac.)**	***1" x IA + 0.4" x LS***	**(From Plan)**
Pavement and Building	7,503	0.17	7,503	0.17	0	0.00	625	1,918

As shown in the table below, the total required channel protection volume for the paved and building areas is 625 c.f. and the proposed reservoir layer provides 1,918 c.f. of volume storage. The additional volume storage is utilized for water quantity storage to ensure that the project does not result in any significant increases to the pre-development peak rates.

Conclusion

By collecting and treating runoff from 64% of the impervious areas and 39% of the developed areas for the project, the project complies with the requirements of the Brunswick Zoning Ordinance. By not resulting in any significant increases in peak runoff rate from pre-development conditions and not resulting in any adverse impacts to downgradient drainage systems, the project complies with the requirements of the Brunswick Zoning Ordinance.

Attachment 1 – Stormwater Management Inspection and Maintenance Plan
Attachment 2 – Pre-Development HydroCAD
Attachment 3 – Post-Development HydroCAD
Attachment 4 – Sheet DR1 – Pre-Development Watershed Plan
Attachment 5 – Sheet DR2 – Post-Development Watershed Plan
Attachment 6 – Sheet DR3 – Water Quality Plan

Wet Storage Processing Building
Mere Point Road
Brunswick, Maine

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN

1.0 GENERAL

This stormwater management maintenance plan has been prepared in support of the Major Development Review application for the wet storage processing building to be located along Mere Point Road in Brunswick, Maine. The requirements of this plan shall be incorporated into the efforts associated with the development including construction and ongoing operations.

This plan was prepared by:

Joseph J. Marden, P.E. #12828
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, Maine 04011
207-725-1200 Ext 7005

2.0 BEST MANAGEMENT PRACTICES

2.1 Best Management Practices

During Construction, a stabilized construction entrance, sediment barrier, and/or erosion control mix, seeding, and mulching practices will be used in accordance with the Maine Department of Environmental Protection Best Management Practices (BMP) manual during construction and until a stabilized condition exists.

After Construction, stormwater BMPs will include housekeeping and physical measures described herein, including porous pavement, sweeping of paved surfaces, and maintenance of storm drain pipes and outfalls.

The stormwater maintenance management for this project will be performed consistent with the two references listed below and as amended in this manual. Where standards are not consistent, the more stringent requirement shall apply.

2.2 References

The primary references for the stormwater management design were as follows:

1 "Stormwater Management for Maine", Maine Department of Environmental Protection No. DEPLW0738, Volume 3, May 2016.
2 "Maine Erosion and Sedimentation Best Management Practices", Maine Department of Environmental Protection, current edition on-line.
3 "Maine Erosion and Sediment Control Field Guide for Contractors", Maine Department of Environmental Protection, 2014 Revision.

3.0 MAINTENANCE OF STORMWATER FEATURES

3.1 General Responsibilities

The Contractor will be responsible for inspecting and maintaining the stormwater features until the construction phase of the project is complete. These efforts shall include maintenance of erosion and sedimentation control measures, temporary and permanent stormwater features, and addressing

interim site conditions as necessary. After completion of construction, the Applicant will be responsible for inspecting and maintaining the permanent stormwater features as shown on the plan.

The Point of Contact for the Applicant is as follows:

Doug Niven
1000 Mere Point LLC
37 W. Marginal Way
Brunswick, ME 04011
207-798-3311

3.2 General Requirements

The general requirements for this stormwater maintenance management manual will meet the standards of Reference No.1, specific to the water quality feature concerned. Additional maintenance requirements are identified in the following narratives.

3.3 Specific Maintenance Requirements

The following specific maintenance requirements apply to stormwater features as follows:

3.3.1 Porous Pavement

- Frequent inspections are performed during the first few months following construction. Then, the system is inspected routinely on an annual basis. Inspections should be made after significant storm events to check for surface ponding that could indicate failure due to clogging. Non-routine maintenance may require reconstruction of the surface treatment, and possibly the filter and reservoir layers, to relieve major clogging.
- Prevent sedimentation due to the erosion of areas upgradient the pervious pavement structures.
- Prevent vehicles with muddy wheels from accessing onto areas intended for pervious pavement.
- Sweep, vacuum and/or pressure wash pavement twice annually at a minimum.
- Limit salt use for deicing, and do not use sand.
- Remove leaves and organic debris in the fall.
- Measures should be taken to ensure that an area designed to be porous does not receive a future overlay of conventional non-porous paving.

3.3.2 Storm Drain Pipes

- Piped drainage systems shall be inspected in spring and late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. Hydraulic flushing or any mechanical means may accomplish sediment removal. Care shall be taken to contain the sediment at the pipe outlet.

3.3.3 Paved Surfaces

- Accumulations of winter sand along impervious areas shall be cleared at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along the edge of paved areas may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

3.3.4 Vegetative Surfaces

- For most vegetative surfaces, grass should be mowed on a regular basis so that grass height does not exceed 6 inches. Any erosion rills, gullies, or bare spots should be seeded or sodded to re-establish the turf cover.
- Buffer, screening, and decorative landscaping should be inspected for health on a regular basis. Pruning, weeding, feeding, and mulching.

4.0 INSPECTION AND MAINTENANCE CHECKLIST

4.1 Maintenance Frequency

Inspections of the erosion and sedimentation control measures, and temporary and permanent stormwater features during the construction process shall be performed at least once per week and before and after each significant rainfall event. For the purposes of the inspection schedule, a significant rainfall event shall be any storm event that results in more than 0.5-inches of rainfall in a 24-hour period.

During winter construction, in the months from November to March, inspections shall be performed after each rainfall, snowstorm, or thawing, and at least once per week.

4.2 Inspection Scope

The scope of construction inspections shall include disturbed and impervious areas, material storage areas, and vehicle access points in addition to the erosion and sedimentation control measures, and temporary and permanent stormwater features.

4.3 Inspection and Maintenance Checklist

An inspection and maintenance checklist specific to this project is appended. All inspection forms and documentation of corrective actions during construction shall be maintained for a minimum of three (3) years after permanent stabilization has been achieved.

4.4 Corrective Action Timeline

As part of the inspection and maintenance process, if any corrective action is warranted, it shall be started by the end of the next workday and completed within seven (7) days or before the next storm event, whichever comes first.

All required corrective actions shall be documented and maintained with the inspection forms.

4.5 Qualifications of Inspector

The person(s) responsible for inspection during construction and post-construction shall be conducted by someone with knowledge of erosion and stormwater control, including the standards and conditions of the approvals.

5.0 POST-CONSTRUCTION INSPECTION AND MAINTENANCE

5.1 Maintenance Frequency

Notwithstanding any other schedule noted, general inspections post-construction shall be conducted monthly during wet weather conditions from March to November. Inspections shall also be conducted following any significant storm events. Specifically, inspections of the subsurface sand filters shall be conducted following any significant storm event during the first year after construction to ensure that they drain dry within 24 to 48 hours.

5.2 Inspection and Maintenance Checklist

An inspection and maintenance log specific to this project is appended. All post-construction inspection forms and documentation of corrective actions shall be maintained for a minimum of five (5) years.

5.3 Corrective Action Timeline

As part of the inspection and maintenance process, if any corrective action is warranted, it shall be started by the end of the next workday and completed within seven (7) days or before the next storm event, whichever comes first.

All required corrective actions shall be documented and maintained with the inspection forms.

5.4 Qualifications of Inspector

The person(s) responsible for inspection during construction and post-construction shall be conducted by someone with knowledge of erosion and stormwater control, including the standards and conditions of the approvals.

General Site Inspection Maintenance & Housekeeping Form			
General Information			
Project Name:	Wet Storage Processing Building	Inspection Date	
Project Location:	Mere Point Road, Brunswick	Current Weather	
		Date / Amount Last Percip.	
BMP Owner:	1000 Mere Point LLC	Company Inspection:	
Owner Mailining Address:		Company Mailing Address:	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name	
		Inspector Email	

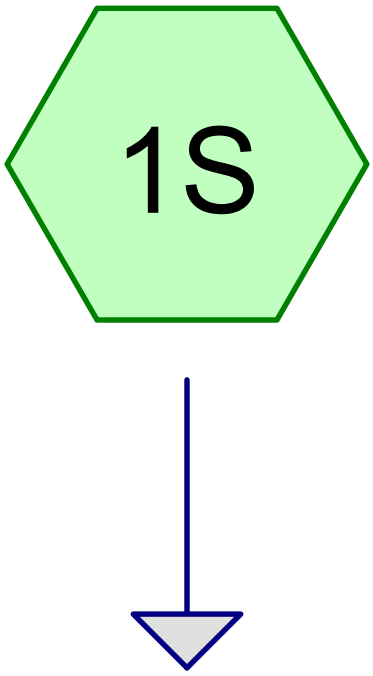
BMP Element	Suggested Maintenenace & Recommended	Observations	Inspection Notes/Recommended
Vegetated Areas	Inspect slopes/embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Paved Surfaces	Clear accumulated winter sand (annually)		
	Remove sediment along edges of parking and within low spots / pockets (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Mow vegetated ditches (annually)		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for disloged/sparse coverage (annually)		

Additional Notes/Observations:

Porous Pavement Inspection Maintenance & Housekeeping Form			
General Information			
Project Name:	Wet Storage Processing Building	Inspection Date	
Project Location:	Mere Point Road, Brunswick	Current Weather	
		Date / Amount Last Percip.	
BMP Owner:	1000 Mere Point LLC	Company Inspection:	
Owner Mailining Address:		Company Mailing Address:	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name	
		Inspector Email	

BMP Element	Suggested Maintenenace & Recommended Frequency	Observations	Inspection Notes/Recommended Action
Paved Surfaces	Remove sediment along edges of parking and within low spots / pockets (annually)		
	Inspect slopes/embankments for erosion (annually)		
	Sweep, vacuum and/or pressure wash pavement twice annually at a minimum		

Additional Notes/Observations:



AP#1

Subcat Reach Pond Link

Routing Diagram for 5128-PRE
Prepared by Sitelines PA, Printed 1/23/2026
HydroCAD® 10.20-8a s/n 01100 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S:

Runoff = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af, Depth= 0.77"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
5,520	98	Paved parking, HSG A
7,339	80	>75% Grass cover, Good, HSG D
24,939	61	>75% Grass cover, Good, HSG B
37,798	70	Weighted Average
32,278		85.40% Pervious Area
5,520		14.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.8	320	0.0360	6.28	25.12	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
7.7	420	Total			

Summary for Reach AP#1: AP#1

Inflow Area = 0.868 ac, 14.60% Impervious, Inflow Depth = 0.77" for 2-YR event
Inflow = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af
Outflow = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S:

Runoff = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af, Depth= 2.66"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

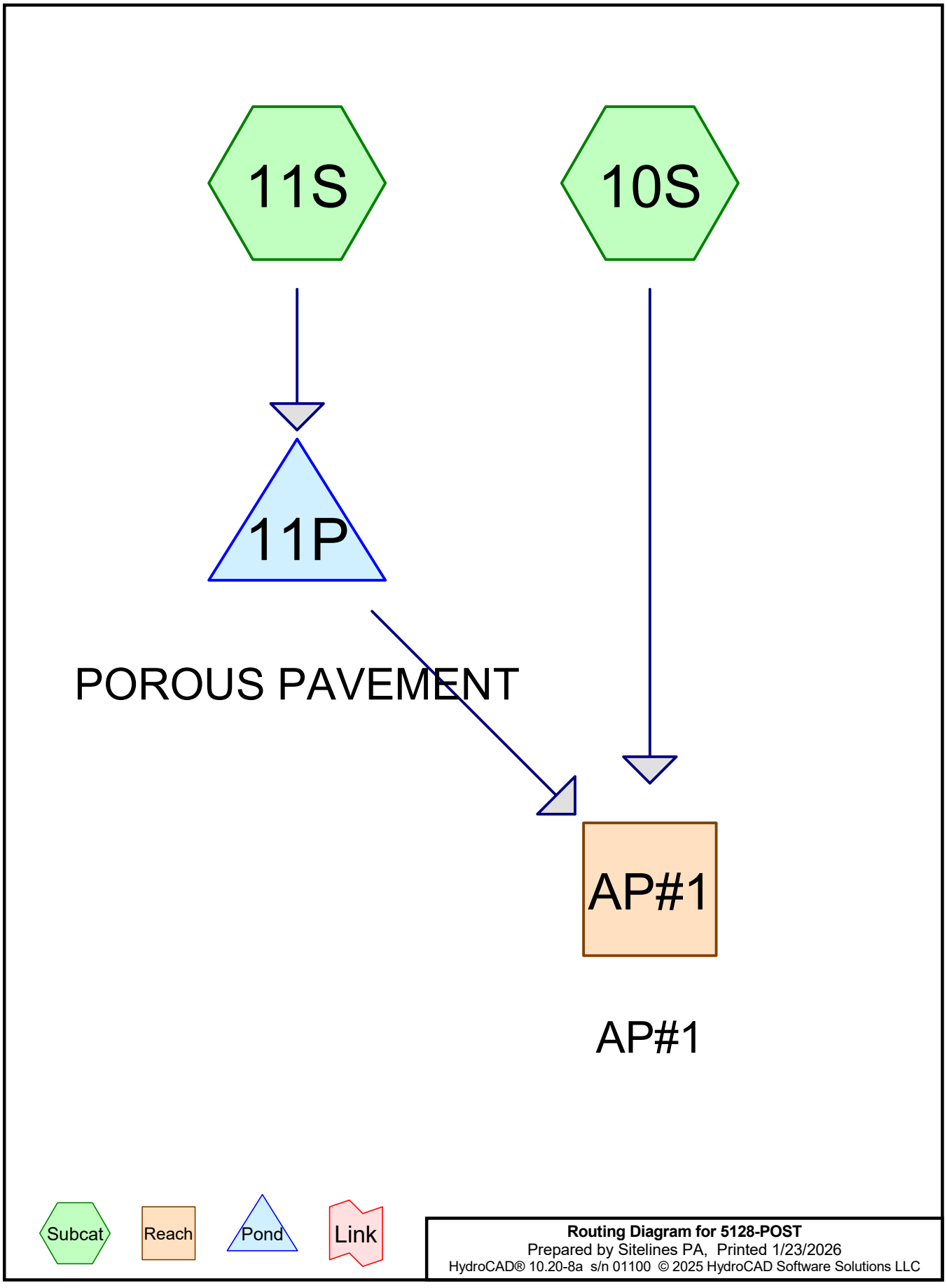
Area (sf)	CN	Description
5,520	98	Paved parking, HSG A
7,339	80	>75% Grass cover, Good, HSG D
24,939	61	>75% Grass cover, Good, HSG B
37,798	70	Weighted Average
32,278		85.40% Pervious Area
5,520		14.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.8	320	0.0360	6.28	25.12	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
7.7	420	Total			

Summary for Reach AP#1: AP#1

Inflow Area = 0.868 ac, 14.60% Impervious, Inflow Depth = 2.66" for 25-YR event
Inflow = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af
Outflow = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs



Routing Diagram for 5128-POST
Prepared by Sitelines PA, Printed 1/23/2026
HydroCAD® 10.20-8a s/n 01100 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment 10S:

Runoff = 0.74 cfs @ 12.11 hrs, Volume= 0.058 af, Depth= 0.98"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
7,143	98	Paved parking, HSG A
7,407	80	>75% Grass cover, Good, HSG D
16,195	61	>75% Grass cover, Good, HSG B
30,745	74	Weighted Average
23,602		76.77% Pervious Area
7,143		23.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	90	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.4	160	0.0350	6.19	24.77	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
6.8	250	Total			

Summary for Subcatchment 11S:

Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.041 af, Depth= 2.87"
Routed to Pond 11P : POROUS PAVEMENT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
7,503	98	Paved parking, HSG A
7,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach AP#1: AP#1

Inflow Area = 0.878 ac, 38.29% Impervious, Inflow Depth = 1.35" for 2-YR event
Inflow = 0.78 cfs @ 12.11 hrs, Volume= 0.099 af
Outflow = 0.78 cfs @ 12.11 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond 11P: POROUS PAVEMENT

Inflow Area = 0.172 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-YR event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.041 af
Outflow = 0.03 cfs @ 13.62 hrs, Volume= 0.041 af, Atten= 94%, Lag= 92.8 min
Primary = 0.03 cfs @ 13.62 hrs, Volume= 0.041 af
Routed to Reach AP#1 : AP#1

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 40.77' @ 13.62 hrs Surf.Area= 5,328 sf Storage= 787 cf

Plug-Flow detention time= 211.4 min calculated for 0.041 af (100% of inflow)
Center-of-Mass det. time= 211.4 min (967.6 - 756.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.40'	2,131 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,328 cf Overall x 40.0% Voids
#2	41.40'	735 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,676 cf Overall x 20.0% Voids
		2,866 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.40	5,328	0	0
41.40	5,328	5,328	5,328

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.40	5,328	0	0
42.09	5,328	3,676	3,676

Device	Routing	Invert	Outlet Devices
#1	Device 2	40.40'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	39.23'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	42.09'	**30.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.03 cfs @ 13.62 hrs HW=40.77' (Free Discharge)
- **2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 5.89 fps)
  - **1=Exfiltration** (Passes 0.03 cfs of 0.30 cfs potential flow)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment 10S:

Runoff = 2.44 cfs @ 12.10 hrs, Volume= 0.178 af, Depth= 3.03"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
7,143	98	Paved parking, HSG A
7,407	80	>75% Grass cover, Good, HSG D
16,195	61	>75% Grass cover, Good, HSG B
30,745	74	Weighted Average
23,602		76.77% Pervious Area
7,143		23.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	90	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.4	160	0.0350	6.19	24.77	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
6.8	250	Total			

Summary for Subcatchment 11S:

Runoff = 1.01 cfs @ 12.07 hrs, Volume= 0.080 af, Depth= 5.56"
Routed to Pond 11P : POROUS PAVEMENT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
7,503	98	Paved parking, HSG A
7,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach AP#1: AP#1

Inflow Area = 0.878 ac, 38.29% Impervious, Inflow Depth = 3.53" for 25-YR event
Inflow = 2.48 cfs @ 12.10 hrs, Volume= 0.258 af
Outflow = 2.48 cfs @ 12.10 hrs, Volume= 0.258 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond 11P: POROUS PAVEMENT

Inflow Area = 0.172 ac,100.00% Impervious, Inflow Depth = 5.56" for 25-YR event
Inflow = 1.01 cfs @ 12.07 hrs, Volume= 0.080 af
Outflow = 0.04 cfs @ 15.12 hrs, Volume= 0.080 af, Atten= 96%, Lag= 182.9 min
Primary = 0.04 cfs @ 15.12 hrs, Volume= 0.080 af
Routed to Reach AP#1 : AP#1

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 41.28' @ 15.12 hrs Surf.Area= 5,328 sf Storage= 1,882 cf

Plug-Flow detention time= 469.5 min calculated for 0.080 af (100% of inflow)
Center-of-Mass det. time= 469.4 min (1,214.2 - 744.7)

Volume	Invert	Avail.Storage	Storage Description
#1	40.40'	2,131 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,328 cf Overall x 40.0% Voids
#2	41.40'	735 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,676 cf Overall x 20.0% Voids
		2,866 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.40	5,328	0	0
41.40	5,328	5,328	5,328

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.40	5,328	0	0
42.09	5,328	3,676	3,676

Device	Routing	Invert	Outlet Devices
#1	Device 2	40.40'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	39.23'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	42.09'	**30.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.04 cfs @ 15.12 hrs HW=41.28' (Free Discharge)
- **2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 6.83 fps)
  - **1=Exfiltration** (Passes 0.04 cfs of 0.30 cfs potential flow)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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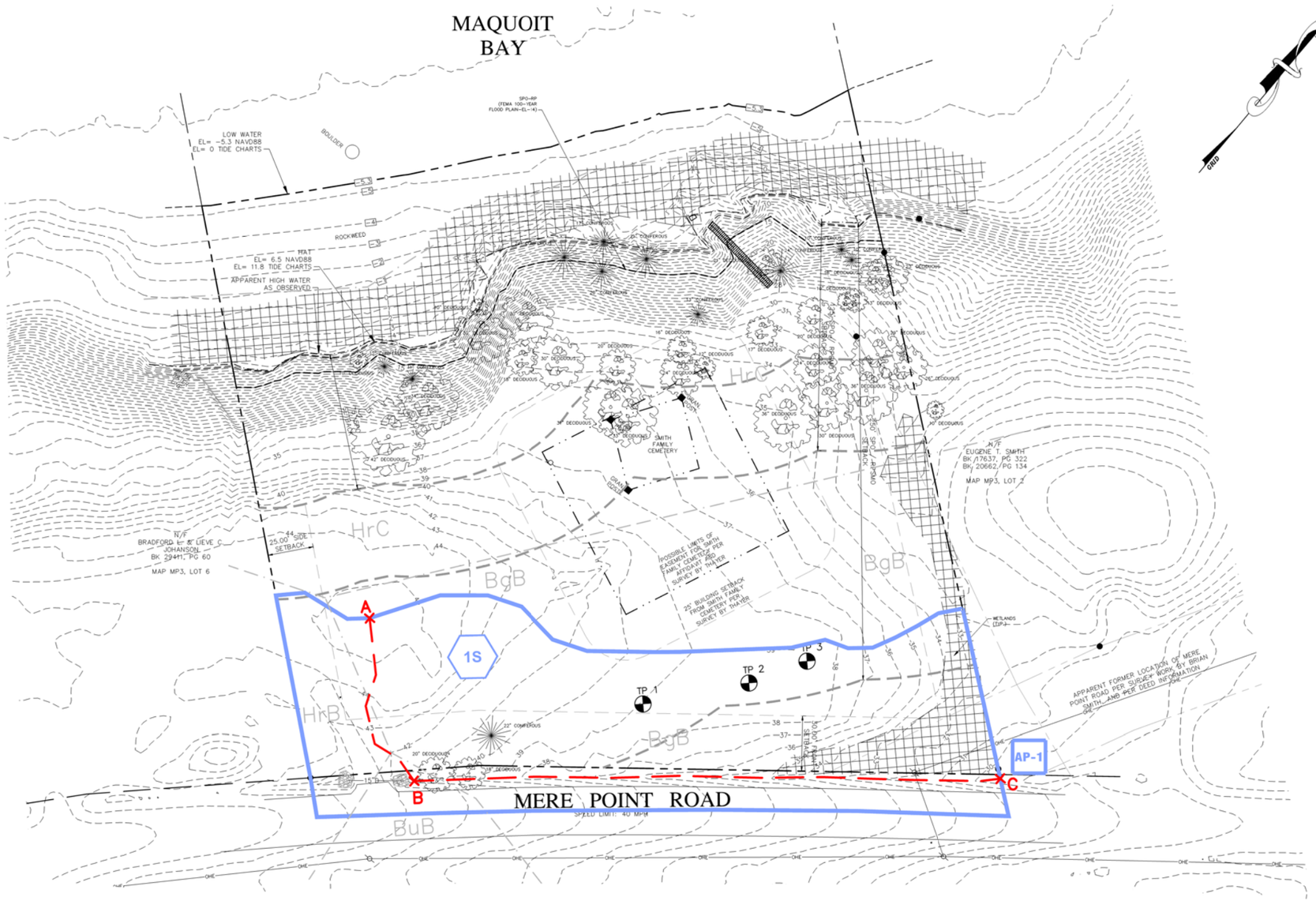

LEGEND:

- 1P — STORMWATER POND
- 1S — SUBCATCHMENT AREA
- AP#1 — POINT OF INTEREST
- A — B — TIME OF CONCENTRATION

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW — JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS — JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW — JJM

TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT: *WET STORAGE PROCESSING BUILDING*
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR: *1000 MERE POINT LLC*
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR: *PERMITTING REVIEW*

STATE OF MAINE — JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER — 01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'
DRN BY: JJM	JOB #: 5128
CH'D BY: JJM	MAP/LOT: MP3/1
DATE: 06-10-2025	FILE: 5128-SITE

SHEET: DR1

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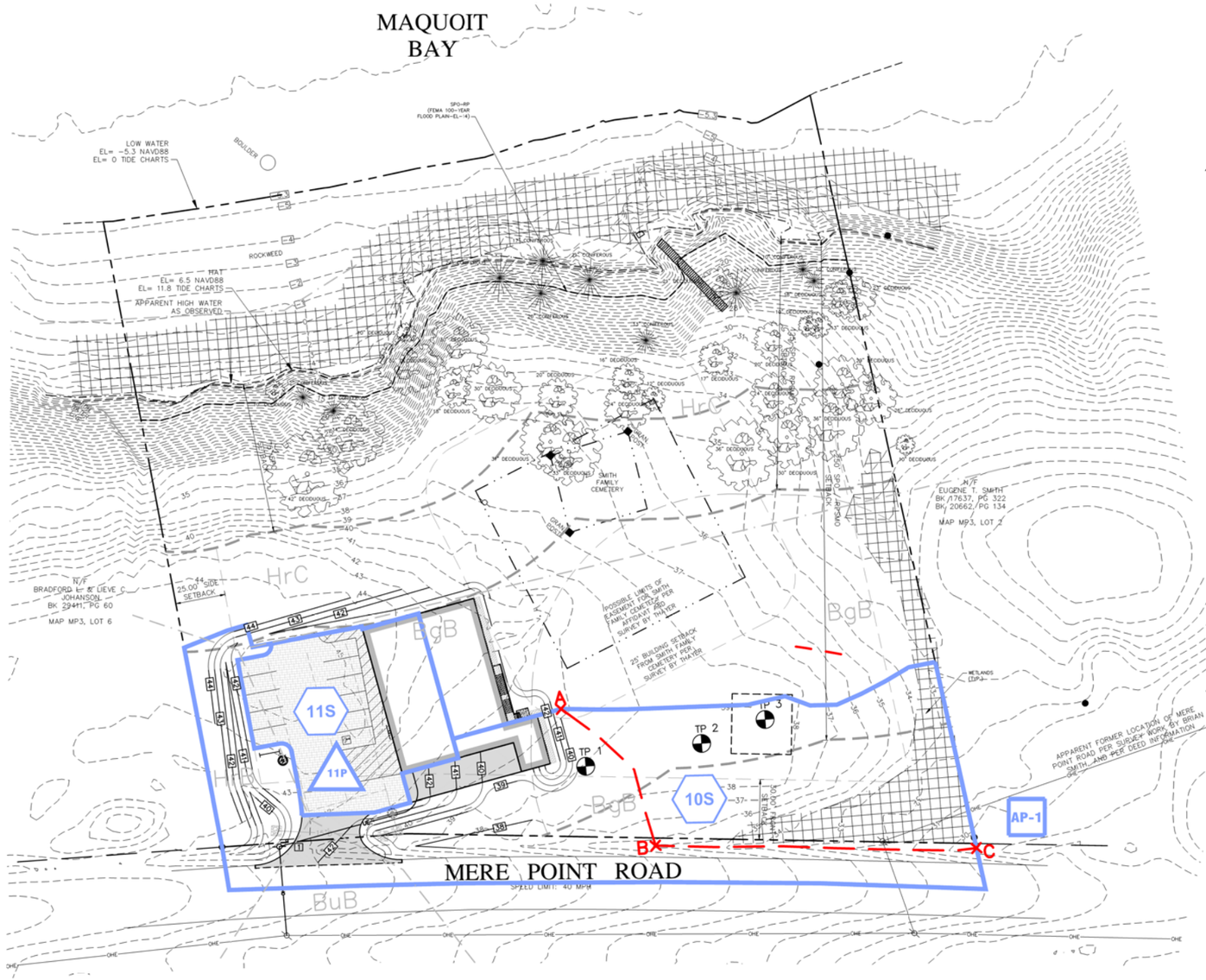

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TITLE:
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PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE — JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER — 01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET:	DR2
DRN BY: JJM	JOB #: 5128		
CH'D BY: JJM	MAP/LOT: MP3/1		
DATE: 06-10-2025	FILE: 5128-SITE		

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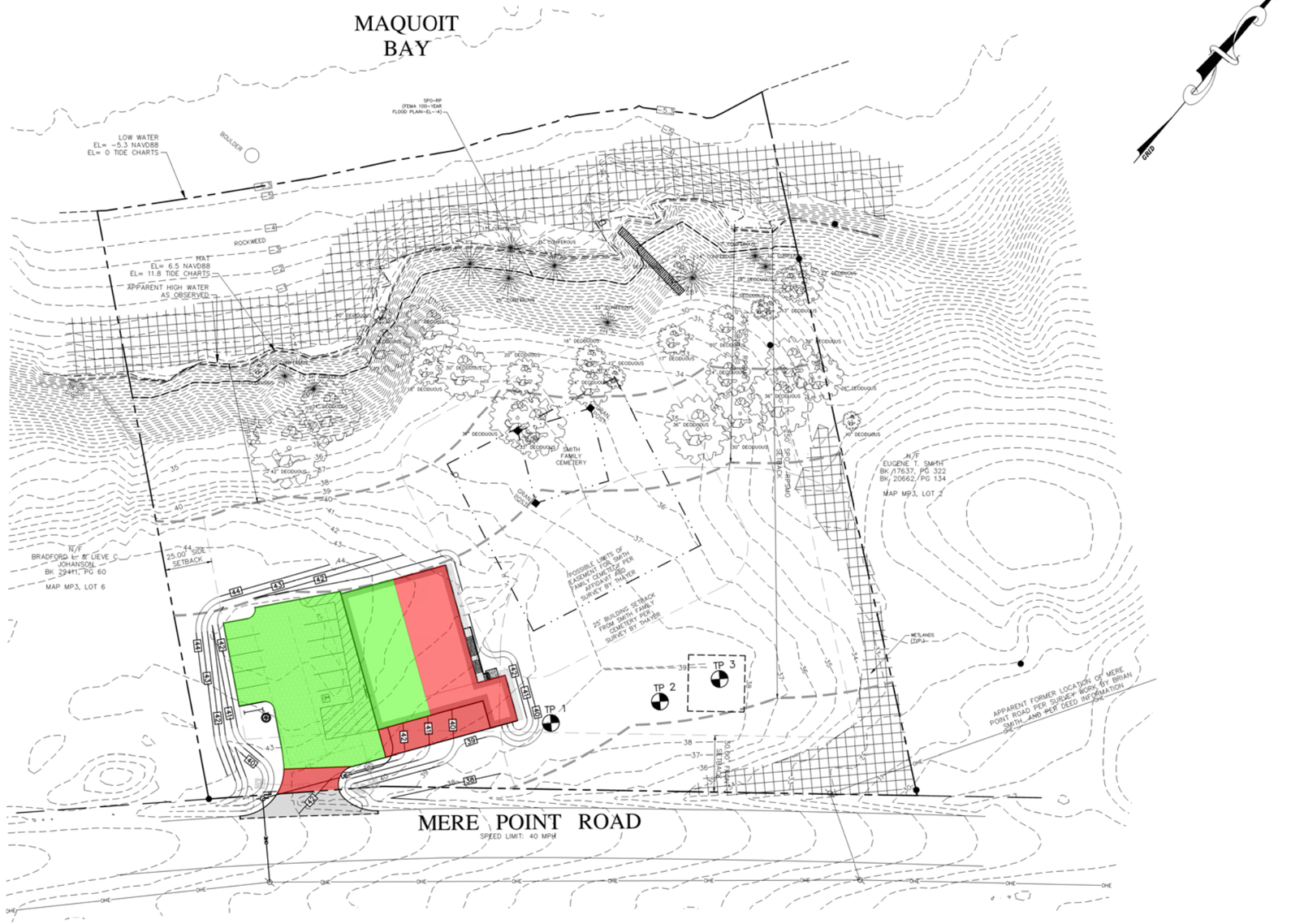


LEGEND:

TREATED IMPERVIOUS AREA DRAINING TO POROUS PAVEMENT:

UNTREATED IMPERVIOUS AREA:

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW — JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS — JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW — JJM

TITLE:

WATER QUALITY PLAN

PROJECT:

WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:

1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

811 www.digsafe.com
Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE — JOSEPH J. MARDEN — 12828 — LICENSED PROFESSIONAL ENGINEER
01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET:	
DRN BY: JJM	JOB #: 5128	DR3	
CH'D BY: JJM	MAP/LOT: MP3/1		
DATE: 06-10-2025	FILE: 5128-SITE		

Attachment H
Site Photographs

Photographs of the existing site conditions are enclosed.

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 1 – Existing Site Conditions

Photo 2 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 3 – Existing Site Conditions

Photo 4 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 5 – Existing Site Conditions

Photo 6 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 7 – Existing Site Conditions

Photo 8 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 9 – Existing Site Conditions

Photo 10 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 11 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

Attachment I
Architecture

The architectural elevations and floor plans are included here for reference.

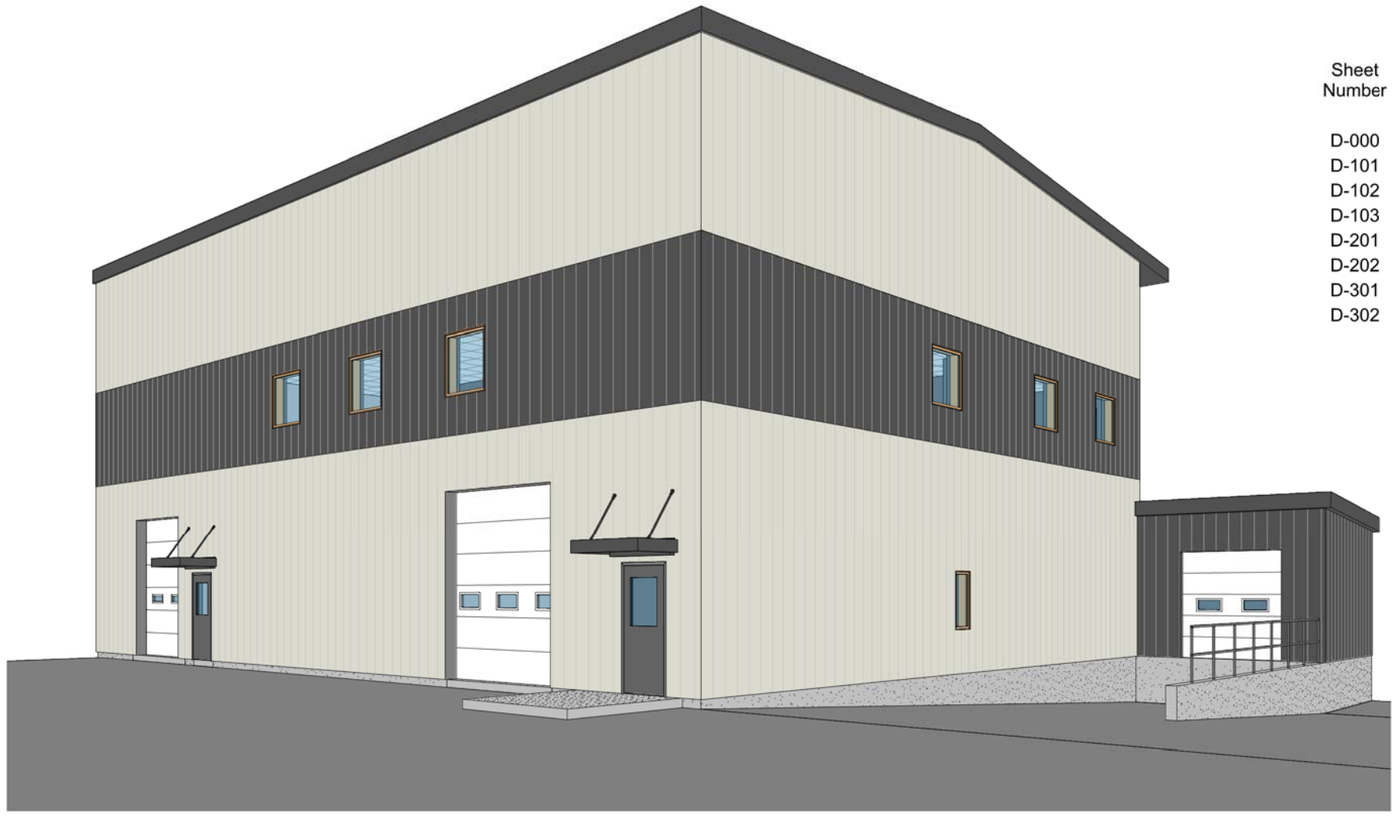
MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

PRELIMINARY FOR REVIEW

2025-11-10



Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
D-000	TITLE SHEET	B	2025-11-10
D-101	FIRST FLOOR PLAN	B	2025-11-10
D-102	SECOND FLOOR PLAN	B	2025-11-10
D-103	THIRD FLOOR PLAN	B	2025-11-10
D-201	ELEVATIONS	A	2025-11-10
D-202	ELEVATIONS	A	2025-11-10
D-301	SECTIONS	B	2025-11-10
D-302	SECTIONS	B	2025-11-10

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

TITLE SHEET

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-000

Scale

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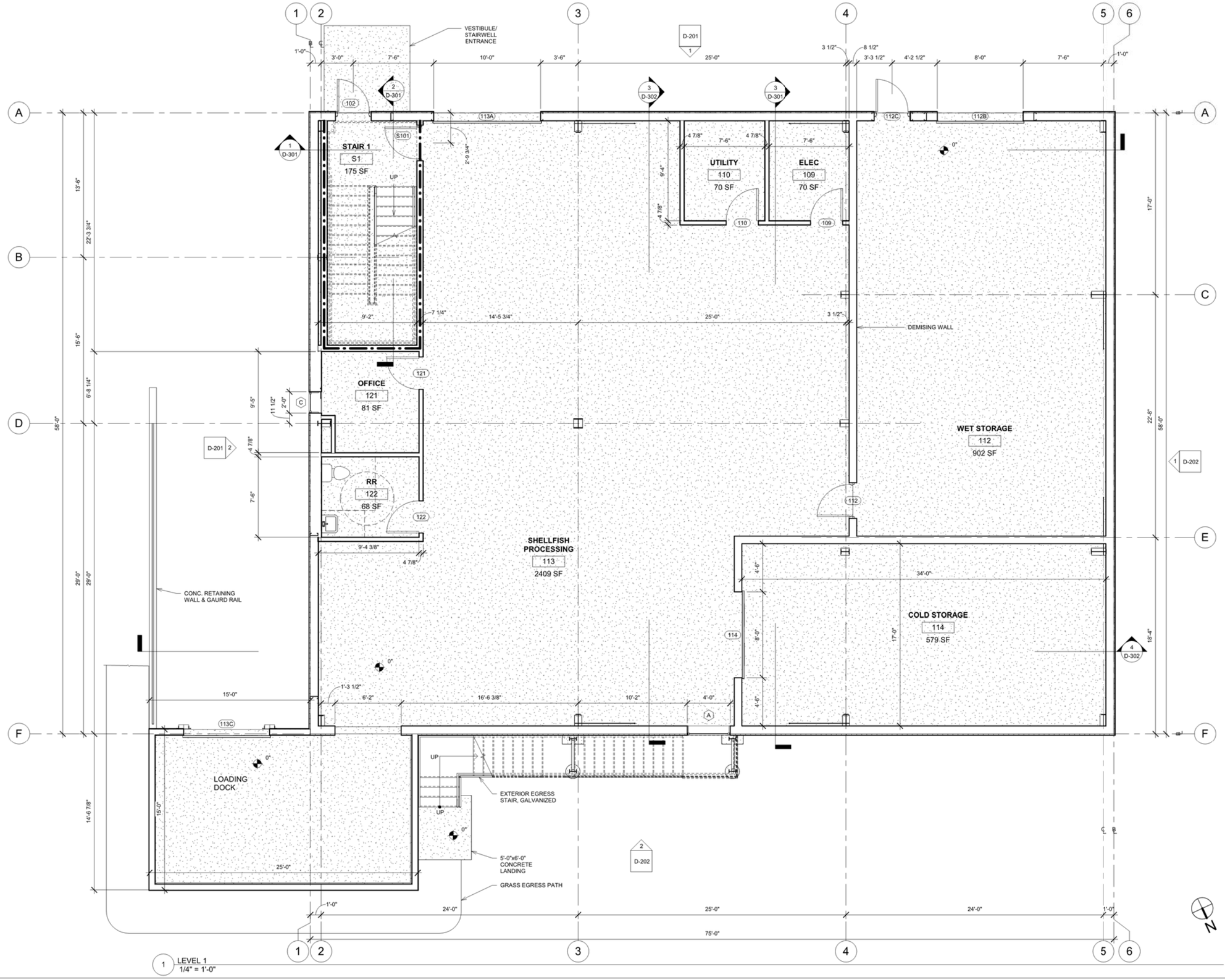

1 LEVEL 1
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

FIRST FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-101

Scale 1/4" = 1'-0"

11/10/2025 2:57:01 PM

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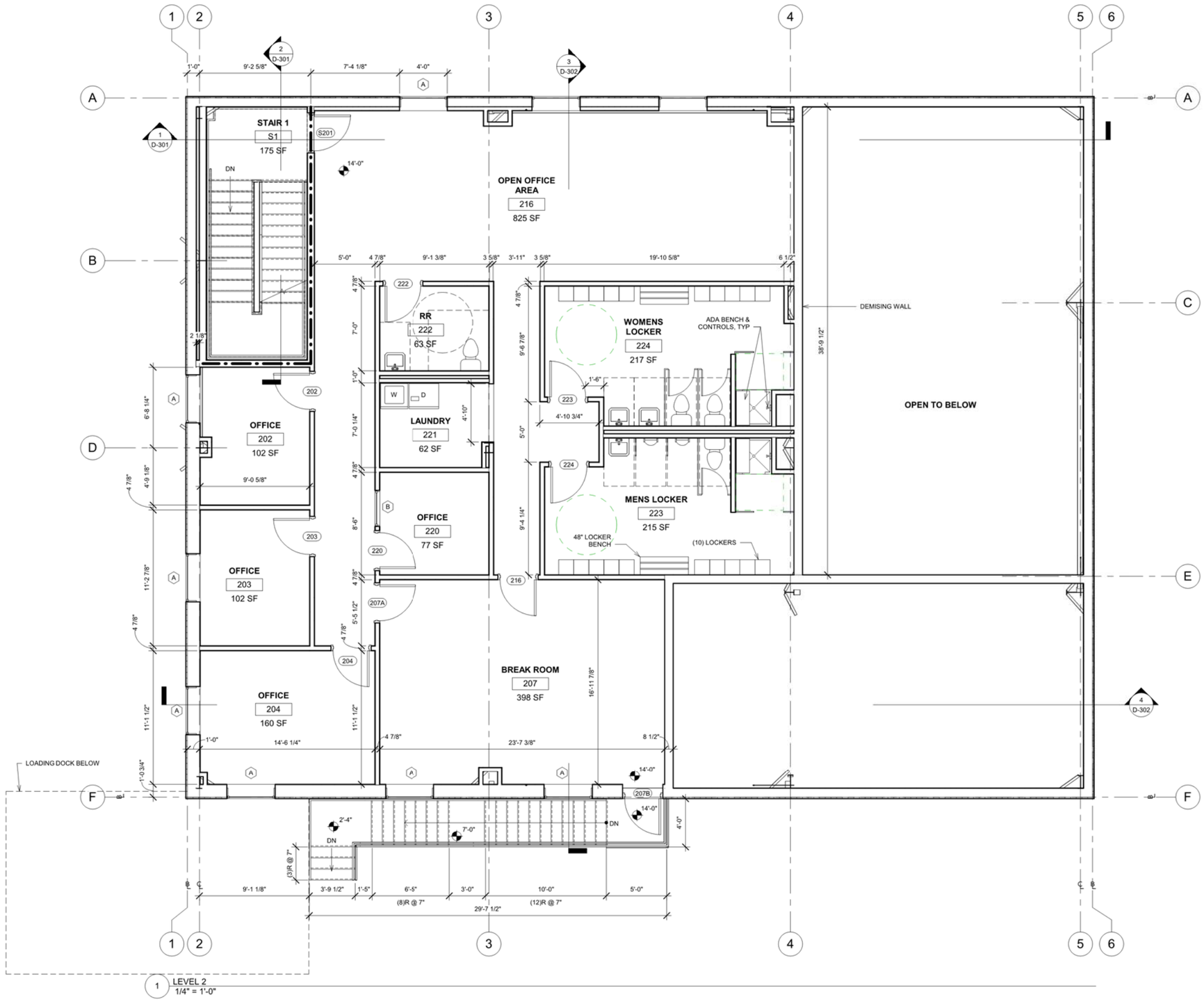

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

SECOND FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML
Scale	1/4" = 1'-0"

D-102

11/10/2025 2:57:01 PM

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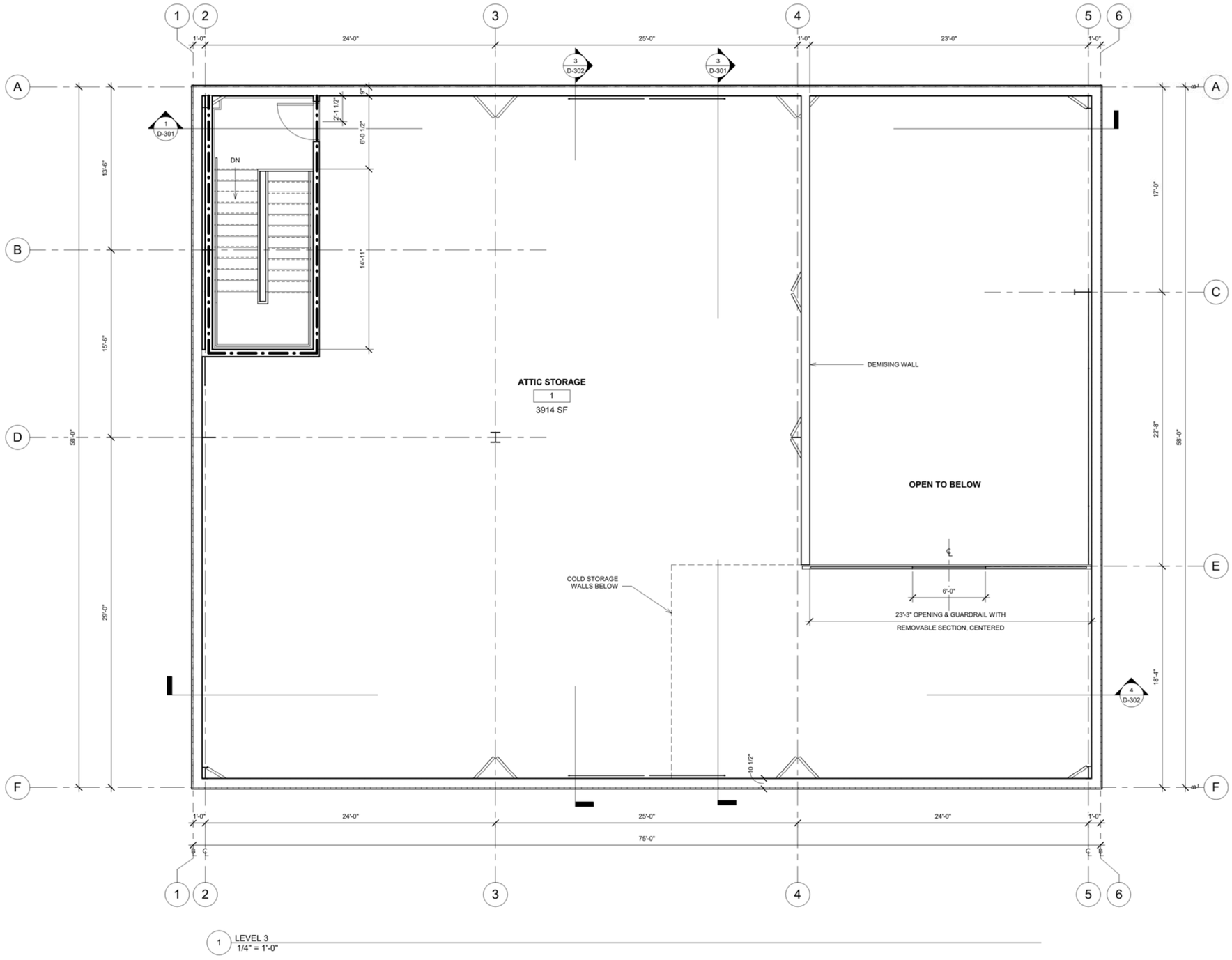

1 LEVEL 3
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

THIRD FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-103

Scale 1/4" = 1'-0"

11/10/2025 2:57:01 PM

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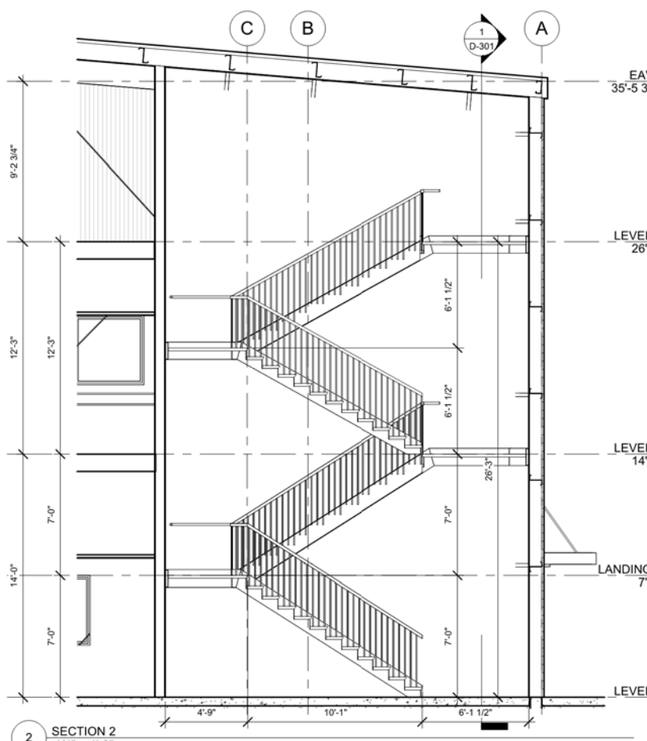
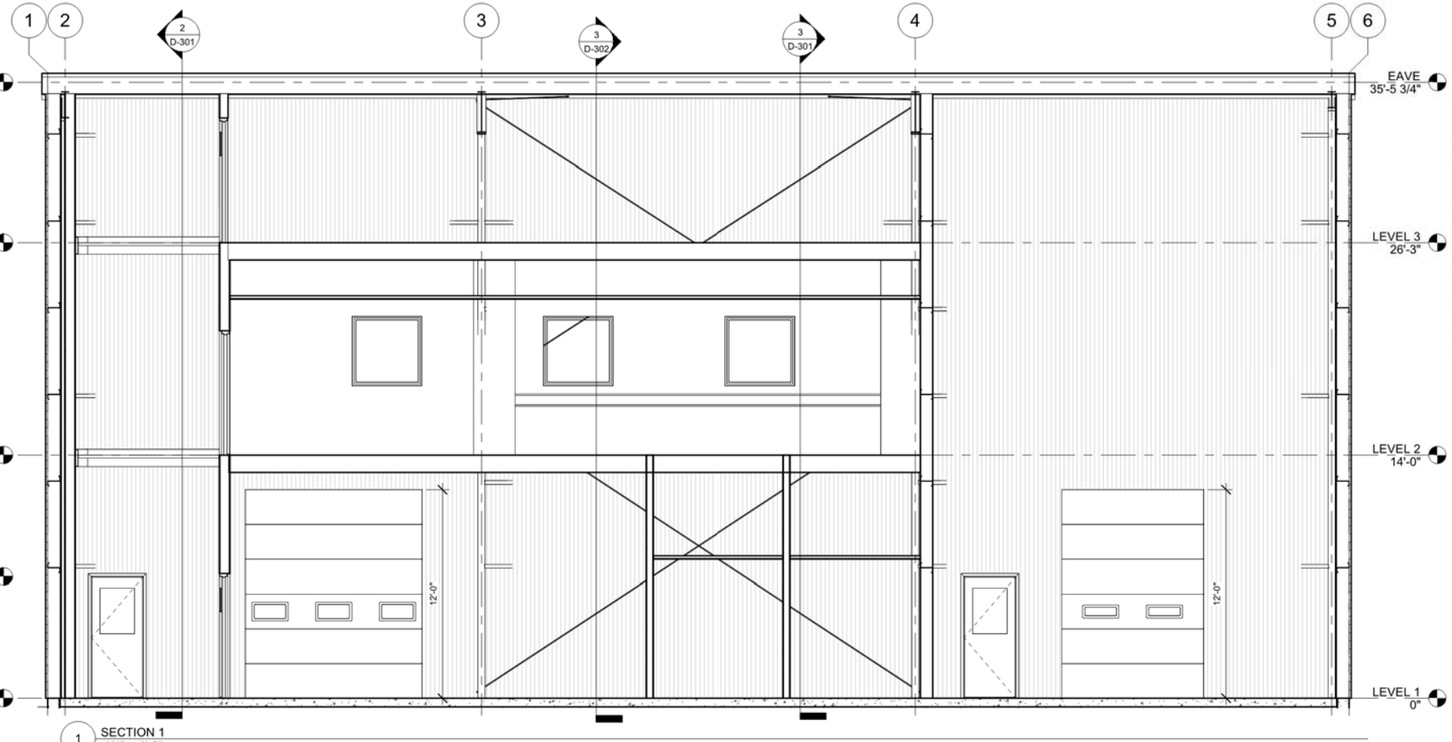


2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
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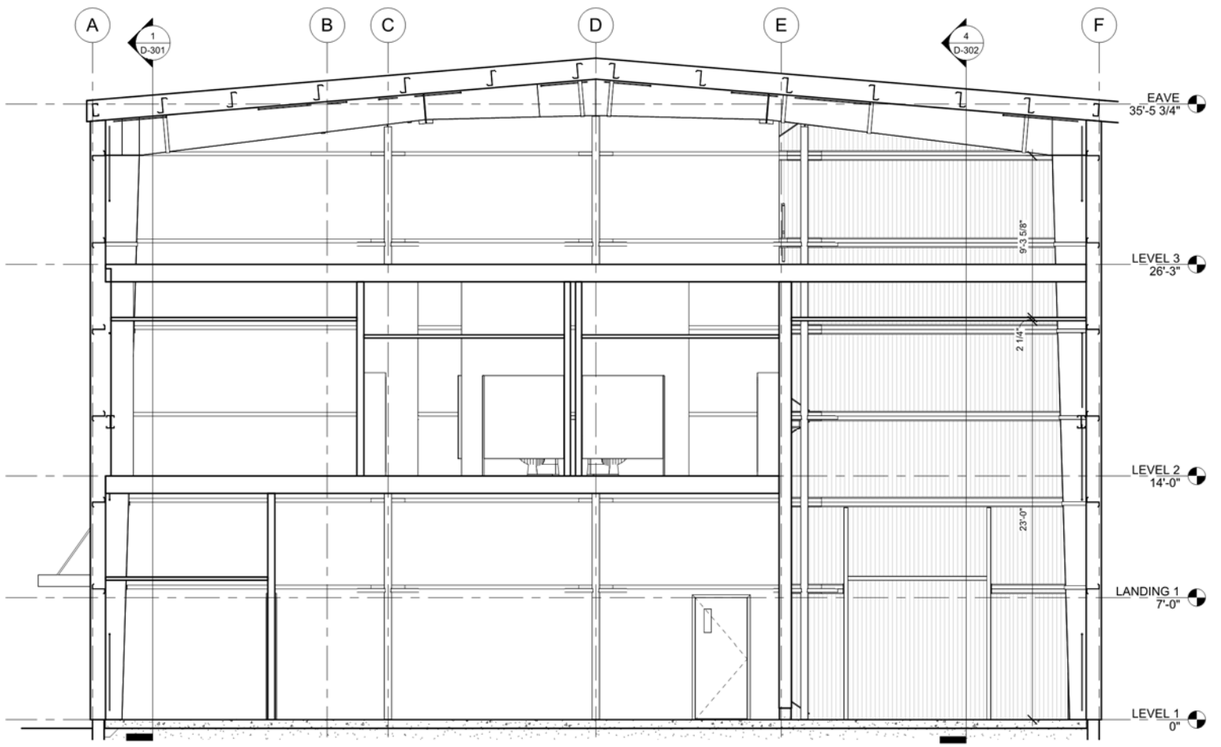

3 SECTION 5
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A.	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

SECTIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-301

Scale 1/4" = 1'-0"

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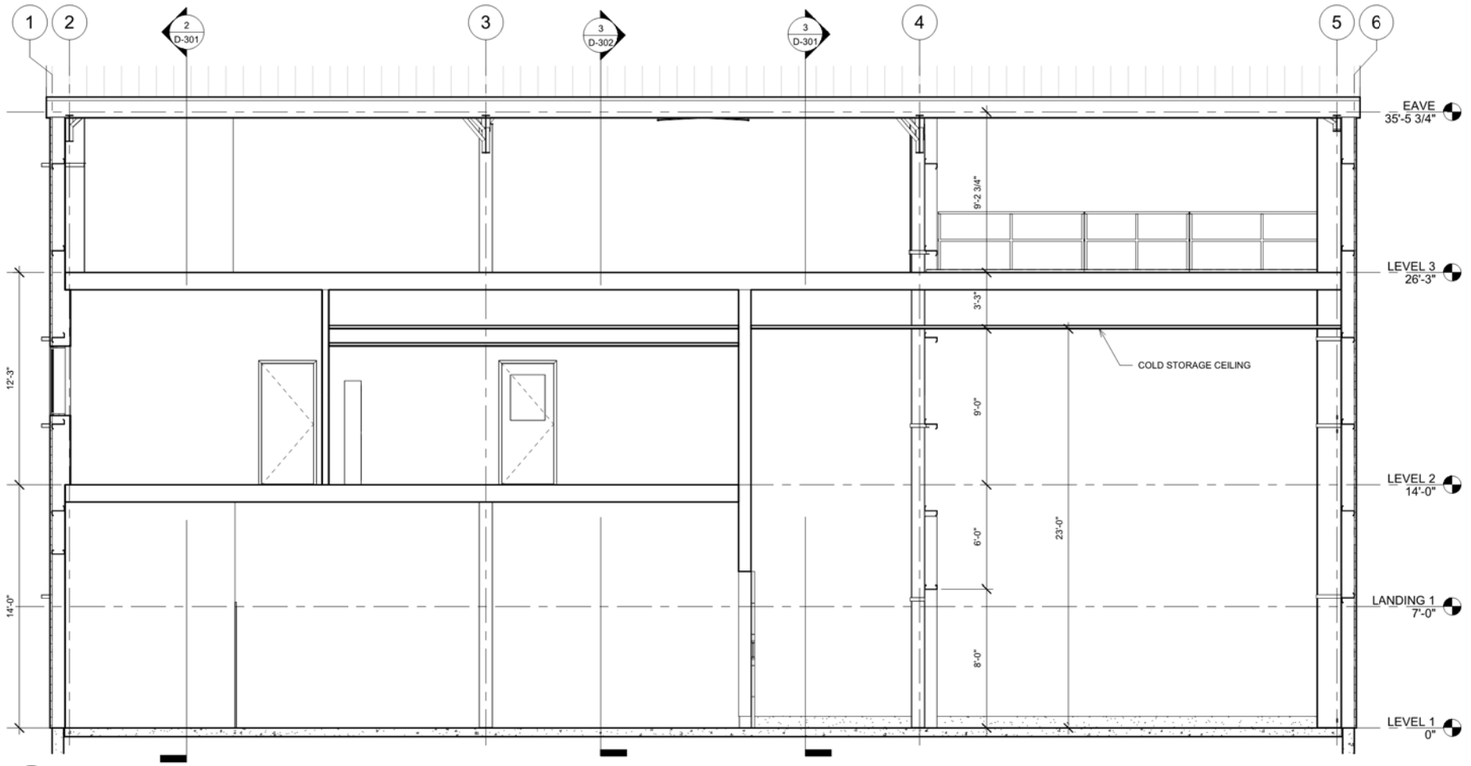
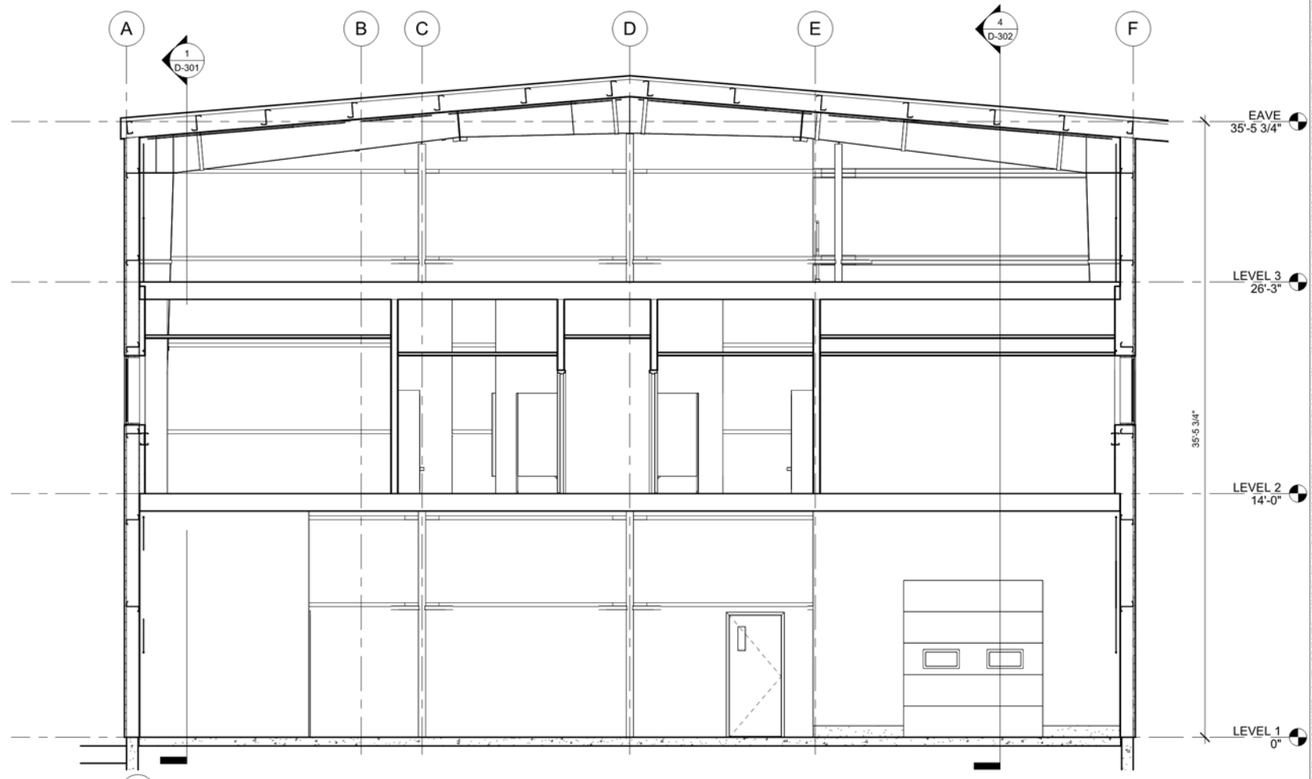


4 SECTION 4
1/4" = 1'-0"



3 SECTION 3
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

SECTIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-302

Scale 1/4" = 1'-0"

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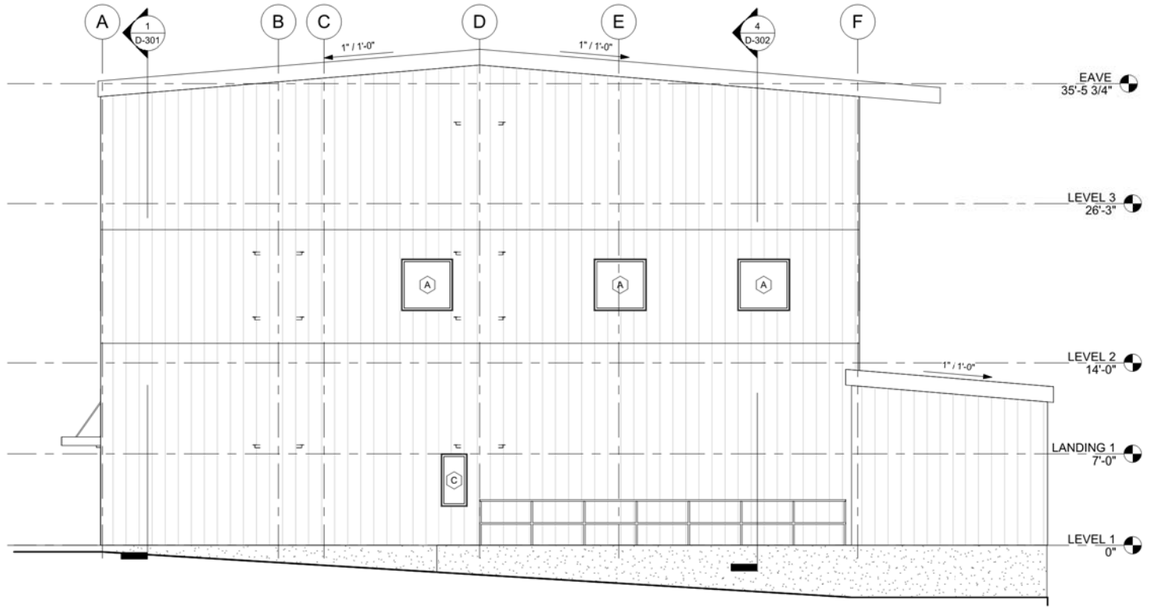
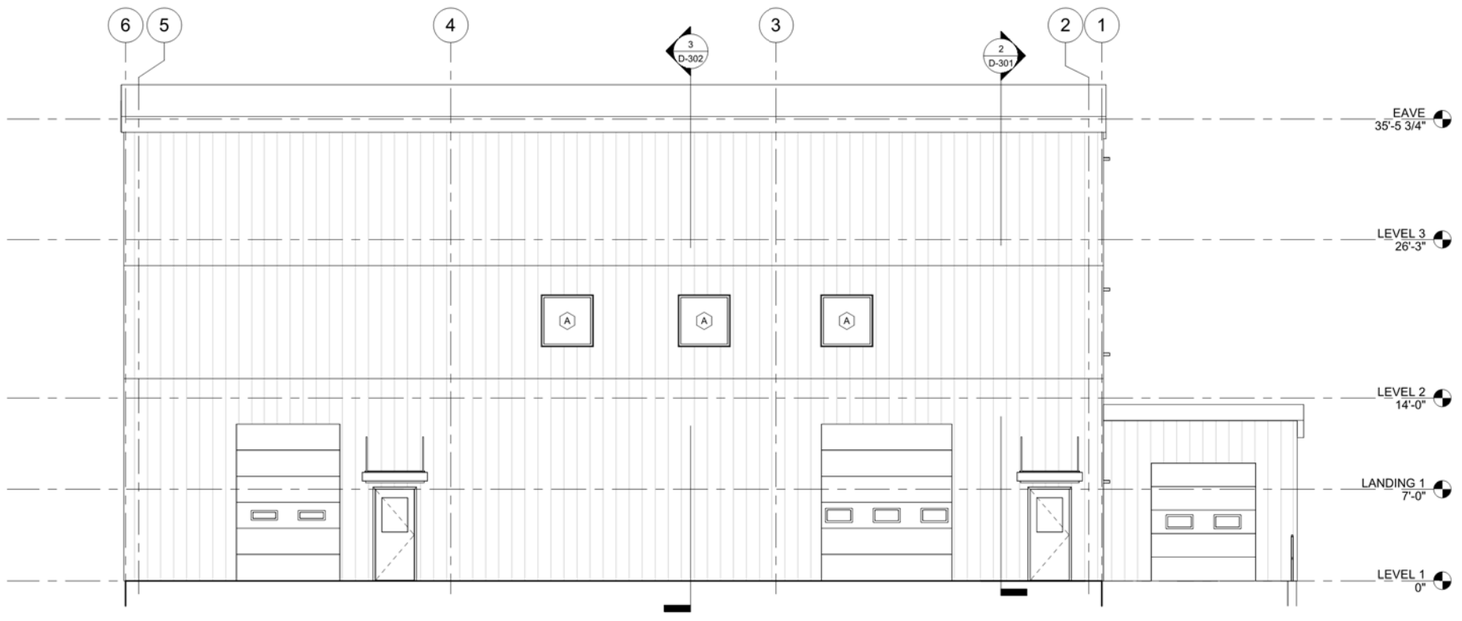


2 West
3/16" = 1'-0"



1 North
3/16" = 1'-0"

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Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

ELEVATIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-201

Scale 3/16" = 1'-0"

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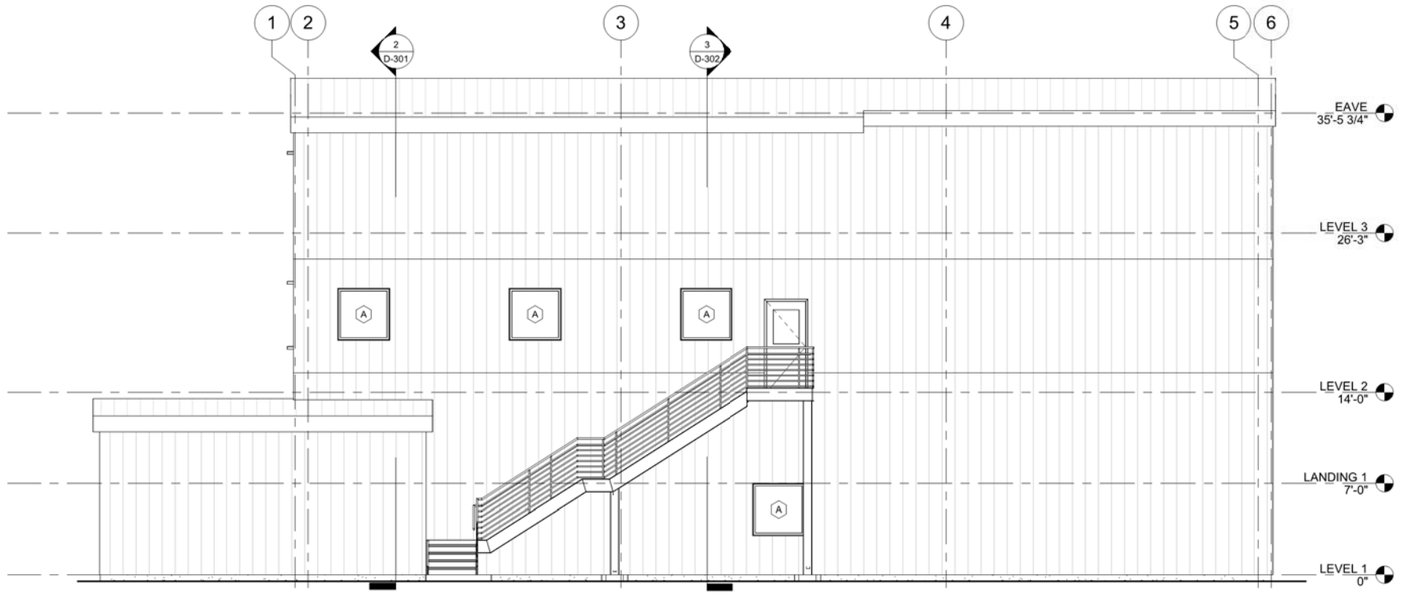
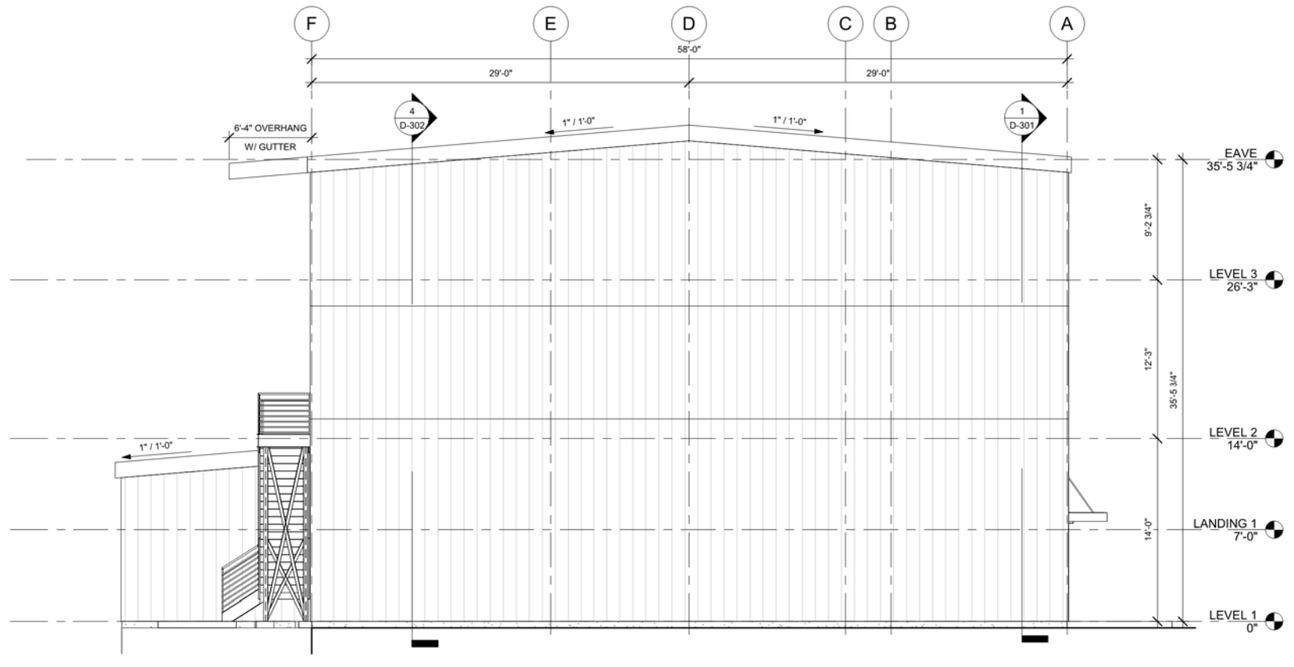


2 SOUTH ELEVATION
3/16" = 1'-0"



1 East
3/16" = 1'-0"

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Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

ELEVATIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-202

Scale 3/16" = 1'-0"

11/10/2025 2:57:04 PM

Attachment J
Site Plans

The project site plans are included for review as a separate plan set of full-size documents.

Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine
Traffic Analysis

This memorandum is written to summarize the trip generation analysis for the proposed wet storage shellfish processing building in Brunswick, Maine. Trip generation calculations were completed for the development according to Maine Department of Transportation (MaineDOT) guidelines.

The trip rates for the existing building were calculated based on the Institute of Traffic Engineers (ITE) "Trip Generation, 11th Edition" data for Land Use Code 110, General Light Industrial. The greatest number of trips was estimated during the AM peak hour on weekdays.

Proposed Traffic Generation – General Light Industrial (LUC 110)

Time Period	Avg. Rate	Area	Trip-Ends
Weekday AM Peak Hour	0.74	10.85	8.0
Weekday PM Peak Hour	0.65	10.85	7.1

As can be seen, using ITE values, the new building will not result in 100 or more passenger car equivalents trips during any peak hour of traffic generation. Thus, no Traffic Movement Permit or other permits are required from the MaineDOT.

Truck Traffic

Based on further discussion with the owner, the following is the anticipated truck traffic to be generated from the project:

> *We anticipate three times per week will be our small truck (about 16' overall) which is a cut-off GMC van. These truck departures will occur at a random time of the day depending on our operations (most often in the morning).*
>
> *We will also have a wholesaler truck coming 1-2 days per week. Rough eta will be between 4-8 pm. Their truck is a 26' box and about 36' overall. Single rear axel.*
>
> *These delivery/pickups currently happen at our existing facility, they will be transferred to the new location (so no additional truck traffic)*

As indicated from the above information, the truck traffic anticipated to be generated from the project is relatively minor and since this truck traffic is being relocated from their existing facility, there is no increase in truck traffic anticipated along Mere Point Road.

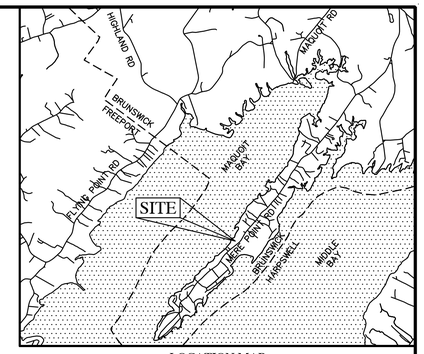
Hours of Operation

Based on further discussion with the owner, the hours of operation for the facility will be approximately between 7:30 AM – 5:00 PM, with truck traffic occurring throughout that time period, with some deliveries occurring after business hours until 8:00 PM.

WET STORAGE PROCESSING BUILDING

TAX MAP MP3, LOT 1

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY
BRUNSWICK, MAINE 04011



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, PA.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1–800–DIG–SAFE) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.

5. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATIONS, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.

6. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.

7. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.

8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.

10. ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS–BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.

11. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

13. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

14. THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.

15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

16. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

17. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

18. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.

19. CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE NAVY COORDINATOR PRIOR TO START OF CONSTRUCTION.

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

GRADING AND DRAINAGE NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

POLYVINYL CHLORIDE PIPE (PVC) SDR 35
SMOOTH BORE POLYETHYLENE PIPE – HDPE N–12 ADS OR SDR 35

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

PERMITTING REQUIREMENTS:

AGENCY:	*PERMIT:*	*STATUS:*
TOWN OF BRUNSWICK	MAJOR DEVELOPMENT REVIEW BUILDING PERMIT	PENDING (BY CONTRACTOR)

TOWN/UTILITY CONTACTS

CODE ENFORCEMENT
MIKE PINDELL
TOWN OF BRUNSWICK
85 UNION STREET
BRUNSWICK, MAINE 04011
207-725-6650

ELECTRIC SERVICE
CENTRAL MAINE POWER
280 BATH ROAD
BRUNSWICK, MAINE 04011
207-721-8054

TELEPHONE SERVICE
FAIRPOINT
BATH ROAD (P.O. BOX 360)
BRUNSWICK, MAINE 04011
207-442-8018

CABLE SERVICE
COMCAST CONSTRUCTION OFFICE
336 BATH ROAD
BRUNSWICK, MAINE, 04011
207-729-6660

TOWN ENGINEER
TREY CREWS, P.E.
85 UNION STREET
BRUNSWICK, MAINE 04011
207-725-6659

WATER SERVICE
BRUNSWICK-TOPSHAM WATER DISTRICT
T.C. SCHOFIELD, P.E.
P.O. BOX 489
TOPSHAM, MAINE 04086
207-729-9956

SANITARY SEWER
BRUNSWICK SEWER DISTRICT
ROBERT PONTAU, GENERAL MANAGER
10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
PHONE: 207-729-0148

PUBLIC WORKS DEPARTMENT
JAY ASTLE, PUBLIC WORKS DIRECTOR
9 INDUSTRY ROAD
BRUNSWICK, MAINE 04011
207-725-6654

BRUNSWICK FIRE DEPARTMENT
KENNETH BRILLANT, FIRE CHIEF
21 TOWN HALL PLACE
BRUNSWICK, MAINE 04011
207-725-5541

TOWN ARBORIST
DENNIS WILSON
22 NEPTUNE DRIVE
BRUNSWICK, MAINE 04011
207-725-6656

PROJECT TEAM

CIVIL ENGINEER
SITELINES P.A.
ATTN: JOSEPH J. MARDEN P.E.
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

SURVEYOR
SITELINES P.A.
ATTN: BRUCE MARTINSON, PLS
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

SOILS/WETLANDS
ERIK LEMA
BASSWOOD ENVIRONMENTAL LLC
32 BRENTWOOD ROAD
CAPE ELIZABETH, MAINE 04107
207-518-8442

BUILDING DESIGN
SHERIDAN CONSTRUCTION
ATTN: DAVE WHITNEY
33 SHERIDAN DRIVE
FAIRFIELD, MAINE 04937
207-626-0600

LEGEND

EXISTING		PROPOSED
●	IRON MARKER FOUND 5/8" REBAR TOPPED WITH AN ALUMINUM I.D. CAP	○
D	MANHOLE/CATCH BASIN	D
S	SEWER MANHOLE	S
FH	FIRE HYDRANT	FH
WG	WATER GATE VALVE	WG
WSO	WATER SHUT–OFF	WSO
BOC	BLOW–OFF/CLEAN–OUT	BOC
CMP #15	UTILITY POLE	●
OHE (OVERHEAD UTILITY LINE)	UTILITY LINE	UGE (OVERHEAD UTILITY LINE)
	PROPERTY LINE	
	EASEMENTS	
	SETBACK/BUFFER	
	STREAM	
	CURB	
	EDGE OF PAVEMENT	
	BUILDING	
12"SD	STORM DRAIN(SEE PLAN FOR SIZE)	12"SD
6"S	SEWER LINE(SEE PLAN FOR SIZE)	6"S
8"W	WATER LINE(SEE PLAN FOR SIZE)	8"W
	UNDERDRAIN(SEE PLAN FOR SIZE)	
	SLOPE ARROW	–1.5%
100	CONTOURS	100
	TREE LINE	
	STEEP SLOPES IN SPO	
	RIPRAP	
	REGULAR PAVEMENT	
	POROUS PAVEMENT	
	SPOT GRADE	T100.50 B100.00
	WETLAND BOUNDARY	

SHEET INDEX

SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
1	BOUNDARY & TOPOGRAPHIC SURVEY FOR MERE POINT OYSTER COMPANY	1"=30'
C2	EXISTING CONDITIONS AND DEMOLITION PLAN	1"=30'
C3	SITE DEVELOPMENT PLAN	1"=30'
C4	GRADING AND DRAINAGE PLAN	1"=30'
C5	EROSION CONTROL PLAN	1"=30'
C6	SITE DEVELOPMENT DETAILS	NTS
C7	EROSION CONTROL NOTES	NTS
L1	LANDSCAPE PLAN (BY LAND DESIGN SOLUTIONS)	1"=30'
L2	LIGHTING PLAN	1"=30'

3.	01–23–26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW
2.	10–22–25	REVISED PER STAFF REVIEW COMMENTS
1.	09–25–25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

TITLE: COVER SHEET

PROJECT: WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

OWNER: 1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

STATE OF MAINE · JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER · 01–23–26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: NTS	SHEET: C1
DRN BY: JJM	JOB #: 5128	
CH'D BY: JJM	MAP/LOT: MP3/1	
DATE: 06-10-2025	FILE: 5128-COV-DET	

ISSUED FOR:
PERMITTING REVIEW

811 Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
www.digsafe.com

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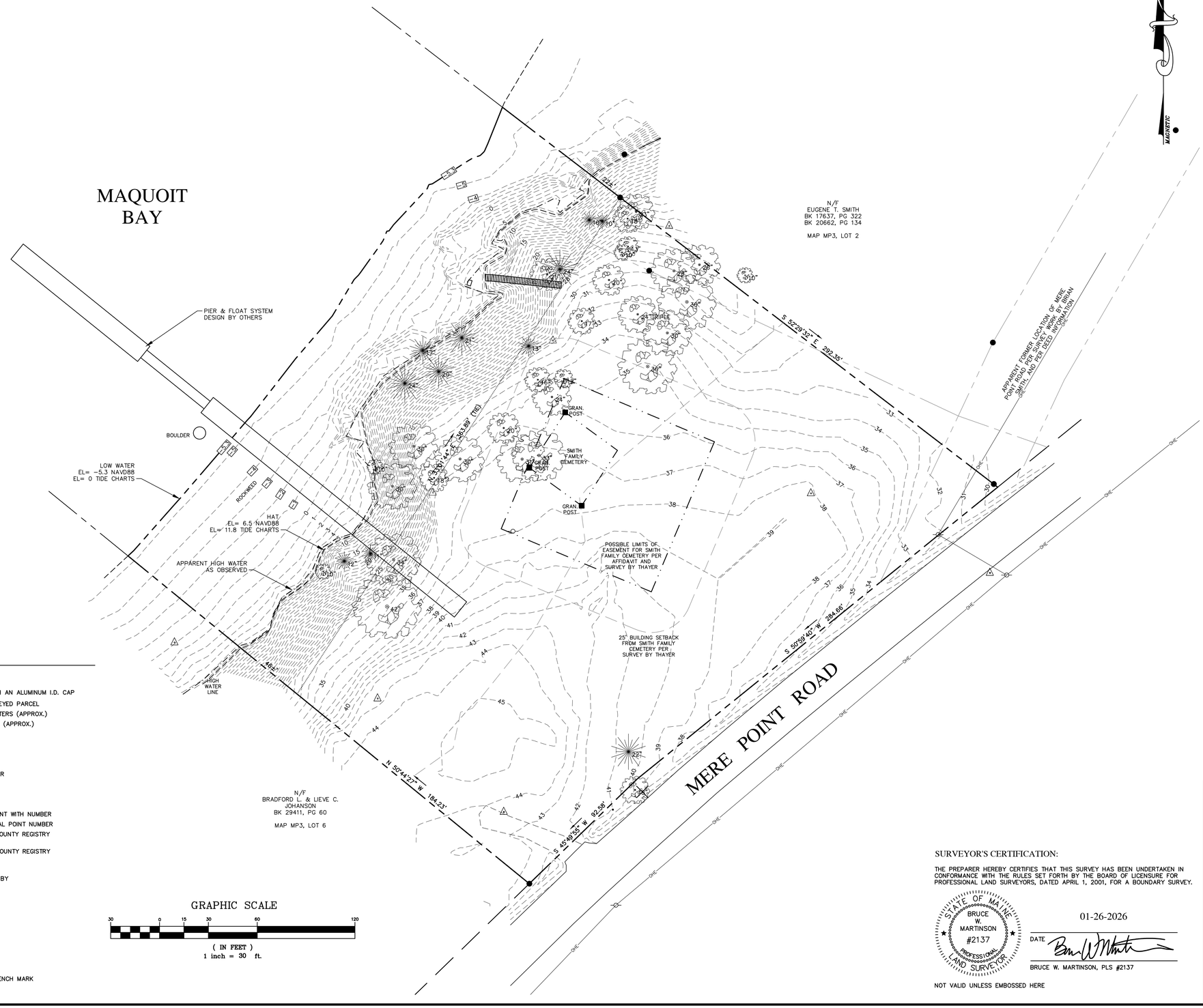
C:\SITELINES\DRAWINGS\5128 - SITELINES ENGINEERING\DATA AND PROJECTS\5128 MERE POINT OYSTER\MERE POINT OYSTER\MERE POINT OYSTER\MERE POINT OYSTER.DWG, C1 COVER, 1/28/2026 11:33:04 PM, JEF



NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 38836, PG 331
   BK 20662, PG 134
   BK 11958, PG 32

2. PLAN REFERENCE(S):

   a) PLAN ENTITLED, "SKETCH PLAN – LAND OF KEN WISE", DATED JUNE 26, 2000, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

   b) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY – LAND OF EUGENE T. & MAY C. SMITH", DATED MARCH 20, 2003, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

   c) PLAN ENTITLED, "PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY – LEANNE ROBBIN", DATED MARCH 14, 2008, BY THAYER ENGINEERING, CO., ON FILE WITH PREPARER.

   d) PLAN ENTITLED, "BUILDING PERMIT SKETCH OF JOHANSON LOT", DATED JULY 26, 2012, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

3. AREA INFORMATION:

   101,050 SQ. FT., OR 2.319 ACRES

4. TAX MAP REFERENCE:

   TAX MAP MP 3, LOT 1.

5. BASIS OF BEARINGS:

   BEARINGS ARE GRID BASED GPS OBSERVATIONS.

6. ROAD INFORMATION:

   MERE POINT ROAD IS PER PLANS REFERENCED IN NOTE 2(a) THROUGH 2(d) ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.

7. CONTOUR INFORMATION:

   ELEVATION DATUM IS NAVD88, BASED ON GPS OBSERVATIONS. BATHYMETRIC SURVEY WAS DONE BY ATLANTIC ENVIRONMENTAL.

8. LITTORAL BOUNDARIES:

   THE SIDELINES OF THE SUBJECT PARCEL WERE SET AS SHOWN, EXTENDING TO LOW WATER, BY DEED (SOUTHWEST LINE) AND BOUNDARY LINE AGREEMENT (NORTHEAST LINE).

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM I.D. CAP
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
○ CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
☼	LIGHT POLE
	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
W	WATER VALVE
TBM	ELEVATION TEMPORARY BENCH MARK
TP	TEST PIT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE · BRUCE W. MARTINSON · #2137 · PROFESSIONAL LAND SURVEYOR

01-26-2026
DATE

BRUCE W. MARTINSON, PLS #2137

NOT VALID UNLESS EMBOSSED HERE

BOUNDARY & TOPOGRAPHIC SURVEY FOR MERE POINT OYSTER COMPANY

ON LAND OF 1000 MERE POINT, LLC
(OWNER OF RECORD)

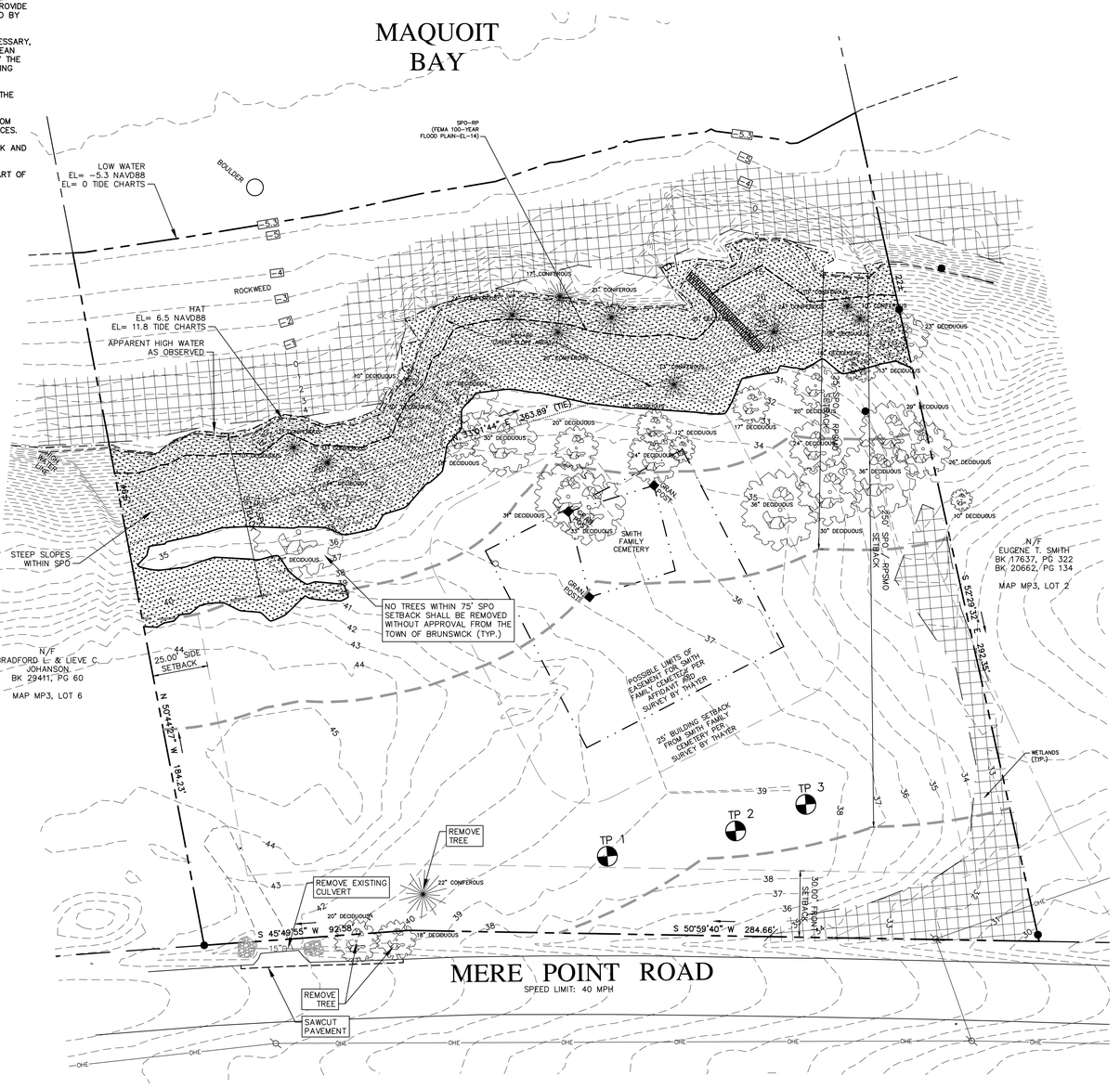
1000 MERE POINT ROAD
BRUNSWICK, MAINE

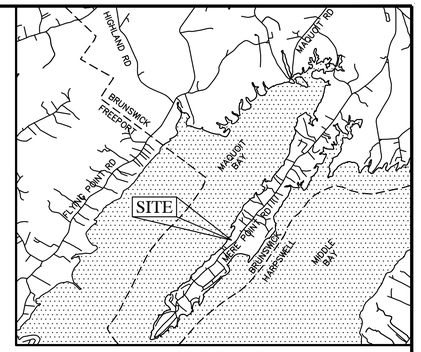
SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC,CR,CH	SCALE: 1" = 30'	SHEET:
DRN BY: BWM	JOB #: 4619	
CH'D BY: BWM	MAP/LOT:	
DATE: 09-25-2022	FILE:	

DEMOLITION NOTES:

1. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
2. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
3. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
4. PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
5. ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MaineDOT STANDARDS.
6. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.





LOCATION MAP
NOT TO SCALE

NOTES:

THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY SITELINES PA AS OF XXX, 2019. SUPPORTING DATA IS FROM THE INFORMATION BELOW.

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 38836, PG 331
   BK 20662, PG 134
   BK 11958, PG 32

2. PLAN REFERENCE(S):

   a) PLAN ENTITLED, "SKETCH PLAN – LAND OF KEN WISE", DATED JUNE 26, 2000, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

   b) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY – LAND OF EUGENE T. & MAY C. SMITH", DATED MARCH 20, 2003, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

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   d) PLAN ENTITLED, "BUILDING PERMIT SKETCH OF JOHANSON LOT", DATED JULY 26, 2012, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

3. AREA INFORMATION:

   LOT AREA: 101,050 SQ. FT., OR 2.319 ACRES

4. TAX MAP REFERENCE:

   TAX MAP MP3, LOT 1

5. BASIS OF BEARINGS:

   BEARINGS ARE GRID BASED GPS OBSERVATIONS.

6. CONTOUR INFORMATION:

   ELEVATION DATUM IS NAVD88, BASED ON GPS OBSERVATIONS. BATHYMETRIC SURVEY WAS DONE BY ATLANTIC ENVIRONMENTAL.

7. LITTORAL BOUNDARIES:

   THE SIDELINES OF THE SUBJECT PARCEL WERE SET AS SHOWN, EXTENDING TO LOW WATER, BY DEED (SOUTHWEST LINE) AND BOUNDARY LINE AGREEMENT (NORTHEAST LINE).

7. UTILITY INFORMATION:

   THERE MAY BE UNDERGROUND CONDUIT, WIRES, CABLES AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN ARE BASED ON SURFACE FEATURES VISIBLE AT THE TIME OF SURVEY AND POSSIBLY FROM INFORMATION PROVIDED BY THE OWNER, MUNICIPAL GIS DATA, AND/OR UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO VERIFY OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATING BY CONTACTING THE APPROPRIATE UTILITY COMPANY. STATE LAW REQUIRES DIG-SAFE BE CONTACTED PRIOR TO EXCAVATION.

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09-25-25	SUBMITED TO TOWN FOR SKETCH PLAN REVIEW	JJM

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
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811 www.digsafe.com
Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER
01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET:	
DRN BY: JJM	JOB #: 5128	C2	
CHD BY: JJM	MAP/LOT: MP3/1		
DATE: 06-10-2025	FILE: 5128-SITE		

C:\SITELINES\WORK\5128 - SITELINES PA\ENGINEERING\DATA\DRAWINGS AND PROJECTS\5128 MEREPOINT OYSTER MERE POINT RD\BRUNSWICK\5128 SITE.DWG, C2 EX & DEMO, 1/30/2026 1:13:29 PM, JOE

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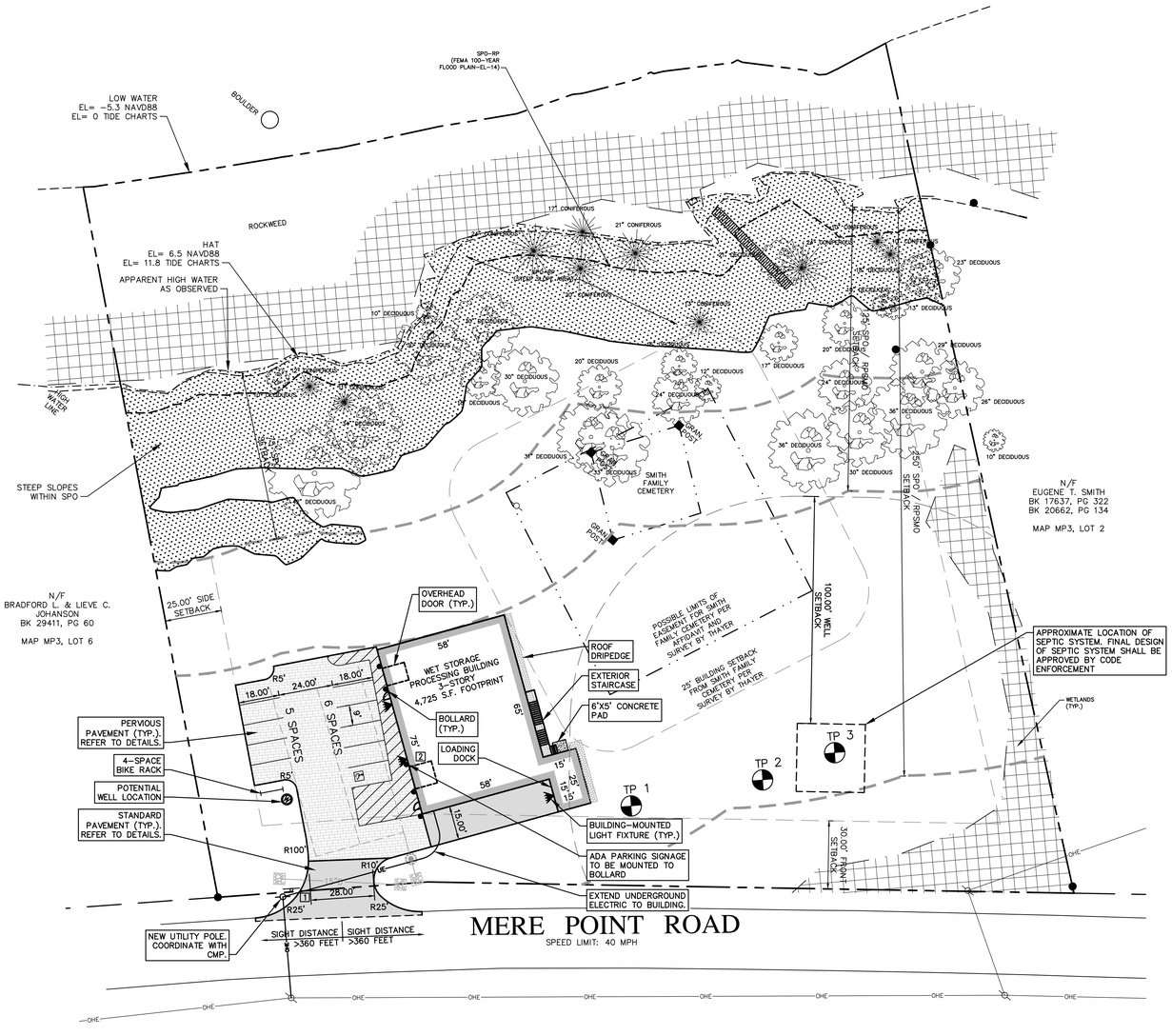
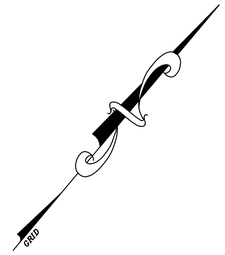
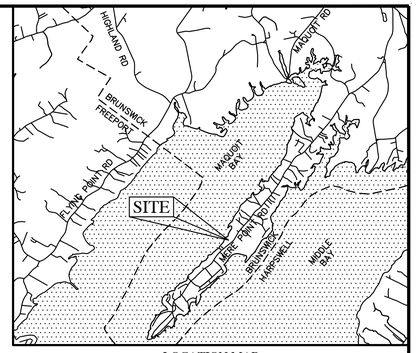
C:\USERS\JOE\DRIVE - SITELINES ENGINEERING\BUILDING PLANS AND PROJECTS\ON MERE POINT CRITTER\MERE POINT RD BRUNSWICK\MP3\SITE\DWG\C3-SITE 1/30/2026 1:13:24 PM JOE

SIGN LEGEND:







LOCATION MAP
NOT TO SCALE

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
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3. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
5. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.

RURAL PROTECTION 1 ZONING DISTRICT (RP1)		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	4 ACRES*	2.32 ACRES
MIN. LOT WIDTH:	125'	368.4'
MIN. SETBACK:		
FRONT:	30'	30.5'
REAR:	30'	219.5'
SIDE:	25'	90'
MAX. HEIGHT:	40'	<40'
MAX. FOOTPRINT:	10,000 S.F.	4,725 S.F.
MAX. IMPERVIOUS COVERAGE:	35%**	10,325 S.F.
NEW LAWN AREA FOR WOODED SITES:	20,000 S.F.	N/A

*ANY LOT IN EXISTENCE ON OCTOBER 9, 1991, LOCATED WITHIN THE RP1 DISTRICT AND HAVING ATLEAST 160,000 S.F. BUT LESS THAN 10 ACRES, MAY BE DIVIDED INTO 2 LOTS PROVIDED THAT NEITHER LOT HAS AN AREA OF LESS THAN 20,000 S.F.

**FOR LOTS LESS THAN 2.5 ACRES, THE MAX. IMPERVIOUS COVERAGE IS THE LESSER OF 35% OR 10,890 S.F.

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 38836, PG 331
   BK 20662, PG 134
   BK 11958, PG 32

2. PLAN REFERENCE(S):

   a) PLAN ENTITLED, "SKETCH PLAN – LAND OF KEN WISE", DATED JUNE 26, 2000, BY BRIAN SMITH SURVEYING, INC. (PREDECESSOR TO SITELINES), ON FILE WITH PREPARER.

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3. AREA INFORMATION:

   LOT AREA: 101,050 SQ. FT., OR 2.319 ACRES

4. TAX MAP REFERENCE:

   TAX MAP MP3, LOT 1

5. BASIS OF BEARINGS:

   BEARINGS ARE GRID BASED GPS OBSERVATIONS.

6. CONTOUR INFORMATION:

   ELEVATION DATUM IS NAVD88, BASED ON GPS OBSERVATIONS. BATHYMETRIC SURVEY WAS DONE BY ATLANTIC ENVIRONMENTAL.

7. LITTORAL BOUNDARIES:

   THE SIDELINES OF THE SUBJECT PARCEL WERE SET AS SHOWN, EXTENDING TO LOW WATER, BY DEED (SOUTHWEST LINE) AND BOUNDARY LINE AGREEMENT (NORTHEAST LINE).

8. FLOOD ZONE INFORMATION:

   PARCEL IS LOCATED PARTIALLY WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND PARTIALLY WITHIN ZONE VE (SPECIAL FLOOD HAZARD WITH BFE) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANEL 23005C0559F, EFF. DATE JUNE 20, 2024.

9. IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA:	187 S.F. (0.00 AC)
PROPOSED IMPERVIOUS AREA:	11,657 S.F. (0.27 AC)
PERVIOUS PAVEMENT:	5,328 S.F. (0.12 AC)
PREVIOUS PAVEMENT CREDIT (25%):	1,332 S.F. (0.03 AC)
ADJUSTED PROPOSED IMPERVIOUS AREA:	10,325 S.F. (0.24 AC)

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (811) PRIOR TO EXCAVATION.

UTILITY NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE (811) PRIOR TO COMMENCING EXCAVATION.
2. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
4. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
5. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
7. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
9. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
10. SEE SHEET C4 FOR GRADING, DRAINAGE, AND STORM DRAIN DATA.
11. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
12. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.

PROGRESS PRINT
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811 www.digsafe.com
Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
01-23-26

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09-25-25	SUBMITED TO TOWN FOR SKETCH PLAN REVIEW	JJM

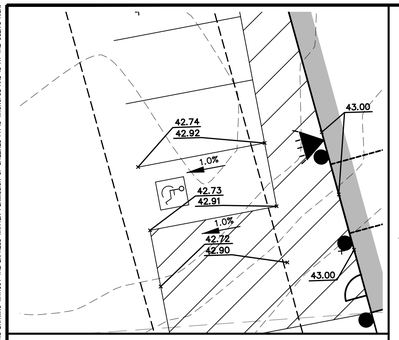
TITLE:
SITE DEVELOPMENT PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

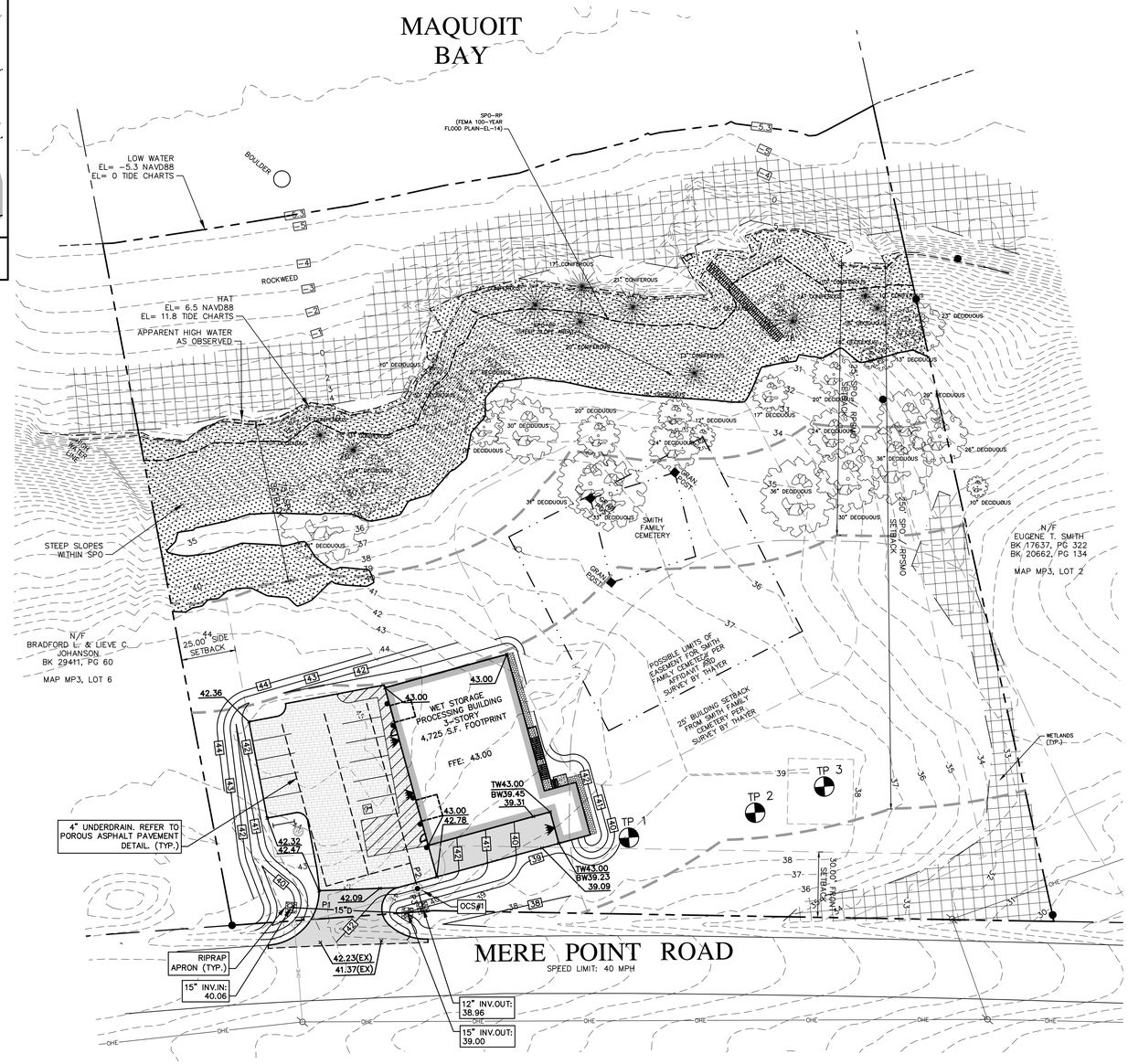
PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

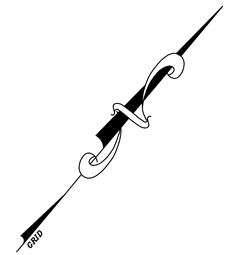
SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET: C3
DRN BY: JJM	JOB #: 5128	
CH'D BY: JJM	MAP/LOT: MP3/1	
DATE: 06-10-2025	FILE: 5128-SITE	



ADA GRADING DETAIL
SCALE: 1"=10'





GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.

2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.

3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.

4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.

5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.

6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.

7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS

8. BENCHMARK INFORMATION: CONTACT SITELINES, PA (207-725-1200)

9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.

10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

DRAINAGE STRUCTURE DATA:

OCS#1
RIM: 42.50
TOP OF BAFFLE WALL: 41.30
1" ORIFICE IN BAFFLE WALL: 39.13
INV.IN: 39.13 (4" FROM UNDERDRAIN)
INV.OUT: 39.03 (12" TO OUTFALL)

P1: 15" HDPE L=53' S=0.0200
P2: 4" PVC L=~10' S=0.0100
P3: 12" HDPE L=7' S=0.0100

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09-25-25	SUBMITED TO TOWN FOR SKETCH PLAN REVIEW	JJM

TITLE:
GRADING AND DRAINAGE PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET: C4
DRN BY: JJM	JOB #: 5128	
CH'D BY: JJM	MAP/LOT: MP3/1	
DATE: 06-10-2025	FILE: 5128-SITE	

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C:\USERS\JOE\ONEDRIVE - SITELINES PA\DOCUMENTS\CLIENTS\MERE POINT RD\BRUNSWICK\5128 MERE POINT OYSTER BARS\ POINT RD BRUNSWICK\5128 SITE DWG - CAD DRAWING - STANDARD 11.5.25 PM.DWG

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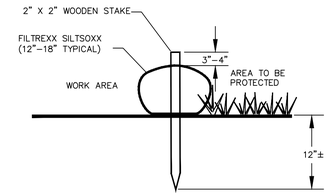
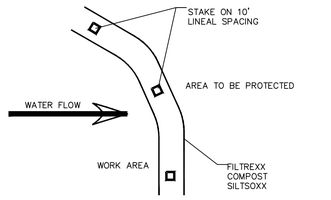


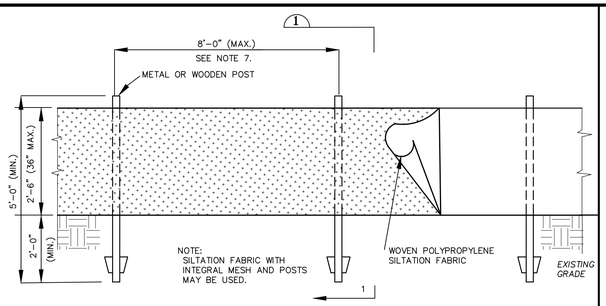
SECTION



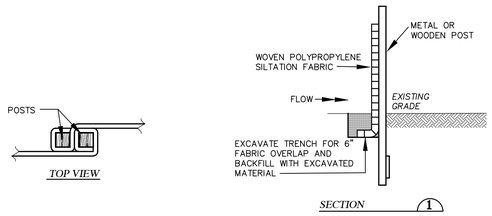
PLAN

NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

A — FILTREXX SILTSOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

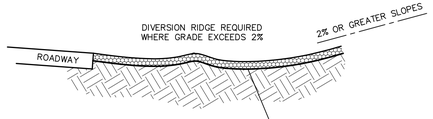


ELEVATION

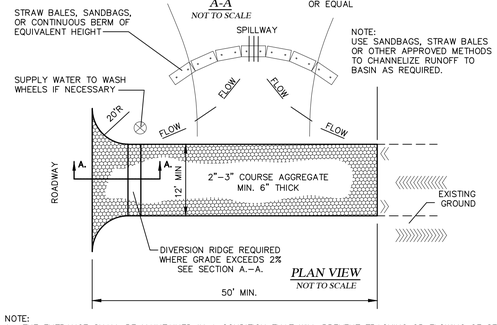


INSTALLATION:
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE–IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
5. JOIN SECTION AS SHOWN IN TOP VIEW.
6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
7. A STONE "FILLET" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEYED IN.

B — SILT FENCE DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.



SECTION VIEW
A–A
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

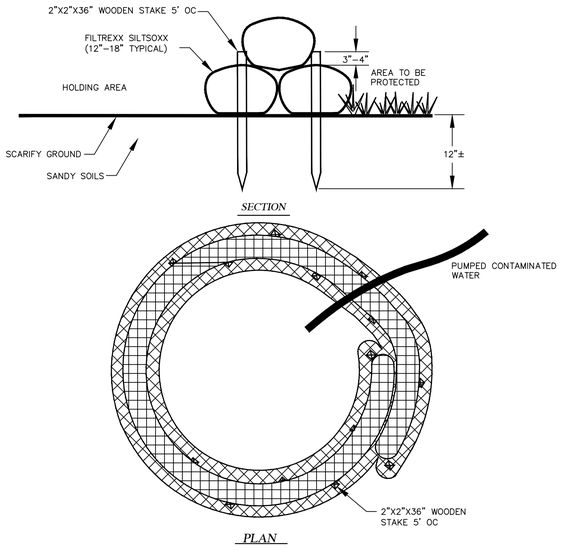
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.

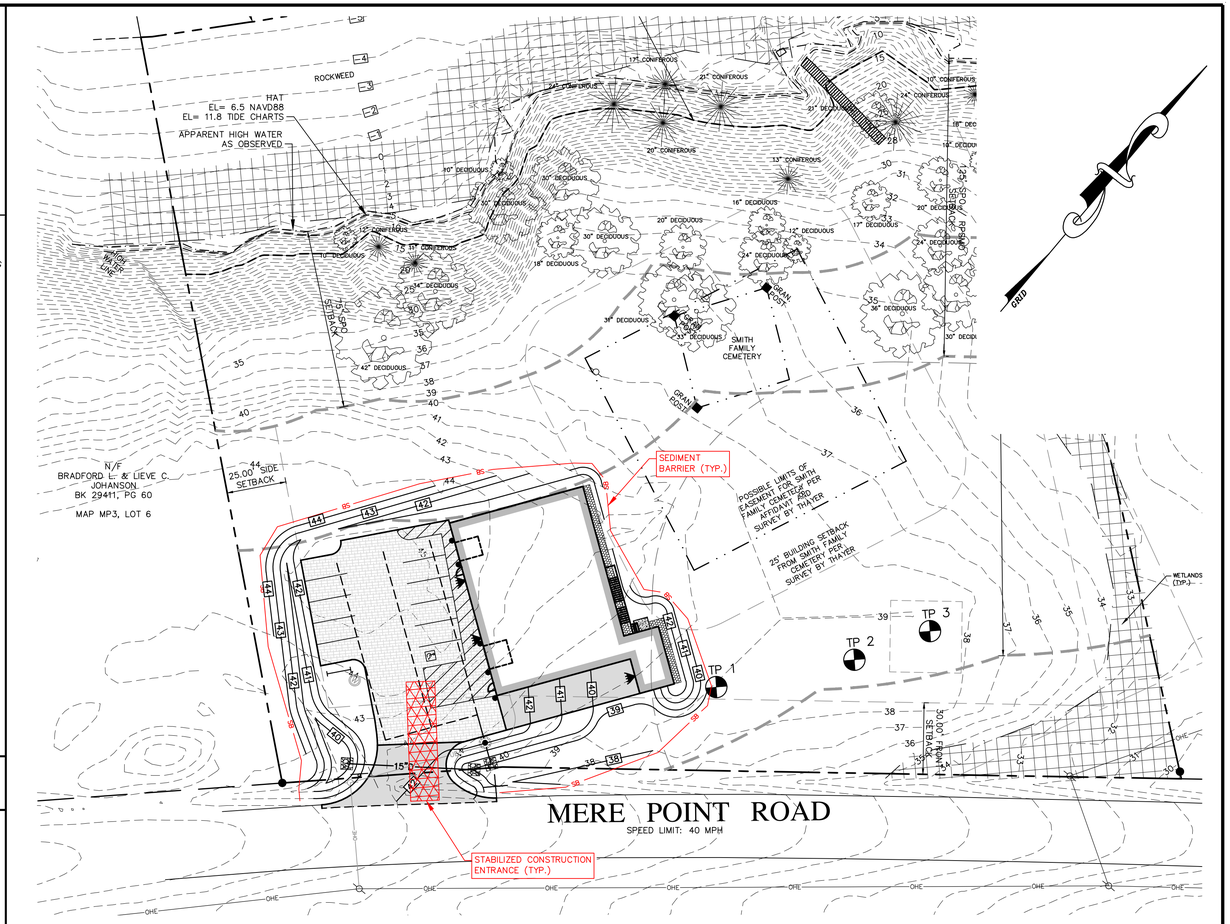
4. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO THE NEXT STORM EVENT. "REMOVED" SHALL MEAN VACUUM SWEEPING. MECHANICAL BROOM/SWEEPING SEDIMENT INTO DITCHES OR STRUCTURES IS NOT ACCEPTABLE.

C — STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



PLAN

D — SEDIMENT TRAP DETAIL
N.T.S.



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND
SB — SEDIMENT BARRIER
STABILIZED CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL (ESC) NOTES:

1. THE CONTRACTOR SHALL UTILIZE THE CONSTRUCTION ENTRANCE FOR ENTERING AND EXITING THE PROPERTY

2. ESC BMPS SHALL BE INSTALLED PRIOR TO START OF WORK.

3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT DISTURBED AREAS AND REVIEW BMPS PRIOR TO FORECAST PRECIPITATION OF MORE THAN 0.5 INCHES.

4. CONTRACTOR TO SWEEP EXISTING PAVED ACCESS AS NEEDED TO REMOVE TRACKED SOILS.

5. CONTRACTOR SHALL KEEP THE WRITTEN STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN ON SITE.

6. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT DISCHARGE TURBIDITY. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WA TILES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE.

7. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.

8. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPS TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.

9. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING MEDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

10. SEE ADDITIONAL NOTES ON SHEET C7, EROSION CONTROL NOTES.

3.	01–23–26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10–22–25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09–25–25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	JJM

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ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
01–23–26

TITLE:
EROSION CONTROL PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET:	C5
DRN BY: JJM	JOB #: 5128		
CH'D BY: JJM	MAP/LOT: MP3/1		
DATE: 06-10-2025	FILE: 5128-SITE		

C:\USERS\JOE\ONEDRIVE - SITELINES ENGINEERING, SURVEYING AND PLANNING\JOBS AND PROJECTS\1000 MEREPOINT (POINT RIVER BUILDING)\WORKING\5128-SITE.DWG, C1-5 A3, 1/30/2026 1:13:28 PM, JOE

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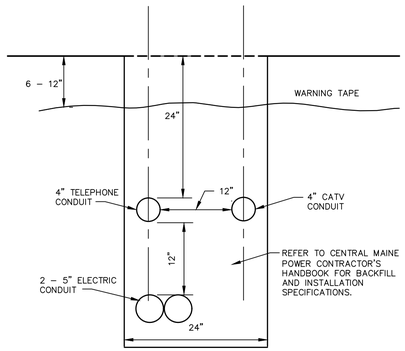
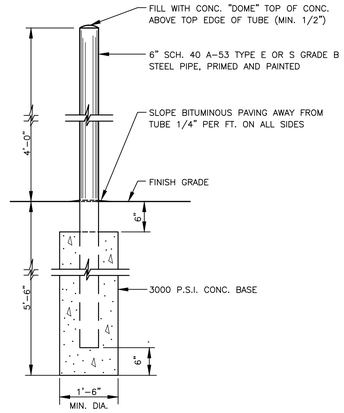
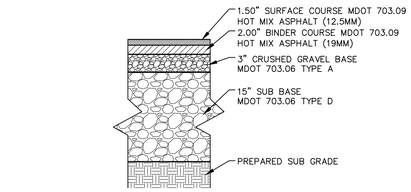


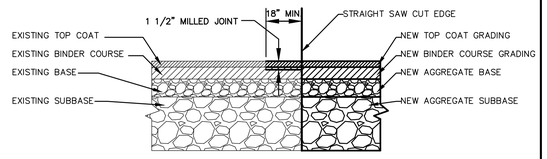
A UTILITY TRENCH
N.T.S.



B TYPICAL BOLLARD
N.T.S.

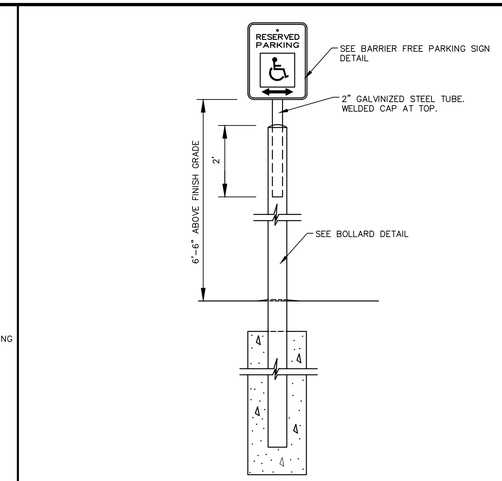


DRIVEWAY SECTION
NOT TO SCALE

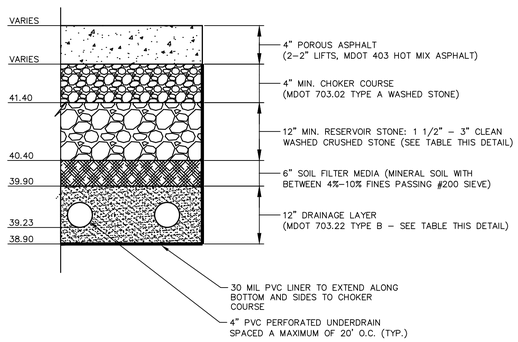


PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
NOT TO SCALE

C PAVEMENT SECTIONS
N.T.S.



D BARRIER FREE PARKING SIGN DETAIL
N.T.S.



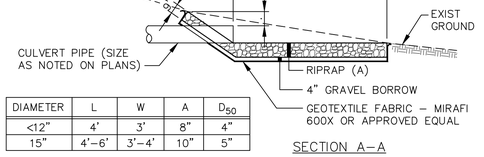
NOTE:
1. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
2. PAVEMENT TO BE MODERATE DURABILITY, PG 64–28 SBS/SBR.

RESERVOIR LAYER	
SIEVE #	% PASSING BY WEIGHT
2½"	100
2"	95–100
1"	0–30
⅜"	0–5

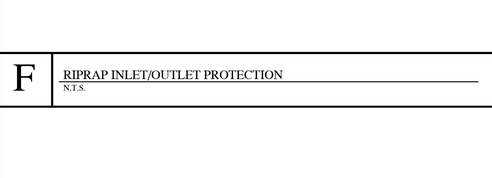
DRAINAGE LAYER (MDOT 703.22 TYPE B)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

CONSTRUCTION OVERSIGHT:
1. THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THE PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR.
2. CONSTRUCTION SEQUENCE: THE POROUS ASPHALT PAVEMENT MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
3. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
   3.1. AFTER THE PREPARATION OF SUBGRADE,
   3.2. AFTER IMPERMEABLE LINER IS INSTALLED,
   3.3. AFTER THE UNDERDRAIN PIPING IS INSTALLED PRIOR TO BACKFILL,
   3.4. AFTER THE DRAINAGE LAYER IS PLACED,
   3.5. AFTER THE PLACEMENT OF THE SOIL FILTER MEDIA.
   3.6. AFTER THE PLACEMENT OF THE RESERVOIR LAYER.
   3.7. AFTER THE PLACEMENT OF THE CHOKER COURSE. .
4. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE POROUS ASPHALT PAVEMENT MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP AND/OR MDOT SPECIFICATIONS.
8. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE POROUS ASPHALT PAVEMENT. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION.

E POROUS ASPHALT PAVEMENT
N.T.S.



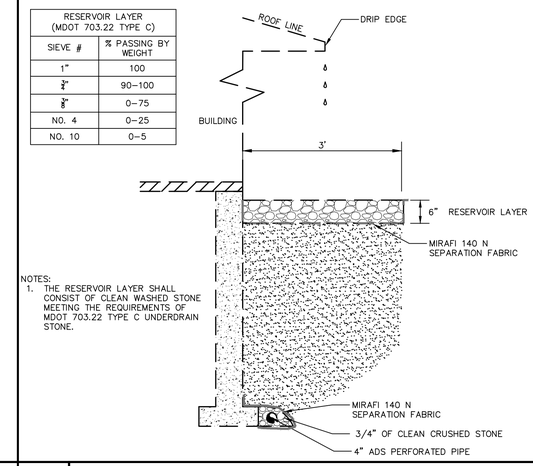
PLAN



DIAMETER	L	W	A	D_{50}
<12"	4'	3'	8"	4"
15"	4'–6'	3'–4'	10"	5"

SECTION A–A

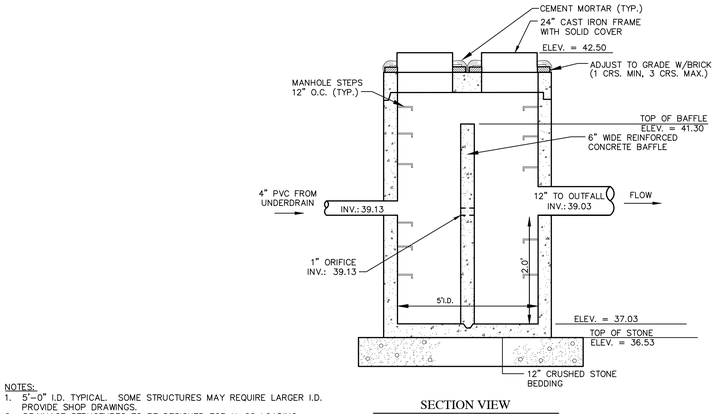
F RIPRAP INLET/OUTLET PROTECTION
N.T.S.



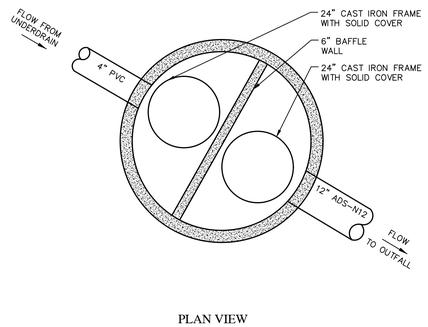
NOTES:
1. THE RESERVOIR LAYER SHALL CONSIST OF CLEAN WASHED STONE MEETING THE REQUIREMENTS OF MDOT 703.22 TYPE C UNDERDRAIN STONE.

RESERVOIR LAYER (MDOT 703.22 TYPE C)	
SIEVE #	% PASSING BY WEIGHT
1"	100
¾"	90–100
⅜"	0–75
NO. 4	0–25
NO. 10	0–5

G ROOF DRIPEDGE
N.T.S.



SECTION VIEW
N.T.S.



PLAN VIEW
N.T.S.

NOTES:
1. 5'–0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H–20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.

H OUTLET CONTROL STRUCTURE (OCS#1) DETAIL
N.T.S.

I NOT USED
N.T.S.

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

ISSUED FOR:
PERMITTING REVIEW

3.	01–23–26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10–22–25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09–25–25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	JJM

TITLE:
SITE DEVELOPMENT DETAILS

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

STATE OF MAINE · JOSEPH J. MARDEN · 12828 · LICENSED PROFESSIONAL ENGINEER
01–23–26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: NTS	SHEET: C6
DRN BY: JJM	JOB #: 5128	
CH'D BY: JJM	MAP/LOT: MP3/1	
DATE: 06-10-2025	FILE: 5128-COV-DET	

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EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL REFER TO THE FOLLOWING REFERENCES FOR THE DESIGN AND INSTALLATION OF TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL PRACTICES:
   - 2016 REVISION TO THE 2003 MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL FOR DESIGNERS AND ENGINEERS
   - 2014 REVISION TO THE 2003 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

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

1 SEDIMENT BARRIER: SILT SOXX OR APPROVED EQUAL WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.

6. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

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

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER SHALL BE INSTALLED PRIOR TO THE START OF THE CONSTRUCTION AND WILL REMAIN IN PLACE UNTIL THE SITE IS 90% REVEGETATED.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.
   C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

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

8. AREAS WITHIN 75 FT OF A WETLAND WILL BE STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

9. ALL AREAS WITHIN 75 FEET OF A WETLAND MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION (NOVEMBER 1 THROUGH APRIL 15).

10. TEMPORARY SEDIMENT BASINS MAY BE INSTALLED DOWNGRADIENT OF THE DISTURBED AREAS. THESE BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ½ OF THE DESIGN CAPACITY OF THE BASIN.

2. EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

PERMANENT EROSION CONTROL MEASURES:

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

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

POST-CONSTRUCTION REVEGETATION:

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

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS SHALL BE: ALLEN, STERLING & LATHROP 'TUFFTURF', 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7-LBS./1,000 SQ. FT.

SWALES SHALL BE: WILDFLOWER MEADOW: (SEED) FESTUCA OVINA SHEEP FESCUE; SOW AT A RATE OF 12 OZ. PER 1,000 SQFT. TRIFOLIUM REPENS WHITE CLOVER; SOW AT A RATE OF ½ OZ.PER 1,000 SQFT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AQUILEGEA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE-ANGLIAE NEW-ENGLAND ASTER, BAPTISIA AUSTRALIS WILD INDIGO, BOLTONIA ASTEROIDS FALSE ASTER, CHRYSANTHEMUM LEUCANTHEMUM OXEYE DAISY, DIGITALIS PURPUREA FOXGLOVE, ECHINACEA PURPUREA PURPLE CONEFLOWER, LUPINUS PERENNIS LUPINE, MONARDA FISTULOSA BERGAMOT, PAPAVER ORIENTALE ORIENTAL POPY, RUDBECKIA HIRTA BLACK-EYED SUSAN, SALVIA OFFICINALIS SAGE; SOW AT A RATE OF 1/3 OZ. EACH PER 1,000 SQFT. OR 4 OZ. PER 1,000 SQFT. IN COMBINATION

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
      I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
      II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%
      III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

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

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

HOUSEKEEPING:

FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 500, APPENDIX C.

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

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-452-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENTS WEBSITE AT : HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

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

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

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

EXCAVATION DEWATERING IS ANTICIPATED FOR THIS PROJECT. SHOULD IT BE NECESSARY, THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A SEDIMENT TRAP (SEE DETAIL THIS SHEET), DIRT BAG, OR SEDIMENTATION BASIN. A DEWATERING DISCHARGE PLAN SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

(a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(b) FIRE HYDRANT FLUSHINGS
(c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND CHAPTER 500 APPENDIX (C)(3);
(e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
(j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
(k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
(l) LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER CHAPTER 500 DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

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

EROSION CONTROL DURING WINTER CONSTRUCTION:

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

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH STRAW-COCONUT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).

8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

SITE INSPECTION AND MAINTENANCE:

1. GENERAL RESPONSIBILITIES
THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER BMPS AND FACILITIES UNTIL THE CONSTRUCTION PHASE OF THE PROJECT IS COMPLETE AND THE SITE IS PERMANENTLY STABILIZED AND ACCEPTED BY THE APPLICANT. THESE EFFORTS SHALL INCLUDE MAINTENANCE OF TEMPORARY AND PERMANENT STORMWATER FEATURES AND ADDRESSING INTERIM SITE CONDITIONS AS NECESSARY. AFTER ACCEPTANCE OF THE DEVELOPMENT, THE APPLICANT WILL BE RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER FEATURES AS SHOWN ON THE PLAN.

2. MAINTENANCE FREQUENCY.
INSPECTIONS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, AND TEMPORARY AND PERMANENT STORMWATER FEATURES DURING THE CONSTRUCTION PROCESS SHALL BE PERFORMED AT LEAST ONCE PER WEEK AND BEFORE AND AFTER EACH SIGNIFICANT RAINFALL EVENT. FOR THE PURPOSES OF THE INSPECTION SCHEDULE, A SIGNIFICANT RAINFALL EVENT SHALL BE ANY STORM EVENT THAT RESULTS IN MORE THAN 0.5-INCHES OF RAINFALL IN A 24-HOUR PERIOD.

DURING WINTER CONSTRUCTION, IN THE MONTHS FROM NOVEMBER TO MARCH, INSPECTIONS SHALL BE PERFORMED AFTER EACH RAINFALL, SNOWSTORM, OR THAWING, AND AT LEAST ONCE PER WEEK.

3. INSPECTION SCOPE
THE SCOPE OF CONSTRUCTION INSPECTIONS SHALL INCLUDE DISTURBED AND IMPERVIOUS AREAS, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS IN ADDITION TO THE EROSION AND SEDIMENTATION CONTROL MEASURES, AND TEMPORARY AND PERMANENT STORMWATER FEATURES.

4. INSPECTION AND MAINTENANCE CHECKLIST
AN INSPECTION AND MAINTENANCE CHECKLIST SPECIFIC TO THIS PROJECT IS AVAILABLE FROM THE DESIGN ENGINEER. ALL INSPECTION FORMS AND DOCUMENTATION OF CORRECTIVE ACTIONS DURING CONSTRUCTION SHALL BE MAINTAINED FOR A MINIMUM OF THREE (3) YEARS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.

5. CORRECTIVE ACTION TIMELINE
AS PART OF THE INSPECTION AND MAINTENANCE PROCESS, IF ANY CORRECTIVE ACTION IS WARRANTED, IT SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN (7) DAYS OR BEFORE THE NEXT STORM EVENT, WHICHEVER COMES FIRST.

ALL REQUIRED CORRECTIVE ACTIONS SHALL BE DOCUMENTED AND MAINTAINED WITH THE INSPECTION FORMS.

6. QUALIFICATIONS OF INSPECTOR
THE PERSON(S) RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION AND POST-CONSTRUCTION SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OR EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS OF THE APPROVALS.

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C:\USERS\JJGCONCEPTS\...\SITELINES ENGINEERING\BUILDING PLANS AND PROJECTS\2128 MERE POINT OYSTER FARM\PDFS\EROSION CONTROL NOTES.DWG, C7-ESC, 1/20/2026 1:13:29 PM, JJM

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	JJM

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

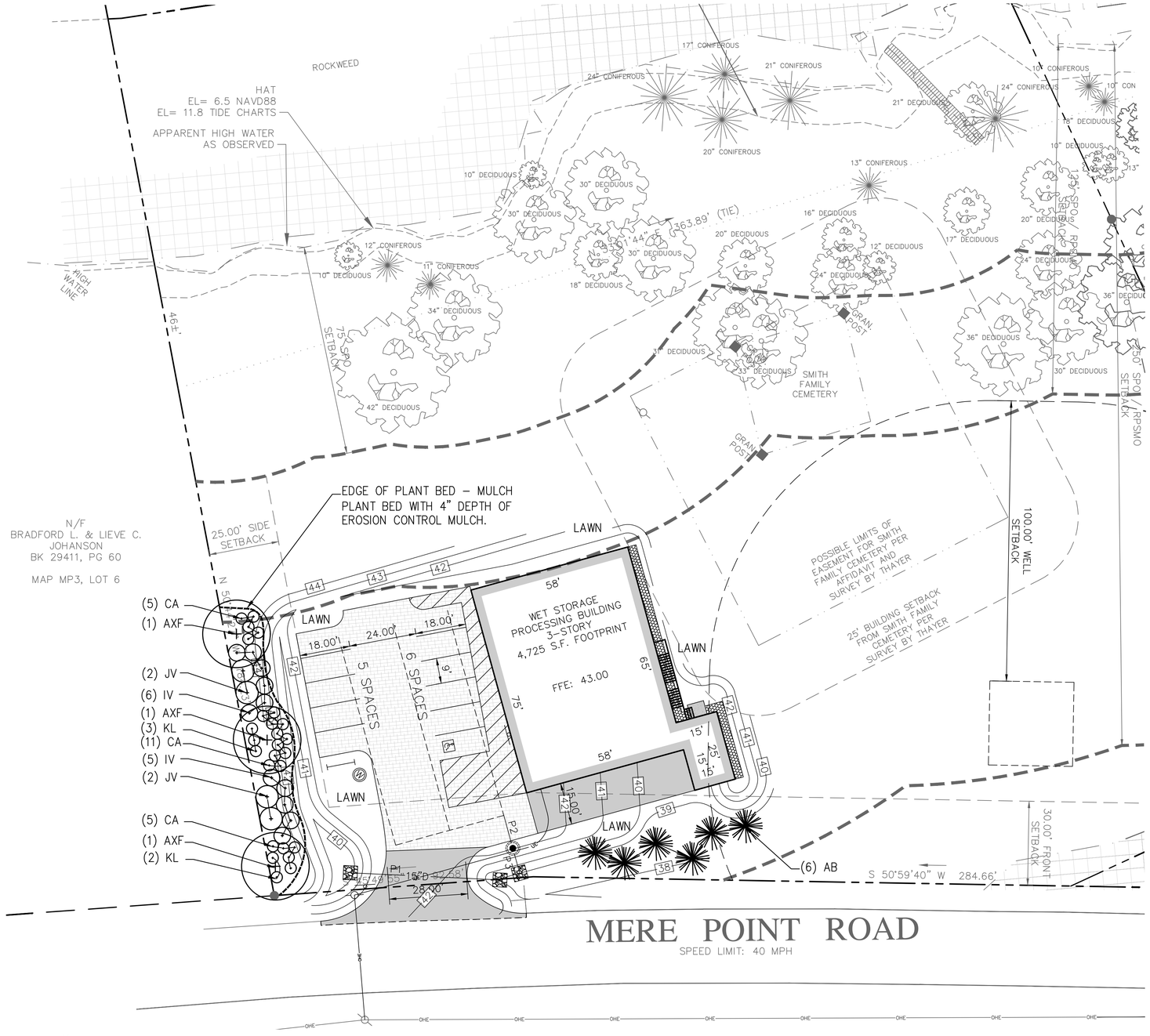
ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED
PROFESSIONAL ENGINEER
01-23-26

TITLE:
EROSION CONTROL NOTES

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
*1000 MERE POINT LLC

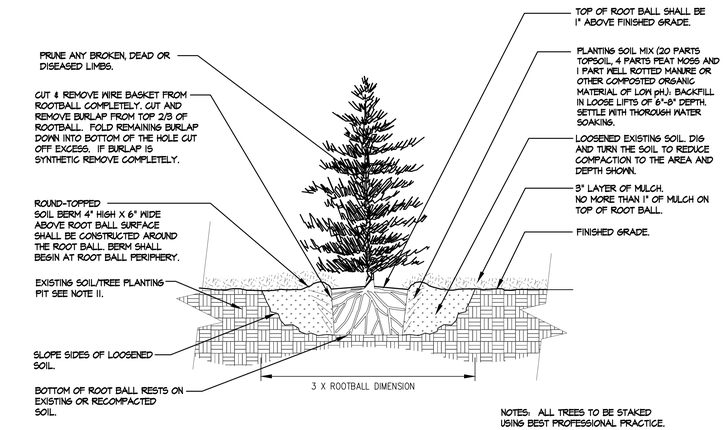


PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE SIZE +/-	COMMENTS
SHRUBS & HERBACEOUS MATERIAL						
AB	ABIES BALSAMEA	BALSAM FIR	5	6' HT.	H60'XW30'	FULL & BUSHY
AXF	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3	1.5" CAL.	H40'XW25'	SINGLE STEM, B&B
CA	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT CLETHRA	21	5 GAL.	H4'XW4'	FULL & BUSHY
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	11	5 GAL.	H4'XW6'	FULL & BUSHY
JV	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	4	5 GAL.	H3'XW8'	FULL & BUSHY
KL	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	5	5 GAL.	H4'XW4'	FULL & BUSHY

LANDSCAPE NOTES:

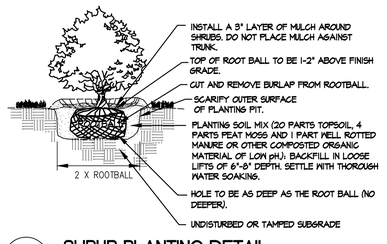
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
3. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
5. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
6. CONTRACTOR SHALL LOAMED DISTURBED AREAS WITH A 6" DEPTH OF TOPSOIL.
7. SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE SEEDED WITH "PARK MIX" AS DISTRIBUTED BY ALLEN STERLING & LOTHRUP OF FALMOUTH MAINE. SEEDING RATE TO BE 5 LBS. PER 1,000 S.F.
8. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
11. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
12. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. TREE BAGS TO BE LEFT ON UNTIL FREEZING TEMPERATURES.



NOTES: ALL TREES TO BE STAKED USING BEST PROFESSIONAL PRACTICE.

1 EVERGREEN TREE PLANTING

SCALE: N.T.S.



NOTES:
1. CONSTRUCT TEMPORARY PLANT SAUCIER FROM MULCH TO ASSIST WITH WATER RETENTION. SAUCER NOT REQUIRED WHEN SHRUB OCCURS IN A PLANT BED.
2. WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.
3. SHRUBS TO BE WATERED IMMEDIATELY AFTER PLANTING.

2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	12-18-25	SUBMITTED TO TOWN OF FOR SITE PLAN REVIEW	DEPT.	PBB	PBB

PETER B. BIEGEL No. 2024 LICENSED LANDSCAPE ARCHITECT STATE OF MAINE
12/18/25

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 939-1717

CLIENT:
SITELINES
119 PURINTON ROAD, SUITE A, BRUNSWICK, MAINE 04011

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: PBB
DATE: DECEMBER 2025
SCALE: 1"=20'

WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE

LANDSCAPE PLAN

PROJ. NO. 25-155 / 5128
DWG. NO. L-1
REV. A

C:\Users\PBiegel\Documents\Land Design Solutions\ACADWork\2025 Projects\25-155 Sitelines Mere Point\Landscape Plan.dwg, Landscape Plan, 12/17/2025 2:10:23 PM

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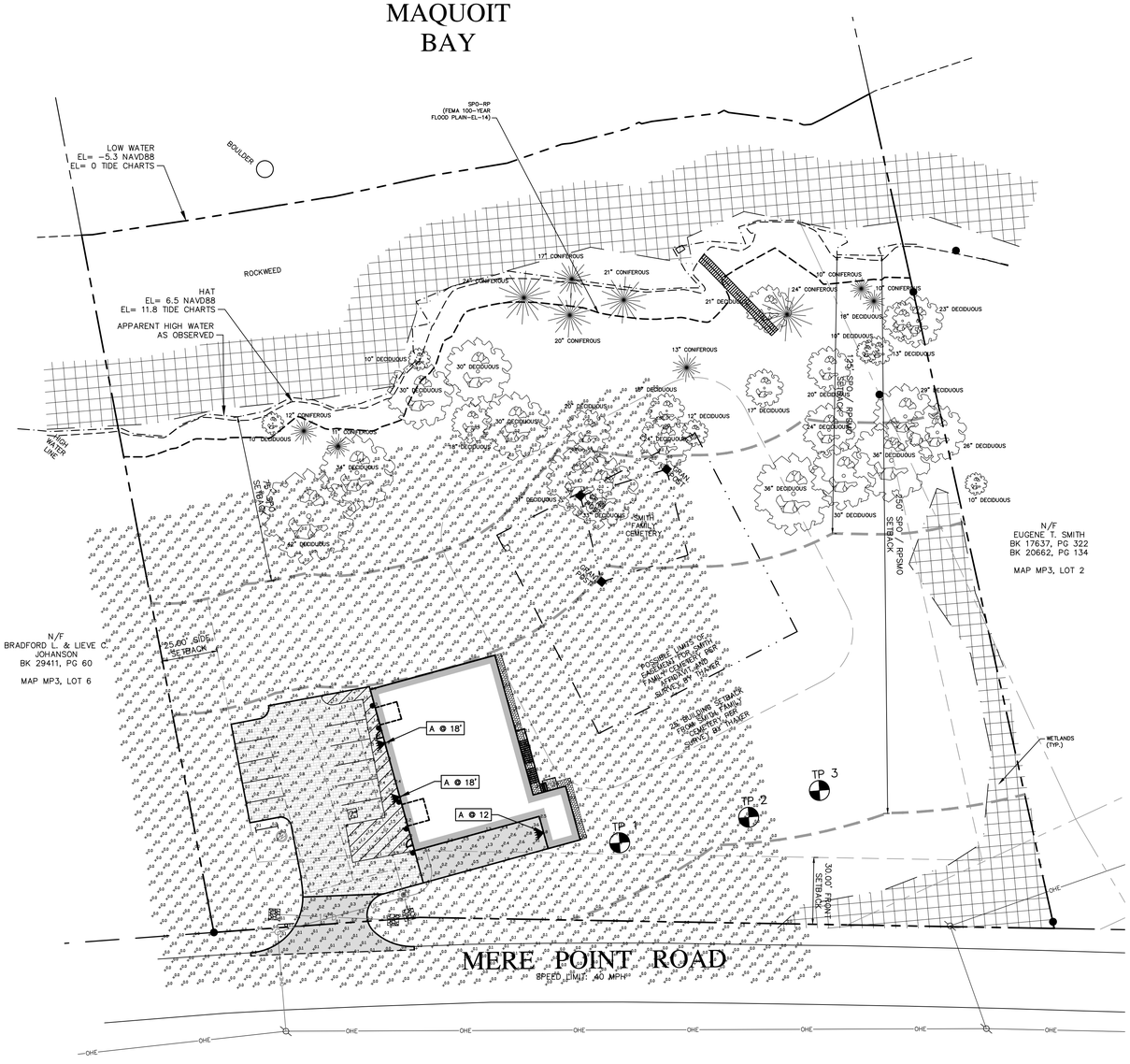
C:\USERS\JDICKERSON\...SITELINES\ENGINEERING\DATA\PROJECTS\19-MEREPOINT\OSTER\MERE POINT RD\BRUNSWICK\19-SITE DWG, LU LIGHTING, 1/30/2026 1:13:13 PM, JDI

MAQUOIT BAY



Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	LMC-30LU-3K-4	LAREDO LMC, 30 LED, 3000K, TYPE 4, 700mA	30- NICHIA 3K LEDS	1	4534.53	0.9	70

NOTES:
1. EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2. CALCULATIONS DO NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3. READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4. THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
5. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

811 www.digsafe.com
Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
01-23-26

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS	JJM
1.	09-25-25	SUBMITED TO TOWN FOR SKETCH PLAN REVIEW	JJM

TITLE:
LIGHTING PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET: L2
DRN BY: JJM	JOB #: 5128	
CH'D BY: JJM	MAP/LOT: MP3/1	
DATE: 06-10-2025	FILE: 5128-SITE	

SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

TOWN OF BRUNSWICK
SKETCH PLAN APPLICATION

Prepared for:

Woodside Road Subdivision
Map 22, Lots 9 and 180
Woodside Road, Brunswick, ME 04011

Prepared for:

Wyley Enterprises, LLC
31 Headland Road
Harpswell, ME 04079

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

January 2026

240089

Woodside Road Subdivision (Map 22, Lots 9 and 180)
Sketch Plan Application
Table of Contents

Cover Letter

Section 1	**Application Forms & Agent Authorization**
Section 2	**Location & Resource Maps**
Section 3	**Right, Title, or Interest**
Section 4	**Standard Boundary Survey**
Section 5	**Wetland Delineation Report**
Section 6	**Preliminary Traffic Impact Assessment**
ATTACHED:	**Plan Sets**

January 28, 2026
240089

Julie Erdman, *Director of Planning & Development*
Town of Brunswick, Maine
85 Union Street, Brunswick, ME 04011

RE: Sketch Plan Application for Woodside Road Subdivision – Woodside Road; Tax Map 22, Lots 9 & 180

Dear Julie,

On behalf of Wyley Enterprises, LLC, Sebago Technics, Inc., is pleased to submit this letter and the enclosed application materials for a Sketch Plan application. This application is for a proposed Residential Subdivision located along Woodside Road in the Town of Brunswick and can further be identified on the Town's Tax Map 22 as Lots 9 and 180.

Existing Conditions: The subject properties, with a combined area of +/- 24.60 acres, are located on the eastern side of Woodside Road. The subject properties are entirely within the Growth Residential 4 (GR4) Zoning District and contain portions of the Shoreland Protection Overlay (SPO) zoning district. As depicted in Exhibit A, the abutting properties are zoned as follows:

Direction	Zoning District
North	Growth Residential 4 (GR4)
South	Rural Protection 2 (RP2) & Growth Residential 4 (GR4)
East	Growth Mixed-Use 8 (GM8)
West	Rural Protection 2 (RP2)

Proposed Development: The proposed subdivision will provide a total of 93 dwelling units: 45 single-family lots and six (6) two-story multi-family buildings with eight (8) dwelling units per building. The number of bedrooms per each multi-family unit is yet to be determined but is expected to be a mixture of one- and two-bedroom units. Single and multi-family dwelling units are permitted by right in *Table 3.2: Permitted Use Table for Growth Area Zoning Districts*.

Density: Per *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts* of the Town of Brunswick Zoning Ordinance, the Growth Residential 4 (GR4) Zoning District is intended to accommodate residential uses at a maximum density of six (6) dwelling units per net acre. As proposed, the project's density is approximately 3.8 units per net acre.

Impervious Surface: As shown on the attached Sketch Plan, the proposed layout of the site will result in +/- 8.03 (32.6%) acres of impervious surface area, below the maximum 35% allowed impervious surface coverage for the GR4 Zoning District established in *Table 4.2.3)*.

Dimensional Standards: Consistent with *Table 4.2.3: Growth Area Dimensional and Density Standards*, each of the proposed lots meets the 75' minimum frontage requirement and exceeds the 7,260 square foot minimum lot size. All multi-family structures meet the minimum front (20 feet), rear (20 feet), and side (15 feet) setback requirements. No structure will exceed 35 feet in height; nor will any structure exceed the 5,000 square foot maximum building footprint.

Circulation and Access: The proposed roadway is intended to be publicly accepted; it will be designed to meet the Town's Minor Street Standards as outlined in Sec 14-187 of Article VI. The subdivision will primarily be accessed via Woodside Road to the west, but it will also connect to the existing stub of Arrowhead Drive adjacent to Map 22, Lots 142 and 170. Although there is a recorded deed to provide access to a second existing stub between Map 22, Lots 77 and 79, no connection is proposed (see below image). A five-foot-wide sidewalk is proposed on the north side of the public road to encourage and accommodate pedestrian circulation throughout the site; the project will also feature a connection to the existing trail system located south of the property.

Proposed Access Points

Parking: Each of the proposed single-family lots will contain an individual driveway. The current sketch plan proposes 100 parking spaces to serve the 48 multifamily units. The number of parking spaces for the proposed multi-family building will be refined after the number of bedrooms is determined for each multifamily building. The total number of parking spaces will be consistent with *Table 4.9.1.A – Minimum Number of Off-Street Vehicle Parking Spaces*.

Utilities & Stormwater: It is anticipated that the proposed project will be serviced by public water (Brunswick-Topsham Water District) and public sewer (Brunswick Sewer District), as the site is located within their respective service areas (see Exhibit B for nearest utilities). Ability to serve letters will be provided during later stages of the development review process. There are two (2) proposed areas on the Sketch Plan reserved for stormwater treatment and detention; a predevelopment watershed model has been created for the site, and the preliminary sizes for the stormwater detention areas are being evaluated.

Permits Required: It is anticipated that this project will qualify for Site Plan and Subdivision review during the Town's development review process. It is also anticipated that this project will require review by the Maine Department of Environmental Protection (MDEP), as this project qualifies for a Natural Resources Protection Act (NRPA) Permit-By-Rule Section 2 for work adjacent to protected natural resources, as well as a Site Location of Development Act (SLODA) permit for the creation of new impervious area above the three (3) acre threshold. Additionally, given that the site is located within the Mere Brook Watershed, the proposed development is subject to the Urban Impaired Stream Standards pursuant to MDEP's rules within Chapter 500.

We are hopeful that the enclosed information is sufficient to initiate a conversation with Town Staff and the Planning Board at their next available meeting. In the interim, please contact me at omccullough@sebagotechnics.com or by telephone at (207) 200-2073 if you have any questions or require additional information. Thank you for your time and consideration.

Sincerely,
SEBAGO TECHNICS, INC.

Owens A. McCullough, PE, LEED-AP
Senior Vice President

Section 1

Application Forms & Agent Authorization

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

- [ ] **Minor Development Review**
- [x] Major Development Review: **Sketch Plan**
- [ ] Major Development Review: **Final Plan**

2. Project Name: Fitzpatrick Subdivision

3. Project Applicant

Name: Wyley Enterprises, LLC
Address: 31 Headland Road
Harpswell, ME 04079
Phone Number: (207) 837-4144
Email: jfitzgoog@gmail.com

4. Property Owner (name on deed)

Name: Same as Applicant
Address:
Phone Number:
Email:

5. Authorized Representative

Name: Sebago Technics, Inc. c/o Owens McCullough
Address: 75 John Roberts Road, Suite 4A
South Portland, ME 04106
Phone Number: (207) 200-2073
Email: omccullough@sebagotechnics.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Senior Vice President, PE: Owens McCullough, Sebago Technics, Inc., / omccullough@sebagotechnics.com / 207-200-2073
2. Landscape Designer: Brian McMahon, Sebago Technics, Inc., / bmcmahon@sebagotechnics.com / 207-200-2123
3. Planner: Matt Panfil, Senior Planner, Sebago Technics, Inc., / mpanfil@sebagotechnics.com / 207-200-2053

7. Physical location of property: 0 Woodside Road (Immediately south of Arrowhead Drive) Map 22, Lots 9 & 180

8. Lot Size: Map 22, Lot 9 + Map 22, Lot 180 = 24.6 acres total

9. Zoning District: Growth Residential 4 (GR)

10. Overlay Zoning District(s): Shoreland Protection Overlay - Stream Protection

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? If property owner is an organization, what is the applicant's affiliation?

The Applicant is the recorded owner of the properties subject to this application.

12. Assessor's Tax Map 22 Lot Number 9 & 180 of subject property.

13. Brief description of proposed use/subdivision:

Please see attached cover letter.

14. Describe specific physical improvements to be done:

Please see attached cover letter.

Property Owner Signature: Joel Fitzpatrick Date: 1/29/2026

Property Owner Name Printed:
Joel Fitzpatrick, Wyley Enterprises, LLC

Applicant Signature: Owen McCullough Date: 01/29/2026

Applicant Name & Title Printed:
Owens McCullough, PE Senior Vice President

Owner's Authorized Agent

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in Appendix D of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Sketch Plan
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map (Project property and surrounding area for context)	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	N/A
	List of anticipated permits required (federal, state, local)	X
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	x
	Existing easements associated with the development	X
	Existing locations of sidewalks	N/A
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X
Proposed Development Plan	Number of lots if a subdivision	X
	If proposing 15 or more units of rental housing, describe how affordability requirements will be met.	N/A

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Wyley Enterprises, LLC c/o - Joel Fitzpatrick 31 Headland Road, Harpswell, ME 04079			
PROPERTY DESCRIPTION	Physical Address	0 Woodside Road, Brunswick, ME		Map	22
				Lot	09
APPLICANT'S AGENT INFORMATION	Name	Sebago Technics, Inc. c/o Owens McCullough			
	Phone	(207) 200-2073	Business Name & Mailing Address	SEBAGO TECHNICS, INC. 75 John Roberts Road, Suite 4A South Portland, ME 04106	

Joel Fitzpatrick

APPLICANT SIGNATURE DATE 05/12/2025

Joel Fitzpatrick

PLEASE TYPE OR PRINT NAME HERE

Owen K. McCullough

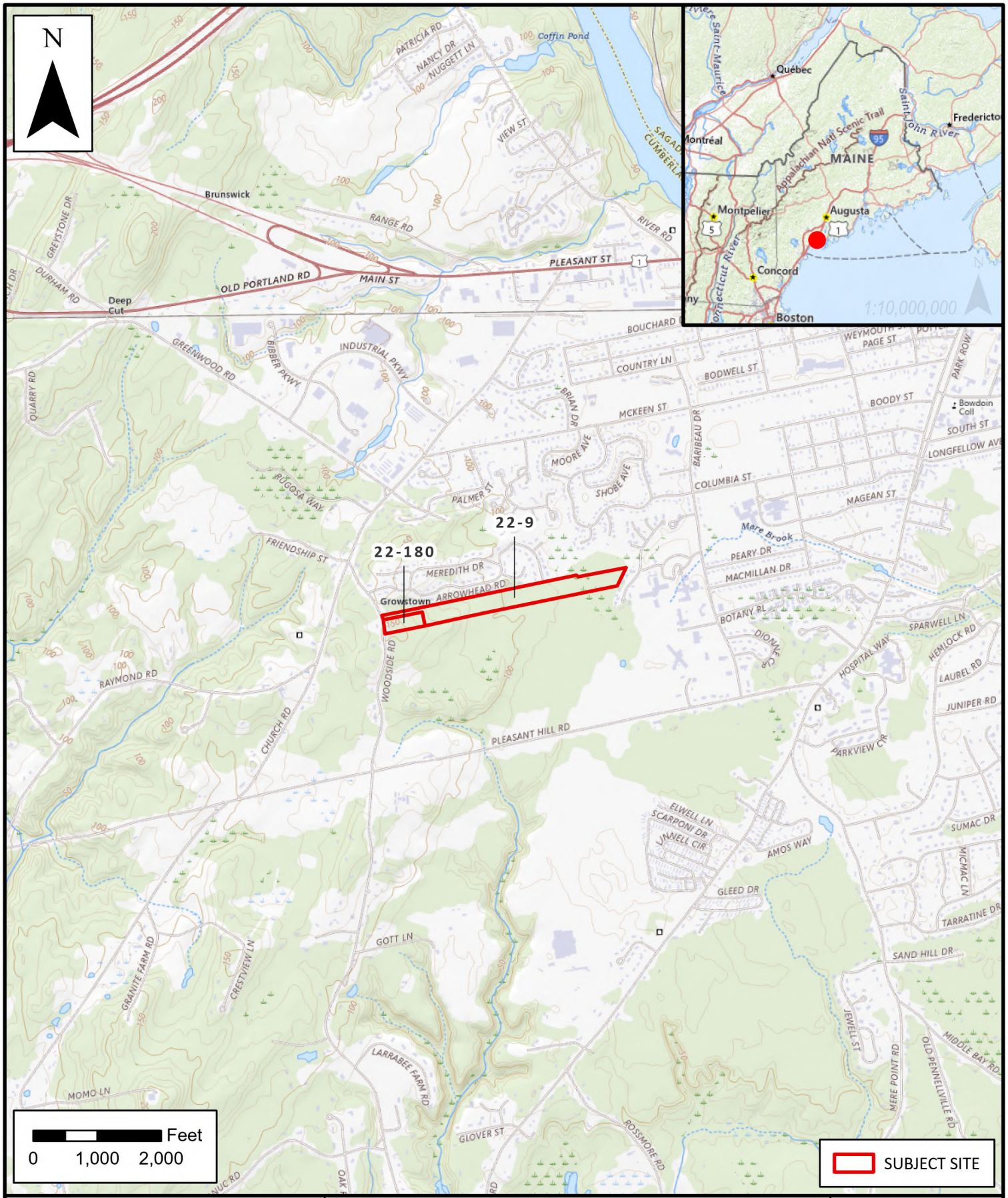
APPLICANT'S AGENT SIGNATURE DATE **05/12/2025**

Owens McCullough, PE, Senior Vice President, Strategy & Client Development
Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME HERE

Section 2

Location & Resource Maps



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP

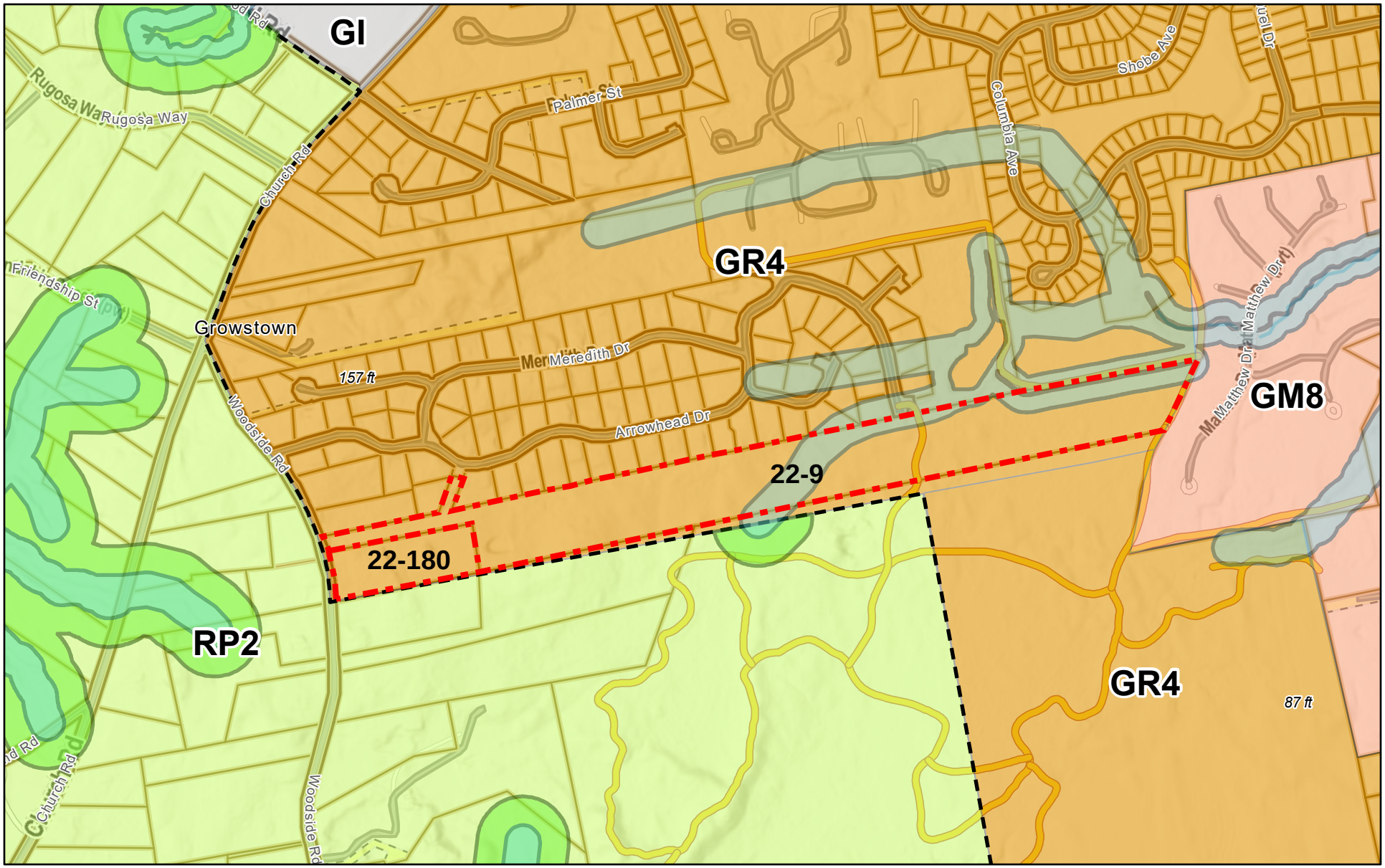
WOODSIDE ROAD SUBDIVISION

SCALE:	1:24,000
DATE:	5/9/2025

LOCATION:
WOODSIDE ROAD
BRUNSWICK, MAINE

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

Location Map - Woodside Road Subdivision Sketch Plan



1/16/2026, 12:40:09 PM

1:10,000

0 330 660 1,320 ft

0 100 200 400 m

Shoreland Protection Subdistrict SPO-SP

Rural Protection Stormwater Mgmt Overlay RPSMO

Growth Rural Area Boundary

Zoning Districts

Growth Industry

Growth Mixed-Use 8

Growth Residential 4

Rural Protection 2

Trails

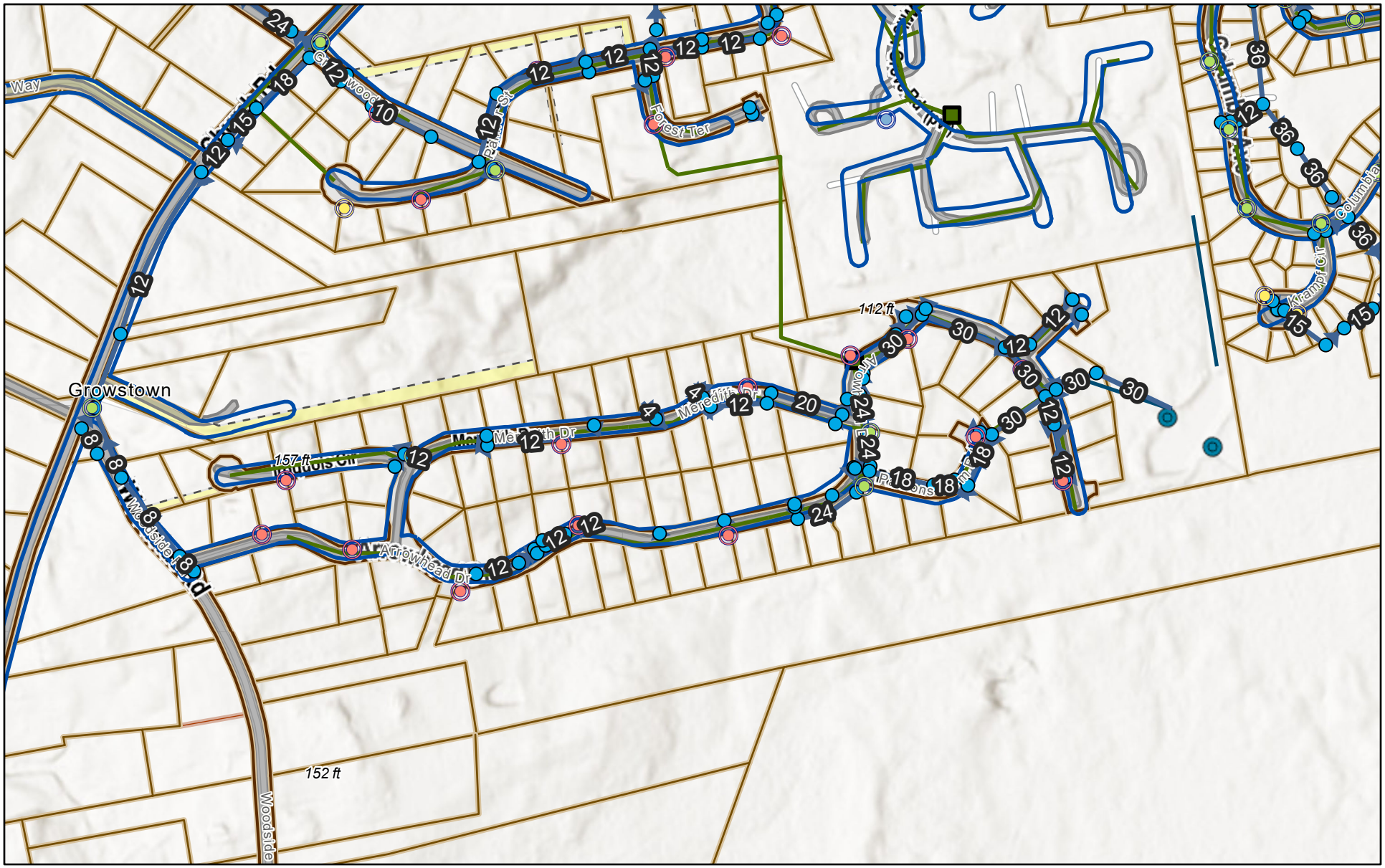
Parcels With Assessing Data

World_Hillshade

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Data shown on this map is provided for planning and informational purposes only. The municipality makes no claim of warranty or suitability of purpose for this map and the data shown in it.

Existing Utilities - Woodside Road Subdivision Sketch Plan



1/16/2026, 2:29:30 PM

Streetlights

- 25W_ATBMIC P102 MVOLT R2 3K MP NL P7
- No Replacement
- 29W_ATBMIC P103 MVOLT R2 3K MP NL P7
- 29W_ATBMIC P103 MVOLT R4 3K MP NL P7
- Stormwater Structures
- Stormwater Pipes
- Outfalls Town
- Outfalls MDEP
- BTWD Service Area Lines
- BSD Pump Stations
- BSD Sewer Lines
- Parcels With Assessing Data
- World_Hillshade

1:7,000

0 235 470 940 ft

0 70 140 280 m

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Data shown on this map is provided for planning and informational purposes only. The municipality makes no claim of warranty or suitability of purpose for this map and the data shown in it.

Section 3

Right, Title, or Interest

DLN 1002440263951

TRUSTEE'S DEED

(Maine Statutory Short Form)

MAINE REAL ESTATE TAX-Paid

CELESTE M. PERKINS, Trustee of the JEANNINE M. MESSIER REVOCABLE TRUST dated August 1, 2013 and any amendments thereto, of Harpswell, Cumberland County, Maine, for consideration paid, grants to **WYLEY ENTERPRISES, LLC**, a Maine limited liability company, whose mailing address is 31 Headland Road, Harpswell, Maine 04079, the real property situated in Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

SEE ATTACHED EXHIBIT A

Certificate of Trust Pursuant to 18-B M.R.S. § 1013:

I, Celeste M. Perkins, by signing this deed, hereby certify that (i) I am the sole Trustee of said Trust; (ii) the Trust exists as of the date of this deed; (iii) I have power under said Trust to convey any trust asset in my sole discretion and need no consent from any beneficial interests; (iv) I am the current sole trustee authorized to execute or otherwise authenticate any and all documents in the exercise of my powers; (v) in making this conveyance, I have in all respects acted in pursuance of the authority granted in and by said Trust; and (vi) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

WITNESS my hand and seal in my said capacity as Trustee of the Jeannine M. Messier Revocable Trust this 6 day of February, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jeannine M. Messier Revocable Trust

Witness

Celeste M. Perkins

Celeste M. Perkins, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 6, 2024

Then personally appeared the above named Celeste M. Perkins in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public ATTY.

Leslie E. Lowry, Attorney at Law

DOC :4513 BK:40600 PG:257
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
02/07/2024, 09:30:41A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

All my one third in common interest in a certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

Northerly by land now or formerly of Robert James Rose and Sylvia Parsons Rose and land of Woodward Cove Association; easterly by the Browning Road, so-called; southerly by land now or formerly of Bradbury and Jennie Hanks and land now or formerly of Beatrice Dione; and westerly by the Woodside Road.

Excepting and reserving those premises described in a certain instrument from Brian M. Perkins in his capacity as Personal Representative of the Estate of Liane B. Masse, to Celeste M. Perkins, dated March 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13011 at Page 160.

The premises are conveyed subject to and with the benefit of those rights and easements, including rights of access as well as the right to connect to public water and sewer lines which run through property of the said Woodward Cove Association all as described in a certain instrument from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7238 at Page 013.

Being a portion of those premises described in a certain instrument from Leslie E. Norwood, Administrator of the Estate of Roy A. Woodside, to J. Lorenzo Masse and Lillian B. Masse dated June 10, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1637 at Page 426. The said J. Lorenzo Masse died on August 22, 1962 leaving the said Lillian B. Masse, also known as Liane B. Masse, as surviving joint tenant.

Meaning and intending to convey the same premises as described in a deed dated November 17, 1997 from the Estate of Liane B. Masse to Ludger R. Masse, Jeannine M. Messier and Celeste M. Perkins recorded in the Cumberland County Registry of Deeds in Book 13467, Page 160.

For source of title for the above lot, reference is hereby made to a deed from Jeannine M. Messier to Jeannine M. Messier, Celeste M. Perkins and Brian M. Perkins, Trustees of the Jeannine M. Messier Revocable Trust dated August 1, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30915, Page 232.

CMP

MAINE REAL ESTATE TAX-Paid

DLN 1002440263950

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

CELESTE M. PERKINS of Harpswell, Cumberland County, Maine, for consideration paid, grants to **WYLEY ENTERPRISES, LLC**, a Maine limited liability company whose mailing address is 31 Headland Road, Harpswell, Maine 04079, with Quitclaim Covenant, the real property situated in Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand and seal this 6th day of February, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Celeste M. Perkins

Celeste M. Perkins

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February 6, 2024

Then personally appeared the above-named Celeste M. Perkins and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary~~ Public

Leslie E. Lowry, Attorney at Law

EXHIBIT A

All my two thirds in common interest in a certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

Northerly by land now or formerly of Robert James Rose and Sylvia Parsons Rose and land of Woodward Cove Association; easterly by the Browning Road, so-called; southerly by land now or formerly of Bradbury and Jennie Hanks and land now or formerly of Beatrice Dione; and westerly by the Woodside Road.

Excepting and reserving those premises described in a certain instrument from Brian M. Perkins in his capacity as Personal Representative of the Estate of Liane B. Masse, to Celeste M. Perkins, dated March 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13011 at Page 160.

The premises are conveyed subject to and with the benefit of those rights and easements, including rights of access as well as the right to connect to public water and sewer lines which run through property of the said Woodward Cove Association all as described in a certain instrument from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7238 at Page 013.

Being a portion of those premises described in a certain instrument from Leslie E. Norwood, Administrator of the Estate of Roy A. Woodside, to J. Lorenzo Masse and Lillian B. Masse dated June 10, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1637 at Page 426. The said J. Lorenzo Masse died on August 22, 1962 leaving the said Lillian B. Masse, also known as Liane B. Masse, as surviving joint tenant.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated March 2, 2005 from Celeste M. Perkins to Woodside Development, LLC recorded in the Cumberland County Registry of Deeds in Book 22442, Page 35 and as described in a deed dated March 2, 2005 from Ludger R. Masse to Woodside Development, LLC recorded in said Registry of Deeds in Book 22442, Page 33.

Parcel II:

A certain lot or parcel of land, situated on the southerly side of the Arrowhead Drive Right of Way, in the Town of Brunswick, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING, at a point along the southern side of the Arrowhead Drive Right of Way (Plan Book 20, Page 306), also the northeasterly most corner of land, now or formerly, of Allen and Angela Goulette (Book 15702, Page 203);

CMP

THENCE, along a curve concave to the southwest having a radius of 25.00', a distance of 32.03' to a point of tangency;

THENCE, S 30°42'45" W, along the easterly side of land of said Allen and Angela Goulette, a distance of 29.07' to a point;

THENCE, continuing S 30°42'45" W, along the easterly side of land, now or formerly, of Leonard and Alma Shevenell (Book 6841, Page 48), a distance of 142.04' to a ¾" iron pipe found;

THENCE, S 83°09'40" E, along land now or formerly of Woodside Development LLC, a distance of 54.43' to a ¾" iron pipe found;

THENCE, N 30°42'45" E along the westerly side of land, now or formerly, of Bruce and Claire Beaulieu, (Book 13282, Page 107), a distance of 149.09' to a point;

THENCE, along a curve concave to the southeast having a radius of 25.00, a distance of 32.03' to a point on the southerly sideline of said Arrowhead Drive;

THENCE, by a curve concave to the northeast having a radius of 150.00', a distance of 86.92' along the southerly sideline of said Arrowhead Drive to the point of beginning.

Containing 9,070 square feet (0.21 acres).

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated August 16, 2006 from Peter E. Odell and Woodward Cove to Woodside Development, LLC recorded in the Cumberland County Registry of Deeds in Book 24338, Page 160.

For source of title for the above lots, reference is hereby made to Parcels I and II of a deed from Woodside Development, LLC to Brian M. Perkins and Celeste M. Perkins dated May 28, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30692, Page 302. Brian M. Perkins died on October 4, 2021, leaving Celeste M. Perkins as sole surviving tenant.

ALSO CONVEYING another certain lot or parcel of land, together with the buildings thereon, situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

BEGINNING at a #5 rebar set on the easterly sideline of the Woodside Road at a point marking the northwest corner of land now or formerly owned by Bradbury J. and Jennie M. Hanks; thence running in a general northerly direction along the easterly sideline of said Woodside Road to a #5 rebar, said rebar being located N 12°-05'-05" E a distance of two hundred twenty and eighty-six hundredths (220.86) feet; thence running S 82°-39'-40" E along other land of the Estate of Liane B. Masse a distance of six hundred twenty (620) feet, more or less, to a #5 rebar; thence running S 17°-19'-40" W a distance of two hundred twenty and forty-four hundredths (220.44) feet to a #5 rebar set on the northerly line of said Hanks property; thence running N 82°-37'-50" W along said

CMO

29094 BK7238PG0013

Know All Men By These Presents.

That I, **LIANE B. MASSE**, of Brunswick, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by **WOODWARD COVE ASSOCIATION**, a registered Maine Partnership with a principal place of business in Brunswick, County of Cumberland and State of Maine,

the receipt whereof I *do hereby acknowledge, do hereby* give, grant, bargain, sell and convey *unto the said* **WOODWARD COVE ASSOCIATION**, its successors,

and assigns forever,

~~xx exx kain xx lx lx ax x pa xx xx lx x af x lx xx k~~

A certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at a point on the westerly sideline of the Browning Road, so-called, which said point marks the northeast corner of land of the said Liane B. Masse and the southerly boundary of Capehart Navy Housing; thence running in a general westerly direction along the southerly boundary of said Capehart Navy Housing a distance of eight hundred twenty-five (825) feet, more or less, to a point marking the southeast corner of land of Woodward Cove Association; thence continuing along the southerly boundary of Woodward Cove Association a distance of thirty (30) feet to a point; thence running in a general southeasterly direction at an angle of 45° to a point located thirty (30) feet south of the northerly boundary of said Masse property; thence running in a general easterly direction and maintaining the width of thirty (30) feet from said northerly boundary to the westerly sideline of said Browning Road; thence running in a general northeasterly direction along the westerly sideline of said Browning Road a distance of thirty (30) feet to the point of beginning.

Being a portion of those premises described in the Cumberland County Registry of Deeds in Book 1637 at Page 426.

The premises are conveyed to the said Woodward Cove Association for the purpose of constructing a drainage ditch. By acceptance of the within conveyance the grantee, its successors and assigns, agree that in constructing the aforementioned drainage ditch the grantee will only remove those trees whose removal are required for the construction of said ditch. No trees will be removed, nor any construction commenced on the ditch until it has been flagged and until owner or her designated agent shall have had an opportunity to inspect the proposed ditch location and shall have approved the same, which such approval shall not be unreasonably withheld. Any trees cut during the construction of said ditch will be placed on the grantors land and become her sole and exclusive property.

As additional consideration for the above described premises the grantee and its successors and assigns agree as follows:

1. The said Liane B. Masse and her heirs and assigns shall have a right of ingress and egress into the Woodside Subdivision through the two proposed rights of way abutting her said property and as reflected on the Subdivision Plan of Woodside Road, Brunswick, Maine by Brian B. Smith, as recorded in the Cumberland County Registry of Deeds in Plan Book 141 at Page 40 as well as a right of ingress and egress over all other roads situated within said Subdivision.

2. The said Liane B. Masse and her heirs and assigns shall have the right to connect to the public water supply contained within the Woodside

(continued)

Subdivision, said connection to be made in accordance with municipal regulations and to be subject to the Brunswick-Topsham Water District.

3. The said Liane B. Masse and her heirs and assigns shall have the right to connect to the sewerage system located within the Woodside Subdivision, said connection to be in accordance with municipal regulations set forth by the Town of Brunswick Sewer District, subject to the approval of said sewer district.

The above described rights of ingress and egress and right to connect to Public water and the sewerage system are for the benefit of the remaining land of said Liane B. Masse, as the same may be subsequently subdivided.

BK7238PG0015

To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said*

WOODWARD COVE ASSOCIATION, its successors

and assigns, to it *and* its *use and behoof forever.*

And I *do COVENANT with the said Grantee* , its successors *and assigns, that* I am *lawfully seized in fee of the premises that they are free of all encumbrances:*

that I *have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that* I *and* my *heirs shall and will WARRANT and DEFEND the same to the said Grantee* , its successors *and assigns forever, against the lawful claims and demands of all persons.*

In Witness Whereof, I, the said LIANE B. MASSE,

~~*joining in this deed as Grantor and relinquishing and conveying rights by descent and all other rights in the above described premises,*~~ *have hereunto set* my *hand and seal this* eighteenth *day of* June *in the year of our Lord one thousand nine hundred and* eighty-six.

Signed, Sealed and Delivered in presence of

Liane B. Masse

Liane B. Masse

State of Maine, SAGADAHOC } ss. June 18, *19* 86

Personally appeared the above named

LIANE B. MASSE

SEAL

and acknowledged the above instrument to be her *free act and deed.*

Before me,

Justice of the Peace.
Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS
1986 JUN 26 AM 9:50
CUMBERLAND COUNTY
James S. Walsh

Section 4

Standard Boundary Survey

GENERAL NOTES

1. This survey conforms to the standards adopted by the Maine Board of Registration for Land Surveyors with the exception of no new deed description or survey report prepared at this time.

2. Record owners of property surveyed are Ludger R. Masse, Jeannine M. Messier and Celeste M. Perkins (Heirs of Liane B. Masse) as described in a deed dated November 17, 1997 and recorded in Book 13467, Page 160 at the Cumberland County Registry of Deeds.

3. Property surveyed is shown as Lot 9 on Town of Brunswick Property Map 22.

4. Bearings hereon are referenced to those established by Brian Smith Surveying, Inc. (see plan 5a below).

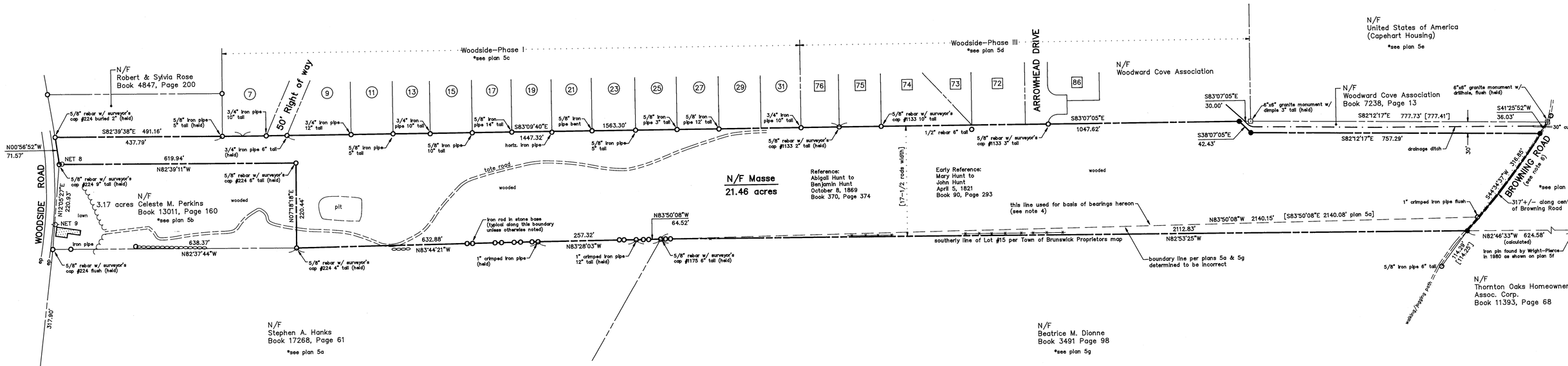
5. Plan/Map references:
   a) Standard Boundary Survey of Land of Bradbury J. Hanks and Jennie M. Hanks for Jennie M. Hanks by Brian Smith Surveying, Inc. revised October 12, 2001 and recorded in Plan Book 202, Page 92 at said Registry of Deeds.
   b) Survey of Portion of Land of Liane B. Masse Heirs by Rouillard Land Services, Inc. dated May 26, 1993 and recorded in Plan Book 194, Page 117 at said Registry of Deeds.
   c) Phase I Final Subdivision Plan of Woodside for Woodward Cove Association by Brian B. Smith dated September 24, 1983 and recorded in Plan Book 141, Page 40 at said Registry of Deeds.
   d) Phase III Final Subdivision Plan of Woodside for Woodward Cove Association by Larry Slaughter dated July 14, 1998 and recorded in Plan Book 198, Page 234 at said Registry of Deeds.
   e) Plan of Land of the United States of America Capehart Housing Project by Wright & Pierce dated February 6, 1959 and recorded in Plan Book 51, Page 38 at said Registry of Deeds.
   f) Plan of Property to be Conveyed to Regional Memorial Hospital by Wright–Pierce dated December, 1980 and recorded in Plan Book 129, Page 73 at said Registry of Deeds.
   g) Plan of Property for Beatrice Dionne showing Warren Parcels on Browning Road by HTA Oest Associates, Inc. dated November, 1985.

6. Browning Road is believed to be discontinued, however, no layout or formal discontinuance was found.

7. Property is benefited by rights agreed to in the deed from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in Book 7238, Page 13 at said Registry of Deeds.

"Woodside" abutting lot owners

Lot	Owner(s)	Book/Page
(7)	Leonard G. & Alma L. Shevenell	6841/44
(9)	Bruce W. & Claire L. Beaulieu	13282/107
(11)	Won Syup Lee & Rina Limok	15775/248
(13)	Robert C. & Kelly A. Howard	14037/105
(15)	Leo H. & Winona P. Livernois	6702/189
(17)	Lloyd G. & Joyce O. Pinkham	6670/319
(19)	Jean W. & Sharon M. Johnson	7179/17
(21)	Joseph R. & Bernadette Fanning	9411/175
(23)	Timothy T. Kavanaugh & Shelby Smith	15485/1
(25)	Paul J. & Mary C. Harrington	14045/326
(27)	Hugh C. & Jennifer A. Dwyer	9319/39
(29)	David & Brenda Houdlette	10905/142
(31)	William F. & Jennifer J. Vernick	14494/320
[76]	Paul M. & Joyce M. Lezberg	15316/294
[75]	Bruce & Meta Matznick	14988/281
[74]	Emilio & Laree R. Martinez	16244/169
[73]	Charles J. & Angelika Sitarsky	15960/50
[72]	Joseph A. & Barbara D. Kasabian	15173/255



LEGEND

- Boundary line
- Iron pin/pipe found
- Granite monument found
- 5/8" iron rod set
- Stone wall remains
- ep — Edge of pavement
- Edge of traveled way
- Utility pole
- Survey reference line
- N/F — Now or formerly
- Structure
- Other relevant line
- [10 rods] — Deed call or dimension
- Wire fence remains
- (15) — Lot no. per plan of "Woodside–Phase I"
- [75] — Lot no. per plan of "Woodside–Phase III"

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)

1 inch = 120 ft.

State of Maine, Cumberland SS.
Registry of Deeds
Received February 11, 2003
at 9h 31m P M and recorded in
Plan Book 203 Page 62
Attest: John B. O'Brien

SEAL

Brian K. Johnson, PLS #1333

0255S

STANDARD BOUNDARY SURVEY

of

LAND OFF WOODSIDE ROAD

Brunswick, Maine

for

ESTATE OF LIANE B. MASSE

MidCoast Survey Co.
land surveying services
37 South Street
Freeport, Maine 04032
Tel. (207) 865–6255

DATE: January 9, 2003
DRAWN BY: BKJ
CHECKED BY: BKJ
SCALE: 1"=120'
PROJ. NO: 0255–

Section 5

Wetland Delineation Report

LONGVIEW PARTNERS, LLC

ENVIRONMENTAL PERMITTING SPECIALISTS

Wetland Delineation Report

Prepared for

Wyley Enterprises, LLC

(Sebago Technics, Inc.)

Woodside Road

Brunswick, Maine

May 2025

6 Second Street
Buxton, Maine
207-807-1739

WETLAND DELINEATION REPORT

prepared for

Wyley Enterprises, LLC
Woodside Road
Brunswick, Maine

Longview Partners, LLC was contracted by Wyley Enterprises, LLC in January of 2024 to conduct wetland delineation and vernal pool assessments over a study area of 24.63+/- acres located on Woodside Road in Brunswick. Longview Partners soil and wetland scientists conducted the identification, delineation, and submeter GPS location of wetland boundaries on January 25, March 14, and March 19, 2024 utilizing project limits as identified by the landowner. The initial delineation was performed as part of fatal-flaw analysis for a potential project. Per discussions with City of Brunswick Planning staff, Longview Partners was requested to provide this report to describe the wetland areas of the property and to assess each wetland's function and value. Our 2024 State of Maine Vernal Pool assessments are included at the end of this report.

Scope of Work , Study Limits and Field Methodology

Wetland delineation took place on 24.63+/- acres located on Woodside Road in Brunswick. Longview Partners, LLC field staff consisted of a Licensed Soil Scientist and a Professional Wetland Scientist. Wetlands on-site were delineated in accordance with the US Army Corps of Engineers *Wetlands Delineation Manual* (version 1987) *with Regional Supplements* and wetland boundaries (as well as other site features) were located using submeter GPS.

Wetland Types Identified within Study Limits

The US Army Corps of Engineers *Wetlands Delineation Manual* (version 1987) *with Regional Supplements* outlines a three-parameter approach to the identification of wetlands.

Wetlands have the following general diagnostic environmental characteristics per the above-referenced *Manual:*

(1) Hydrophytic Vegetation: Hydrophytic species, due to morphological, physiological, and/or reproductive adaptation(s), have the ability to grow, effectively compete, reproduce, and/or persist in anaerobic conditions

(2) Hydric Soil: Soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions

(3) Hydrology: The area is inundated either permanently or periodically at mean water depths less than 6.6 ft, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation

All three parameters must be evident for land to be classified as wetland. Maine has a broad range of types of wetland that can be identified and classified. Freshwater wetlands are classified as the following: forested wetland, scrub-shrub wetland, wet meadows, and emergent wetland. Within the study area nine (9) distinct wetland areas were identified. Only one wetland type (*forested*, freshwater wetland) exists within the study area.

Forested Wetland

Each of the wetland areas studied (Wetland #1 – Wetland #9) are forested, freshwater wetlands. These wetlands generally occur in gently-sloping to nearly level portions of the topography. In two of these forested wetland areas (Wetland #4 and Wetland #7), a Maine Department of Environmental

Protection (MDEP) jurisdictional stream channel/segment is present. Confirmation of the jurisdictional nature of the stream channel can only be confirmed by MDEP Field Staff. Should wetland alteration or construction activities closer than 75' to the stream channel/segment be proposed, we recommend scheduling a MDEP field-staff site visit.

Predominant plant species identified were Interupted Fern (*Osmunda claytoniana*), Sensitive Fern (*Onoclea sensibilis*), Cinnamon Fern (*Osmundastrum cinnamomeum*), Ostrich Fern (*Matteuchia struthiopteris*), and several varieties of sedge in the herbaceous layer. Sphagnum moss is also dominant in the wettest locations. In the sapling layer the predominant plant species identified were Highbush Blueberry (*Vaccinium corymbosum*), and Speckled Alder (*Alnus incana*). The predominant tree species found along the wetland boundary were Red Maple (*Acer rubrum*), and White Pine (*Pinus strobus*), The White Pine has morphologically adapted to living in a wet area through buttressing of roots.

Following are brief descriptions of each wetland as numbered on the attached *Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan* (by Longview Partners, LLC dated April 11, 2025). Wetland Functions and Values are assessed per the US Army Corps of Engineers *Highway Methodology Workbook (Supplement)* (dated April, 2015).

<u>Wetland #1</u>

Wetland #1 is an area of *forested* wetland approximately 0.16+/- acres in size. This wetland is directly adjacent to Woodside Road. Surface drainage from Woodside Road flows into this wetland area. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #1's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its proximity to Woodside Road and its location at the upper portions of the watershed.

Photo 1: Looking toward Wetland #1 from Woodside Road

Photo 2: Shallow (<6" deep) standing water in portions of Wetland #1

Photo 3: Saturated soil conditions in a portion of Wetland #1

Wetland #2

Wetland #1 is an area of *forested* wetland approximately 0.04+/- acres in size. This wetland is located downslope of Wetland #1. Surface drainage from Wetland #1 flows into this wetland area. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #2's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #2 also receives and retains overland or sheet flow runoff from surrounding uplands and Wetland #1.

Photo 4: Surface drainage from Wetland #1 flows into Wetland #2

Photo 5: Typical wetland conditions found in Wetland #2

Photo 6: Areas of surface water runoff within Wetland #2

Wetland #3

Wetland #3 is a perennially ponded area of *forested* wetland approximately 0.09+/- acres in size. This wetland is man-made and is the result of a previous gravel extraction activities. This wetland contains no MDEP jurisdictional stream segments. Despite its man-made nature Wetland #3 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool A on the attached *Wetland Delineation & Vernal Pool Location Plan*). While Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. Wetland #3's primary function (per the Engineers *Highway Methodology Workbook)* is *Nutrient Removal/Retention/Transformation* due to the depth of the water within the ponded area and the fact that, albeit small, open water habitat exists. Overall potential for sediment trapping also exists in the Wetland #3. Wetland #3 receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 7: Wetland #3, formerly a pit, is perennially ponded

Photo 8: Cut banks display the evidence of Wetland #3's former use as a pit

Wetland #4

Wetland #4 is an area of *forested* wetland approximately 0.30+/- acres in size. This wetland is located downslope of Wetland #2. This wetland contains four (4) MDEP jurisdictional stream segments which are connected by man-made/enhanced drainage ditch lines. Wetland #4 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool B on the attached *Wetland Delineation & Vernal Pool Location Plan)*. No amphibian egg masses were identified during the assessment so Pool B cannot be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. Wetland #4's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #4 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 9: A culvert pipe from an abutting lot directs drainage into Wetland #4.

Photo 10: An area of man-made ditch within Wetland #4

Photo 11: Typical wetland area (non-stream or ditch related) in Wetland #4

Wetland #5

Wetland #5 is an area of *forested* wetland approximately 0.04+/- acres in size. This wetland is located upslope of Wetland #4 and Pool B. Wetland #5 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool C on the attached *Wetland Delineation & Vernal Pool Location Plan)*. While a single Wood Frog egg mass was identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains no MDEP jurisdictional stream segments. Wetland #5's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #5 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 12: Area of Wetland #5 where Wood Frog egg masses were identified (Pool C)

Photo 13: Wetland #5 is narrow and small in size relative to the watershed

Wetland #6

Wetland #6 is an area of *forested* wetland approximately 0.19+/- acres in size. This wetland is located east of Wetland #5. Wetland #6 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool D on the attached *Wetland Delineation & Vernal Pool Location Plan)*. Both Wood Frog and Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains no MDEP jurisdictional stream segments. Wetland #6's primary function (per the Engineers *Highway Methodology Workbook)* is *Wildlife Habitat* due to its ability to support both Wood Frog and Spotted Salamander egg masses. Wetland #6 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 14: Area of Wetland #6 where egg masses were identified during 2024 Vernal Pool Assessment

Wetland #7

Wetland #7 is an area of *forested* wetland approximately 0.40+/- acres in size. This wetland is located east of Wetland #6. A portion of Wetland #7 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool E on the attached *Wetland Delineation & Vernal Pool Location Plan)*. Though both Wood Frog and Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains two (2) MDEP jurisdictional stream segments. Wetland #7's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #7 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 15: Ponded area of Wetland # 7

Photo 16: MDEP jurisdictional stream segment flows through Wetland #7

Wetland #8

Wetland #8 is an area of *forested* wetland approximately 1.08+/- acres in size. This wetland is located east of Wetland #7. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #8's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #8 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 17: Wetland #8 contains no streams or vernal pool habitat

Photo 18: Typical conditions in Wetland #8

Wetland #9

Wetland #9 is an area of *forested* wetland approximately 0.003+/- acres in size. Wetland #9 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool F on the attached *Wetland Delineation & Vernal Pool Location Plan)*. No amphibian egg masses were identified during the assessment so Pool F cannot be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA)

standards. Wetland #9's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #9 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 19: Wetland #9 is an isolated depression with upland areas of the property

Photo 20: Wetland #9 is shallow and contained no amphibian egg masses

Soils

Soils observed in wetland areas have a seasonal high groundwater table found less than 7 inches from the mineral surface of the soil. The shallowness of the seasonal high groundwater table is most likely due to the shallow depth to bedrock or hardpan layer in the soils in the study area. The USDA Natural Resources Conservation Service classifies soils in wetland areas of the site as *Au Gres* loamy sand and *Walpole* fine sandy loam.

Evident wetland hydrology consists of areas of standing water, water- stained leaves, and saturation.. No contiguous open water/*emergent* wetland exists within the wetland system that exceeds 20,000 sq. ft. As such, none of the wetlands studied should not be considered as a *Wetland of Special Significance* per MDEP NRPA standards.

Rare Plants and Rare, Threatened, and Endangered Animal Species

Other than efforts regarding the 2024 Vernal Pool Assessment, the study area was not reviewed by Longview Partners for rare plants or the presence of RTE animal species.

MDEP Jurisdictional Streams & Man-Made Drainage Features

Two of the wetland areas (Wetland #4 and Wetland #7), contain an MDEP jurisdictional stream channel/segment. MDEP defines a stream channel/segment as :

"a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.
A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.
B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.
C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.
D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.
E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not mean a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining storm water or a grassy swale."

During our visit to the property in April of 2025, Longview Partners field staff identified which areas of flowing water on the property meet at least two of the above-referenced criteria for inclusion as a jurisdictional stream channel. These areas are indicated on the attached *Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan*.

Photo 21: Directed drainage from abutting lot enters jurisdiction stream segment in Wetland #4

Photo 22: Head of jurisdictional stream segment in Wetland #4

Photo 23: Area of man-made/enhanced ditch line within Wetland #4

Photo 24: Drainage ditch with plastic culvert pipe within Wetland #4

Photo 25: Rock-lined drainage ditch segment within Wetland #4

Photo 26: Man-made drainage ditch is within Wetland #4

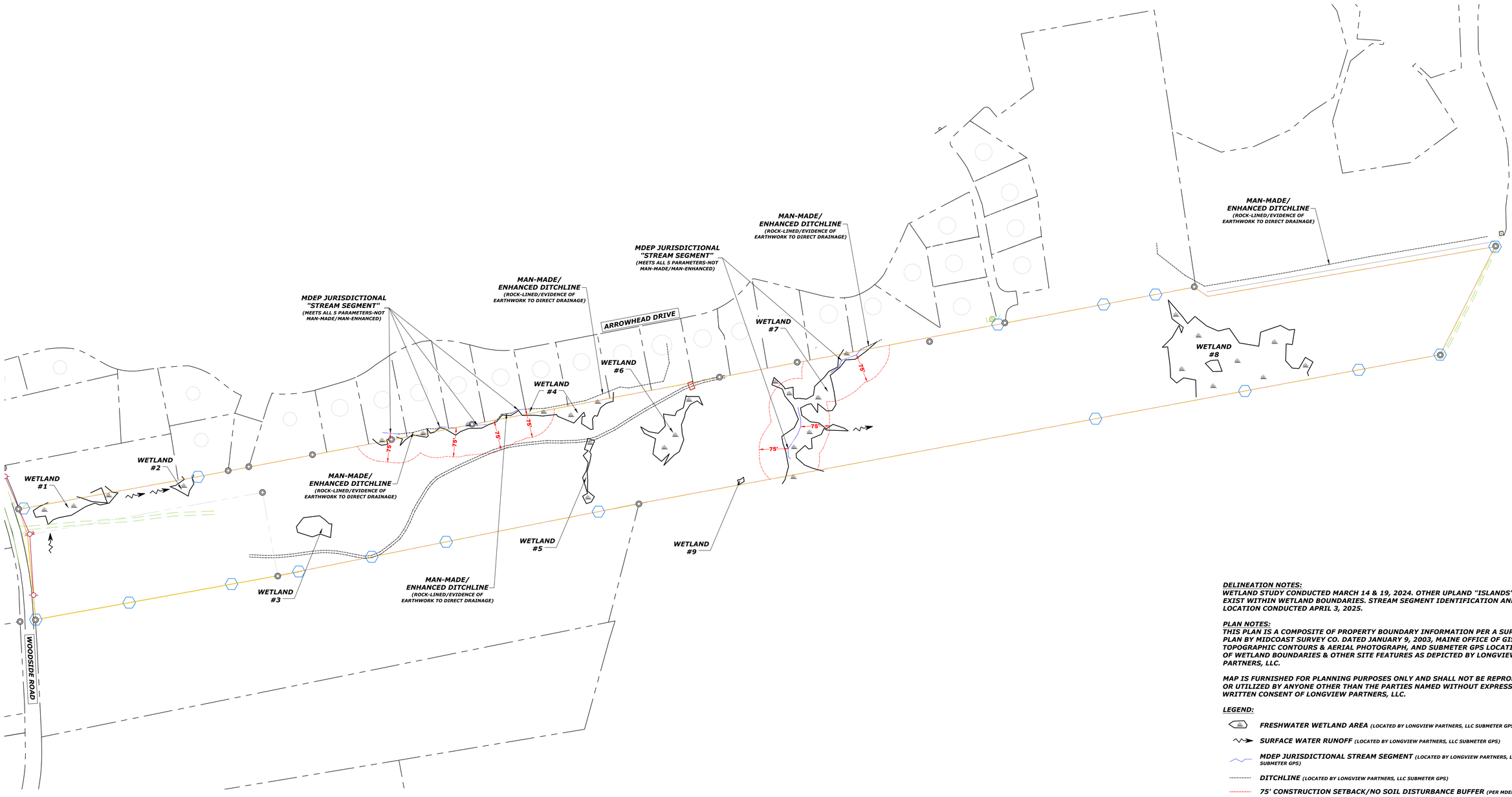
Photo 27: Jurisdictional stream segment flows into drainage ditch from Wetland #7

Photo 28: Ditch ends at culvert pipe off-site

Confirmation of the jurisdictional nature of the stream channel can only be confirmed by MDEP Field Staff. Should wetland alteration or construction activities closer than 75' to the stream channel/segment be proposed, we recommend scheduling a MDEP field-staff site visit.

Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan

(by Longview Partners, LLC dated April 11, 2025)



GRAPHIC SCALE

120 0 60 120 240

(IN FEET)

1 inch = 120 ft.

DELINEATION NOTES:

WETLAND STUDY CONDUCTED MARCH 14 & 19, 2024. OTHER UPLAND "ISLANDS" MAY EXIST WITHIN WETLAND BOUNDARIES. STREAM SEGMENT IDENTIFICATION AND LOCATION CONDUCTED APRIL 3, 2025.

PLAN NOTES:

THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY PLAN BY MIDCOAST SURVEY CO. DATED JANUARY 9, 2003, MAINE OFFICE OF GIS 2' TOPOGRAPHIC CONTOURS & AERIAL PHOTOGRAPH, AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.

MAP IS FURNISHED FOR PLANNING PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR UTILIZED BY ANYONE OTHER THAN THE PARTIES NAMED WITHOUT EXPRESS WRITTEN CONSENT OF LONGVIEW PARTNERS, LLC.

LEGEND:

- ***FRESHWATER WETLAND AREA*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***SURFACE WATER RUNOFF*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***MDEP JURISDICTIONAL STREAM SEGMENT*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***DITCHLINE*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***75' CONSTRUCTION SETBACK/NO SOIL DISTURBANCE BUFFER*** *(PER MDEP NRPA)*

WETLAND AREAS, JURISDICTIONAL STREAM SEGMENTS & DITCHLINES LOCATION PLAN

PREPARED FOR

WYLEY ENTERPRISES, LLC

WOODSIDE ROAD

(MAP 22, LOT 9)

BRUNSWICK, MAINE

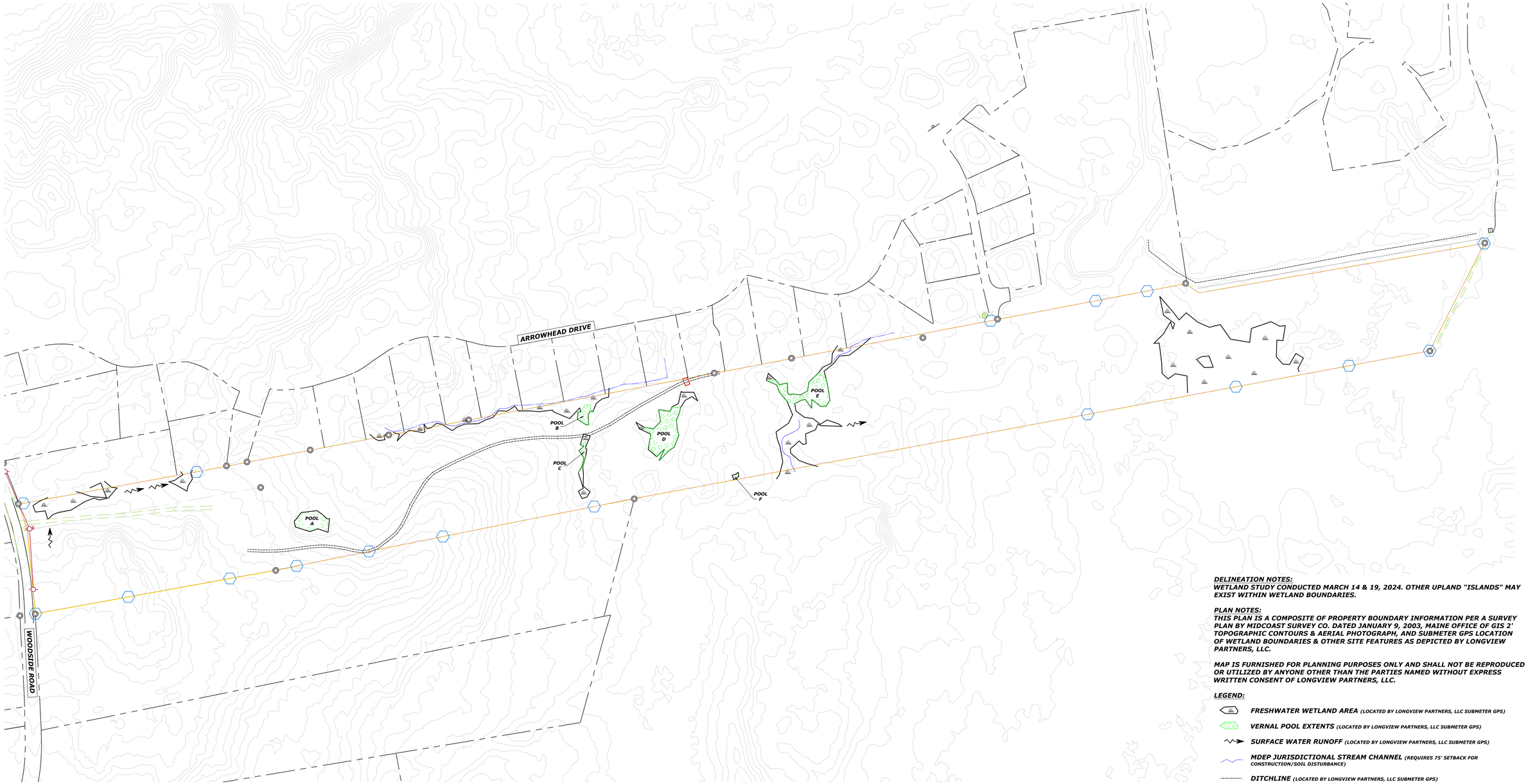
LONGVIEW PARTNERS, LLC

ENVIRONMENTAL PERMITTING SPECIALISTS

DRAFT:	SCALE:	QA/QC:	PLAN DATE:
BO	1" = 120'	BO	4/11/25

Wetland Delineation & Vernal Pool Location Plan

(by Longview Partners, LLC dated April 29, 2024)



DELINEATION NOTES:
WETLAND STUDY CONDUCTED MARCH 14 & 19, 2024. OTHER UPLAND "ISLANDS" MAY EXIST WITHIN WETLAND BOUNDARIES.

PLAN NOTES:
THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY PLAN BY MIDCOAST SURVEY CO. DATED JANUARY 9, 2003, MAINE OFFICE OF GIS 2' TOPOGRAPHIC CONTOURS & AERIAL PHOTOGRAPH, AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.

MAP IS FURNISHED FOR PLANNING PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR UTILIZED BY ANYONE OTHER THAN THE PARTIES NAMED WITHOUT EXPRESS WRITTEN CONSENT OF LONGVIEW PARTNERS, LLC.

LEGEND:

- *FRESHWATER WETLAND AREA (LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- *VERNAL POOL EXTENTS (LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- *SURFACE WATER RUNOFF (LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- *MDEP JURISDICTIONAL STREAM CHANNEL (REQUIRES 75' SETBACK FOR CONSTRUCTION/SOIL DISTURBANCE)*
- *DITCHLINE (LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

WETLAND DELINEATION & VERNAL POOL LOCATION PLAN

PREPARED FOR
FITZPATRICK ASSOCIATES
WOODSIDE ROAD
(MAP 22, LOT 9)
BRUNSWICK, MAINE

LONGVIEW PARTNERS, LLC
ENVIRONMENTAL PERMITTING SPECIALISTS

DRAFT:	SCALE:	CHECKED:	PLAN DATE:
BO	1" = 120'	BO	4/29/24

State of Maine Vernal Pool Assessment
(by Longview Partners, LLC dated April, 2024)

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL A*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 42.97"W*** Latitude/Northing: ***43 53' 50.55"N***

Coordinate system: ***WGS 1984***

Check one:

○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

◉ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- (•) Isolated depression
- ( ) Floodplain depression
- ( ) Pool associated with larger wetland complex
- ( ) Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ( ) Natural ( ) Natural-Modified (•) Unnatural ( ) Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

POOL IS LOCATED IN AN EXCAVATED BORROW PIT

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- (•) Permanent
- ( ) Semi-permanent (drying partially in all years and completely in drought years)
- ( ) Ephemeral (drying out completely in most years)
- ( ) Unknown

Explain:

HISTORIC AERIAL PHOTOGRAPHY DEPICTS PERMANENT HYDROLOGY IN THE POOL

■ Maximum depth at survey: ( ) 0-12" (0-1 ft.) ( ) 12-36" (1-3 ft.) (•) 36-60" (3-5 ft.) ( ) >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ( ) m (•) ft Length: 90' ( ) m (•) ft

■ Predominate substrate in order of increasing hydroperiod:

- ( ) Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ( ) Mineral soil (sphagnum moss present)
- ( ) Organic matter (peat/muck) shallow or restricted to deepest portion
- (•) Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- (•) No inlet or outlet
- ( ) Intermittent inlet or outlet
- ( ) Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ( ) Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	11	11	3	3	3	_	F	M/A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS DEEP AND MAN-MADE. NOT ENOUGH SUBMERGED VEGETATION IN SHALLOW ENOUGH LOCATIONS TO ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool A

Pool A, April 16, 2024

Pool A, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool A

Spotted Salamander eggs in Pool A, May 7, 2024

Spotted Salamander eggs in Pool A, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL B*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 33.29"W*** Latitude/Northing: ***43 53' 53.35"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	0	0	3	3	3	–	–	–						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS VERY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool B

Pool B, April 16, 2024

Pool B, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL C*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 33.31"W*** Latitude/Northing: ***43 53' 52.46"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	1	0	3	3	3	_	F	_						
Spotted Salamander	0	0	0	3	3	3									
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS VERY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool C

Pool C, April 16, 2024

Wood frog egg mass in Pool C, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool C

Pool C is dry as of May 7, 2024

Location of previously identified wood frog egg mass, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL D*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 30.39"W*** Latitude/Northing: ***43 53' 52.93"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	1	0	3	3	3	_	F	_						
Spotted Salamander	0	2	11	3	3	3	_	F	A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS GENERALLY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Pool D, April 16, 2024

Wood frog egg mass in Pool D, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Spotted salamander egg mass in Pool D, April 16, 2024

Pool D, May 7, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Egg mass in Pool D, May 7, 2024

Egg mass in Pool D, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL E*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 24.83"W*** Latitude/Northing: ***43 53' 54.04"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	3	0	3	3	3	_	F	_						
Spotted Salamander	0	8	8	3	3	3	_	F	A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS GENERALLY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

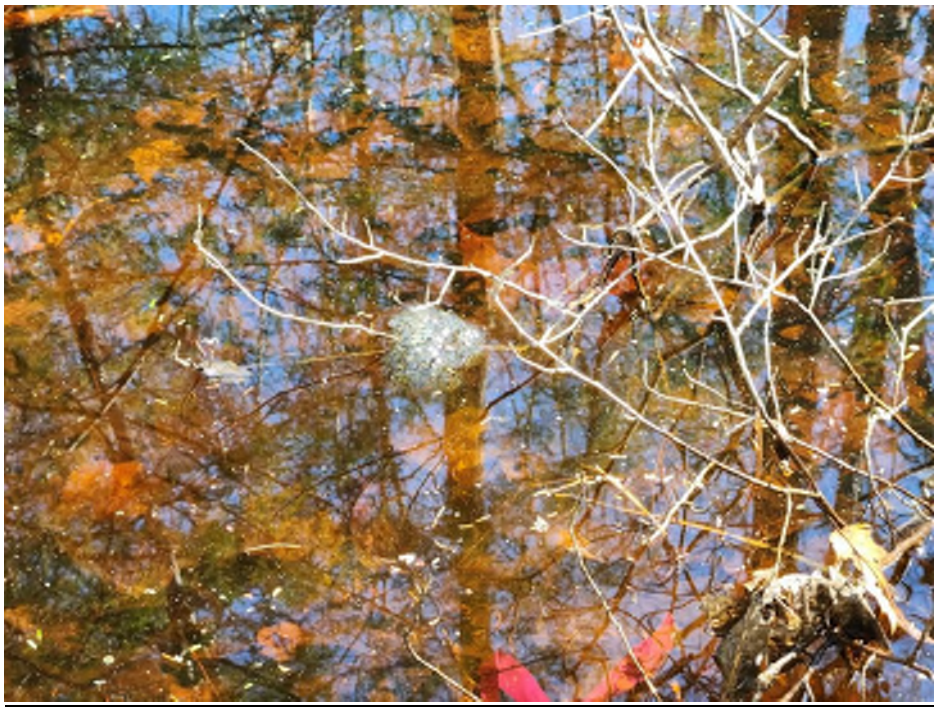
NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E



Wood frog eggs in Pool E, April 16, 2024

Spotted salamander egg mass in Pool E, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E

Pool E, May 7, 2024

Slow-moving drainage through Pool E, May 7, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E

Pool E, May 7, 2024

Egg mass in Pool E, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL F*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

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Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

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Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool F

Pool F, April 16, 2024

Pool F, April 16, 2024

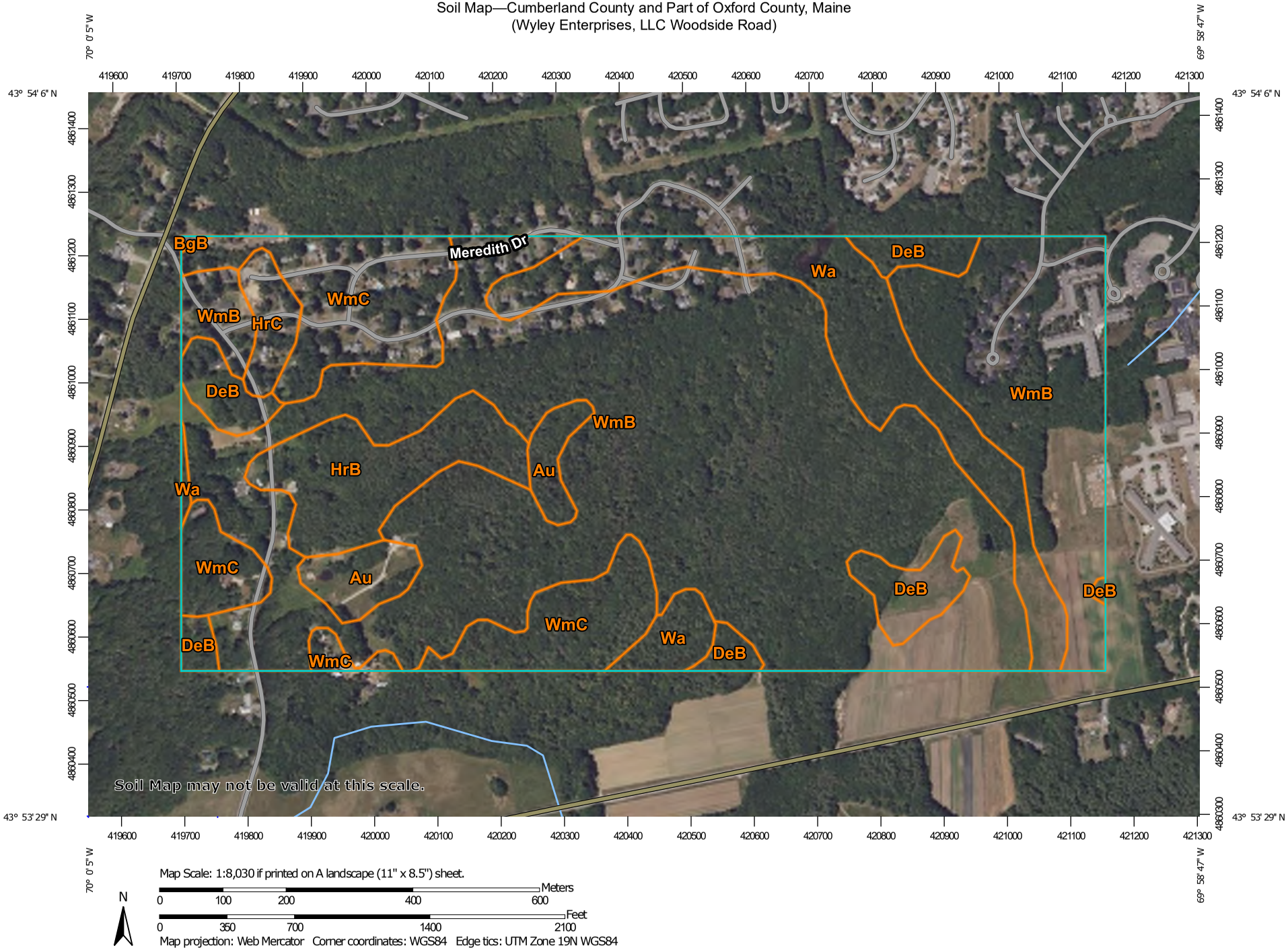
Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool F

Pool F, April 16, 2024

Pool F, May 7, 2024

USDA NRCS Medium-Intensity Soil Survey of Study Area

Soil Map—Cumberland County and Part of Oxford County, Maine
(Wyley Enterprises, LLC Woodside Road)



Map Scale: 1:8,030 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	6.6	2.7%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	0.1	0.1%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	12.3	5.0%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	13.6	5.5%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	3.5	1.4%
Wa	Walpole fine sandy loam	26.3	10.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	155.3	62.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	30.1	12.1%
Totals for Area of Interest		**247.9**	**100.0%**

Section 6

Preliminary Traffic Impact Assessment

Memorandum

240089

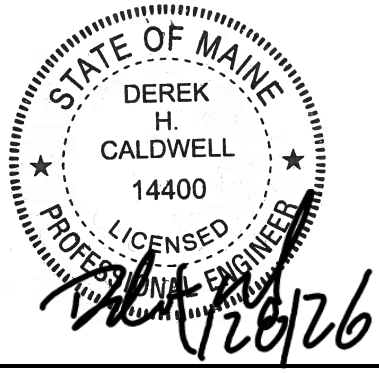
To: Owens McCullough, PE, LEED-AP, Sebago Technics

From: Derek Caldwell, PE, PTOE, Sebago Technics

Griffin Steinman, EI, Sebago Technics

Date: January 28, 2026

Subject: Preliminary Traffic Impact Assessment
Fitzpatrick Subdivision
Woodside Road, Brunswick, Maine



Introduction

The purpose of this memorandum is to provide a preliminary Traffic Impact Assessment (TIA) for the proposed Fitzpatrick Subdivision residential development on Woodside Road, on land referred to as Map 22 Lots 9 and 180 in Brunswick, Maine.

The residential development is proposed to consist of 48 multifamily apartments across six (6) two-story buildings and 45 single family lots totaling 93 dwelling units. The existing site is undeveloped. Access to the site is proposed via a new full movement entrance to Woodside Road.

This memorandum details the calculated trip generation for the development, provides a crash data review for roadways in the vicinity of the site, and evaluates sight distance for the proposed access.

Trip Generation & Permitting Requirements

Trip generation for the development was completed utilizing the 11th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual.* For the single-family portion of the development, Land Use Code (LUC) 210 – Single-Family Detached Housing was utilized based on the independent variable of 45 dwelling units. Estimated trip generation for the single-family portion is shown in Table 1.

Table 1 – ITE Trip Generation
Land Use Code 210 – Single-Family Detached Housing
45 Dwelling Units

Time Period	*Fitted Curve Equation*	*Trips*	*Entering*	*Exiting*
Weekday	Ln(T) = 0.92 Ln(X) + 2.68	484	242 (50%)	242 (50%)
AM Peak Hour – Adjacent Street (7 – 9 AM)	Ln(T) = 0.91 Ln(X) + 0.12	36	9 (25%)	27 (75%)
AM Peak Hour – Generator	T = 0.71(X) + 7.23	39	10 (26%)	29 (74%)
PM Peak Hour – Adjacent Street (4 – 6 PM)	Ln(T) = 0.94 Ln(X) + 0.27	47	30 (63%)	17 (37%)
PM Peak Hour – Generator	Ln(T) = 0.93 Ln(X) + 0.36	49	31 (64%)	18 (36%)
Saturday Peak Hour	T = 0.86(X) + 9.72	48	26 (54%)	22 (46%)

For the multifamily portion of the development, LUC 220 – Multifamily Housing (Low-Rise) was utilized based on the independent variable of 48 dwelling units. Estimated trip generation for the multifamily portion is shown in Table 2.

Table 2 – ITE Trip Generation
Land Use Code 220 – Multifamily Housing (Low-Rise)
48 Dwelling Units

Time Period	*Fitted Curve Equation or Average Rate*	*Trips*	*Entering*	*Exiting*
Weekday	6.41(X) + 75.31	383	191 (50%)	192 (50%)
AM Peak Hour – Adjacent Street (7 – 9 AM)	0.40	19	5 (50%)	14 (50%)
AM Peak Hour – Generator	0.47	23	6 (50%)	17 (50%)
PM Peak Hour – Adjacent Street (4 – 6 PM)	0.51	24	15 (50%)	9 (50%)
PM Peak Hour – Generator	0.57	27	17 (50%)	10 (50%)
Saturday Peak Hour	0.41	20	10 (50%)	10 (50%)

Total trip generation for the proposed development adding the trips from Table 1 and Table 2 is shown in Table 3.

Table 3 – Total Trip Generation

Time Period	*Trips*	*Entering*	*Exiting*
Weekday	867	433	434
AM Peak Hour – Adjacent Street (7 – 9 AM)	55	14	41
AM Peak Hour – Generator	62	16	46
PM Peak Hour – Adjacent Street (4 – 6 PM)	71	45	26
PM Peak Hour – Generator	76	48	28
Saturday Peak Hour	68	36	32

As shown, the proposed development is estimated to generate a total of 62 trips, 76 trips, and 68 trips during the AM, PM, and Saturday peak hour periods, respectively. Because the peak hour trip generation is less than 100 trips, a Traffic Movement Permit (TMP) is not required from the Maine Department of Transportation (MaineDOT).

Crash Data

The MaineDOT Public Map Viewer was utilized to determine if there are any high crash locations (HCL) within the immediate vicinity of the site. An intersection or section of roadway is deemed an HCL if two criteria are met: a Critical Rate Factor (CRF) greater than 1.0 and a minimum of eight (8) crashes in a three-year period.

Woodside Road from Church Road to Pleasant Hill Road was reviewed for the most recent three-year study period from 2022 to 2024. Based on the available crash information, one high crash location was identified. The intersection of Pleasant Hill Road and Woodside Road had 11 crashes and a CRF of 6.64 over the most recent three-year period. A significant portion of the crashes included in this data occurred prior to the installation of stop signs on the Pleasant Hill Road approach which converted the intersection to an all-way stop sometime between the end of 2023 and 2024.

Entrance Analysis

Access to the site is proposed via a new full movement entrance to Woodside Road located approximately 630 feet south of Arrowhead Drive. Woodside Road is classified as an urban local roadway under Town jurisdiction posted at 35 MPH according to the MaineDOT Public Map Viewer.

Sight distance was measured in the field on November 14, 2025, for the proposed connection to Woodside Road. The sight distance measurement was completed in accordance with the standards set forth by the Town's *Streets, Sidewalks, and Other Public Places* Ordinance, measured from a point ten (10) feet behind the edge of the travel way, considering a height of eye of 3.5 feet and a height of object of 4.25 feet, as shown in Table 4.

Table 4 – Sight Distance Requirements

Posted Speed (MPH)	*Minimum Sight Distance (feet)*
25	200
30	250
35	305
40	360
45	425
50	495
55	570

The posted speed limit on Woodside Drive is 35 MPH, thus corresponding to a minimum sight distance of 305 feet. Sight distance looking to the left was measured at approximately 640 feet. Sight distance was measured to approximately 490 feet looking to the right. As such, sight distance meets the required minimum for a 35 MPH roadway.

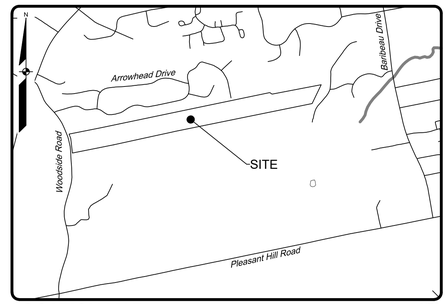
Conclusion

Sebago Technics, Inc. has completed the preliminary traffic impact assessment for the proposed Fitzpatrick Subdivision in Brunswick, Maine and provides the following conclusions:

- The development is proposed to consist of 48 multifamily apartments across six (6) two-story buildings and 45 single family lots totaling 93 dwelling units. It is estimated to generate a total of 62 trips, 76 trips, and 68 trips during the AM, PM, and Saturday peak hour periods of the generator, respectively. As such, a MaineDOT Traffic Movement Permit is not required.
- The intersection of Pleasant Hill Road and Woodside Road had 11 crashes and a CRF of 6.64 over the most recent three-year period of 2022 to 2024 and is identified as a high crash location. A significant portion of the crashes included in this data occurred prior to the installation of stop signs on the Pleasant Hill Road approach which converted the intersection to an all-way stop sometime between the end of 2023 and 2024.
- Sight distance from the proposed connection to Woodside Road meets the required minimum requirements for a 35 MPH roadway.

WOODSIDE ROAD SUBDIVISION

WOODSIDE ROAD
BRUNSWICK, ME, 04011



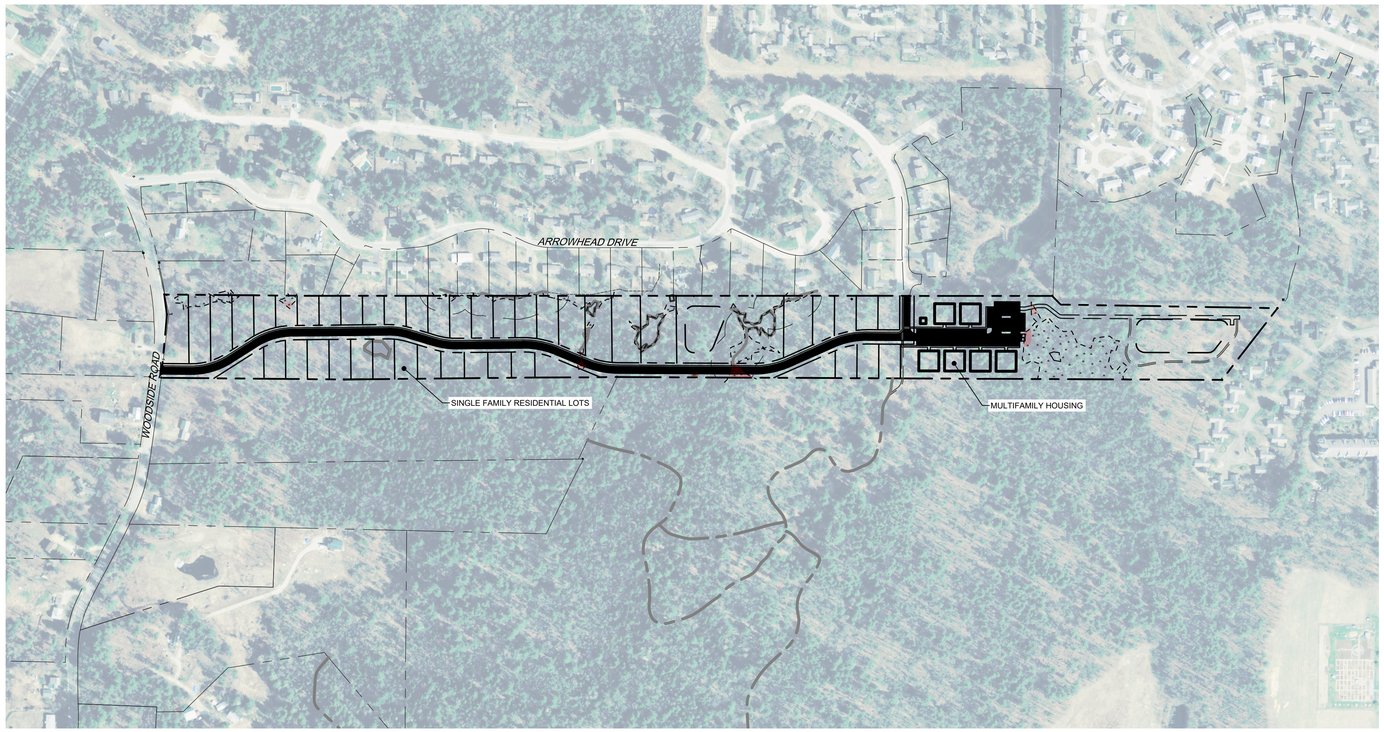
LOCATION MAP NTS

APPLICANT:
WYLEY
ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath



GRAPHIC SCALE
250 0 125 250 500
(IN FEET)
1 INCH = 250 FT.

NOTE:
THE PURPOSE OF THIS PRELIMINARY PLAN SET IS FOR SKETCH PLAN REVIEW

Sheet List Table

SHEET	TITLE
C-100	COVER SHEET
C-101	OVERALL SUBDIVISION PLAN
C-102	SUBDIVISION PLAN 1
C-103	SUBDIVISION PLAN 2
C-104	SUBDIVISION PLAN 3
C-201	PLAN & PROFILE STA 0+00 TO 5+00
C-202	PLAN & PROFILE STA 5+00 TO 10+50
C-203	PLAN & PROFILE STA 10+50 TO 16+00
C-204	PLAN & PROFILE STA 16+00 TO 20+50
C-205	PLAN & PROFILE STA 20+50 TO 25+00
C-206	PLAN & PROFILE STA 25+00 TO 31+11

PROGRESS PRINT

OWENS A. MCCULLOUGH, PE 7122 — PLS OR PE

STATE OF MAINE — OWENS A. MCCULLOUGH — No. 7122 — REGISTERED PROFESSIONAL ENGINEER

REV.:	BY:	DATE:	STATUS:
A.	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

COVER SHEET
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME, 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 250'
PROJECT	240089

SHEET C-100

240089 C.dwg, TAB:COVER SHEET

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GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS WYLEY ENTERPRISES LLC BY DEED DATED FEBRUARY 6, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40600, PAGE 256 & 258.
2. THE PROPERTY IS SHOWN AS LOTS 9 & 180 ON THE TOWN OF BRUNSWICK TAX MAP 22.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 24.6 ACRES.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED SOLELY ON PUBLICLY AVAILABLE LIDAR POINT CLOUD DATA COLLECTED IN 2020 BY USGS AND DISTRIBUTED BY NOAA. AND INTERPRETED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
5. PLAN REFERENCES:
   - A. "FINAL SUBDIVISION PLAN, SECTION 1, MASSE WOODS SUBDIVISION, WOODSIDE ROAD, BRUNSWICK, MAINE MADE FOR WOODSIDE DEVELOPMENT, LLC., BRUNSWICK, MAINE", BY SITELINES P.A., DATED APRIL 18, 2005 AND RECORDED AT THE CCRD ON JUNE 30, 2006 IN PLAN BOOK 206, PAGE 426.
   - B. "REVISED REGISTRY PLAN, THORNTON OAKS, BARIBEAU DRIVE, MADE FOR REGIONAL MEMORIAL HOSPITAL", BY KIMBALL CHASE, DATED SEPTEMBER 26, 1990 AMD RECORDED AT THE CCRD ON MARCH 31, 1993 IN PLAN BOOK 193, PAGE 72.
   - C. "SURVEY OF PORTION OF LAND OF LIANE B. MASSE, HEIRS, WOODSIDE ROAD, BRUNSWICK, MAINE" BY ROULLAIRD LAND SERVICES, INC., DATED MAY 26, 1993 AND RECORDED AT THE CCRD ON APRIL 5, 1995, IN PLAN BOOK 194, PAGE 117.
   - D. "PHASE III FINAL SUBDIVISION PLAN, WOODSIDE, WOODSIDE ROAD, BRUNSWICK, CUMBERLAND SS, MAINE, MADE FOR WOODWARD COVE ASSOCIATION" BY LARRY SLAUGHTER, PLS #1133, DATED JULY 14, 1998 AND RECORDED AT THE CCRD ON JULY 27, 1998 IN PLAN BOOK 198, PAGE 234.
   - E. "STANDARD BOUNDARY SURVEY OF LAND OFF WOODSIDE ROAD, BRUNSWICK, MAINE FOR ESTATE OF LIANE B. MASSE" BY MIDCOAST SURVEY CO., JANUARY 9, YEAR ILLEGIBLE, AND RECORDED AT THE CCRD ON FEBRUARY 11, 2003 IN PLAN BOOK 203, PAGE 62.
   - F. "WETLAND DELINEATION & VERNAL POOL LOCATION PLAN PREPARED FOR FITZPATRICK ASSOCIATES WOODSIDE ROAD, (MAP22, LOT9)" DATED MARCH 29, 2024 BY LONG VIEW PARTNERS.
5. EASEMENT/ENCUMBRANCES:
   - A. PER RECORD DEED: THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF THOSE RIGHTS AND EASEMENTS, INCLUDING RIGHTS OF ACCESS AS WELL AS THE RIGHT TO CONNECT TO PUBLIC WATER AND SEWER LINES WHICH RUN THROUGH PROPERTY OF THE SAID WOODWARD COVE ASSOCIATION ALL AS DESCRIBED IN A CERTAIN INSTRUMENT FROM LIANE B. MASSE TO WOODWARD COVE ASSOCIATION DATED JUNE 18, 1986 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7238 AT PAGE 013.
6. SPACE AND BULK CRITERIA FOR THE GROWTH RESIDENTIAL 4 (GR4) ZONING DISTRICT, DISTRICT ARE AS FOLLOWS:

MAXIMUM DENSITY:	6 UNITS PER ACRE OF NET SITE AREA
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM SIDE YARD:	15 FEET
MAXIMUM IMPERVIOUS COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE:	5,000 SQUARE FEET

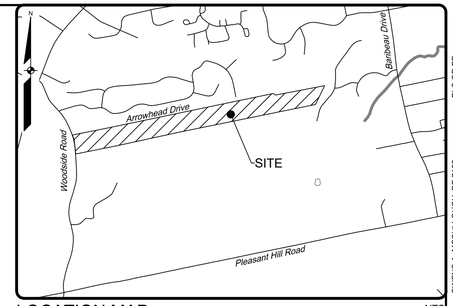
7. A WETLAND DELINEATION & STREAM DELINEATION WERE CONDUCTED BY LONGVIEW PARTNERS IN MARCH 2024. A VERNAL POOL ASSESSMENT WAS ALSO PERFORMED IN APRIL AND MAY 2024 BY LONGVIEW PARTNERS.

CONCEPT NOTES:

TOTAL NUMBER OF SINGLE FAMILY LOTS	= 45
TOTAL NUMBER OF MULTI-FAMILY UNITS	= 48
TOTAL NUMBER OF COMBINED UNITS	= 93
TOTAL PROPOSED IMPERVIOUS COVERAGE	= 32.60%
ESTIMATED WETLAND ALTERATION	= 5,236 SF

NET SITE AREA

NET SITE AREA IS CALCULATED BY SUBTRACTING FROM THE PARCEL THE FULL AREA OF LAND THAT CONSISTS OF:	TOTALS:
TOTAL AREA OF PARCEL	24.60 ACRES
LAND ARES OF 5,000 MORE CONTIGUOUS SQUARE FEET WITH SUSTAINED SLOPE OF 25 PERCENT OR GREATER	0.00 ACRES
ANY WETLAND, INCLUDING BUT NOT LIMITED TO, COASTAL, FORESTED AND FRESHWATER WETLANDS	2.20 ACRES
ANY WATER BODY	0.00 ACRES
ANY EXISTING OR PROPOSED PUBLIC STREET OR PRIVATE STREET RIGHT-OF-WAY;	3.27 ACRES
HABITAT FOR SPECIES APPEARING ON THE OFFICIAL STATE OR FEDERAL LISTS OR ENDANGERED OR THREATENED SPECIES, WHERE THERE HAS BEEN EVIDENCE OF THE OCCURRENCE SPECIES;	0.00 ACRES
RARE AND ENDANGERED NATURAL COMMUNITIES AS LISTED AND MAPPED BY THE MAINE NATURAL AREAS PROGRAM, INCLUDING CRITICALLY IMPERILED (S1), IMPERILED (S2), AND RARE PLANT COMMUNITIES (S3).	0.00 ACRES
ANY OF THE FOLLOWING AS DEFINED BY THE NATURAL RESOURCES PROTECTION ACT (NRPA): 1.1. HIGH AND MODERATE VALUE WATERFOWL AND WADING BIRD HABITAT, INCLUDING NESTING AND FEEDING AREAS; OR 1.2. SHOREBIRD NESTING, FEEDING, AND STAGING AREAS;OR 1.3. SIGNIFICANT VERNAL POOL HABITAT. 1.4. SEABIRD NESTING ISLANDS	0.00 ACRES
NET SITE AREA	**17.03 ACR**
GR4 DENSITY	6 UNITS PER NET ACRE
MAX DENSITY (DWELLING UNITS PER ACRE OF NET SITE AREA)	**114 UNITS**



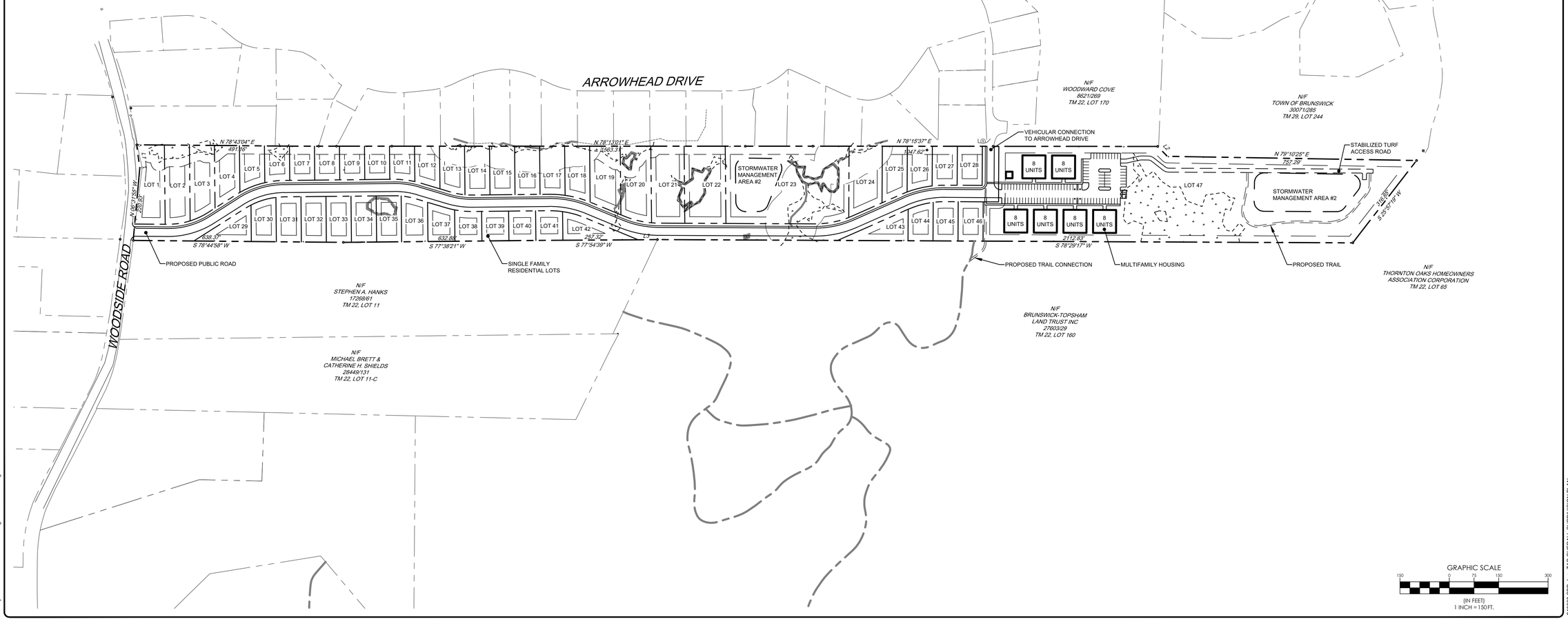
LOCATION MAP NTS

PLS OR PE

OWENS A. MCCULLOUGH PE 7122

PROGRESS PRINT

STATE OF MAINE
OWENS A. McCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER



GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 INCH = 150 FT.

REV.	BY	DATE:	STATUS:
A	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

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SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

OVERALL SUBDIVISION PLAN
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 150'
PROJECT	240089

SHEET C-101

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240089 SBD dwg, TAB-OVERALL SUBDIVISION PLAN

N

GRID

WETLANDS, TYP.

STREAM

ESTIMATED WETLAND ALTERATION = 365 SF

25' BUFFER SETBACK

N 78°43'04" E
491.16'

WOODSIDE ROAD

N 08°31'55" W
220.93'

LOT 1
19 LOT 1 F.
0.46 AC.

LOT 2
18 LOT 2 F.
0.41 AC.

LOT 3
16 LOT 3 F.
0.37 AC.

LOT 4
12,625 S.F.
0.29 AC.

LOT 5
9,487 S.F.
0.22 AC.

LOT 6
8,092 S.F.
0.19 AC.

LOT 7
7,873 S.F.
0.18 AC.

LOT 8
7,811 S.F.
0.18 AC.

LOT 9
7,753 S.F.
0.18 AC.

LOT 10
7,695 S.F.
0.18 AC.

LOT 11
7,795 S.F.
0.18 AC.

LOT 12
8,999 S.F.
0.21 AC.

LOT 13
10,657 S.F.
0.24 AC.

LOT 14
11,273 S.F.
0.26 AC.

LOT 29
9,774 S.F.
0.22 AC.

LOT 30
9,527 S.F.
0.22 AC.

LOT 31
10,405 S.F.
0.24 AC.

LOT 32
10,528 S.F.
0.24 AC.

LOT 33
10,634 S.F.
0.24 AC.

LOT 34
10,744 S.F.
0.25 AC.

LOT 35
10,652 S.F.
0.24 AC.

LOT 36
10,460 S.F.
0.24 AC.

LOT 37
8,750 S.F.
0.20 AC.

LOT 38
7,476 S.F.
0.17 AC.

BUILDING SETBACK, TYP.

BITUMINOUS SIDEWALK (5')

74' PUBLIC ROAD

50' R.O.W.

BITUMINOUS PAVEMENT

SLIPFORM CONCRETE CURB

638.37'
S 78°44'58" W

632.88'
S 77°38'21" W

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

NON SIGNIFICANT VERNAL POOL A (MAN-MADE DUG POND TO BE RECLAIMED))

MATCHLINE SEE SHEET C-103

N/F
STEPHEN A. HANKS
17268/61
TM 22, LOT 11

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWENS A. MCCULLOUGH, PE 7122

PLS OR PE

PROGRESS PRINT

STATE OF MAINE
OWENS A. MCCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER

REV.	BY:	DATE:	STATUS:
A	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

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SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

SUBDIVISION PLAN 1
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 50'
PROJECT	240089

SHEET C-102

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240089 S.dwg - TAB:C-102 SUBDIVISION PLAN 1

N

GRID

ARROWHEAD DRIVE

STREAM

NON SIGNIFICANT VERNAL POOL B

NON SIGNIFICANT VERNAL POOL D

NON SIGNIFICANT VERNAL POOL E

STREAM

N 78°13'01" E
1563.31'

N 78°15'37" E
1047.62'

25' BUFFER SETBACK

25' BUFFER SETBACK

75' STREAM SETBACK

LOT 15
11,223 S.F.
0.26 AC.

LOT 16
11,165 S.F.
0.26 AC.

LOT 17
11,168 S.F.
0.26 AC.

LOT 18
12,020 S.F.
0.28 AC.

LOT 19
17,620 S.F.
0.40 AC.

LOT 9
7,753 S.F.
0.18 AC.

BUILDING SETBACK, TYP.

LOT 21
23,648 S.F.
0.54 AC.

LOT 22
29,342 S.F.
0.67 AC.

STORMWATER MANAGEMENT AREA #1

LOT 23
87,714 S.F.
2.01 AC.

LOT 24
19,650 S.F.
0.45 AC.

LOT 25
11,806 S.F.
0.27 AC.

LOT 26
9,742 S.F.
0.22 AC.

LOT 27
9,025 S.F.
0.21 AC.

LOT 28
9,017 S.F.
0.21 AC.

LOT 39
7,380 S.F.
0.17 AC.

LOT 40
7,380 S.F.
0.17 AC.

LOT 41
7,340 S.F.
0.17 AC.

LOT 42
10,836 S.F.
0.25 AC.

LOT 43
10,239 S.F.
0.24 AC.

LOT 44
8,241 S.F.
0.19 AC.

LOT 45
9,056 S.F.
0.21 AC.

LOT 46
9,084 S.F.
0.21 AC.

257.32'
S 77°54'39" W

L3

24' PUBLIC ROAD

50' R.O.W.

ESTIMATED WETLAND ALTERATION = 688 SF

NON SIGNIFICANT VERNAL POOL C

BITUMINOUS PAVEMENT

SLIPFORM CONCRETE CURB

BITUMINOUS SIDEWALK (5')

ESTIMATED WETLAND ALTERATION = 171 SF

NON SIGNIFICANT VERNAL POOL F

ESTIMATED WETLAND ALTERATION = 2,258 SF

STREAM

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

EXISTING TRAILS

EXISTING TRAILS

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-104

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

PROGRESS PRINT

OWENS A. MCCULLOUGH PE 7122

P.S OR P.E

STATE OF MAINE
OWENS A. MCCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER

REV.	BY:	DATE:	STATUS:
A	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

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SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

SUBDIVISION PLAN 2
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 50'
PROJECT	240089

SHEET C-103

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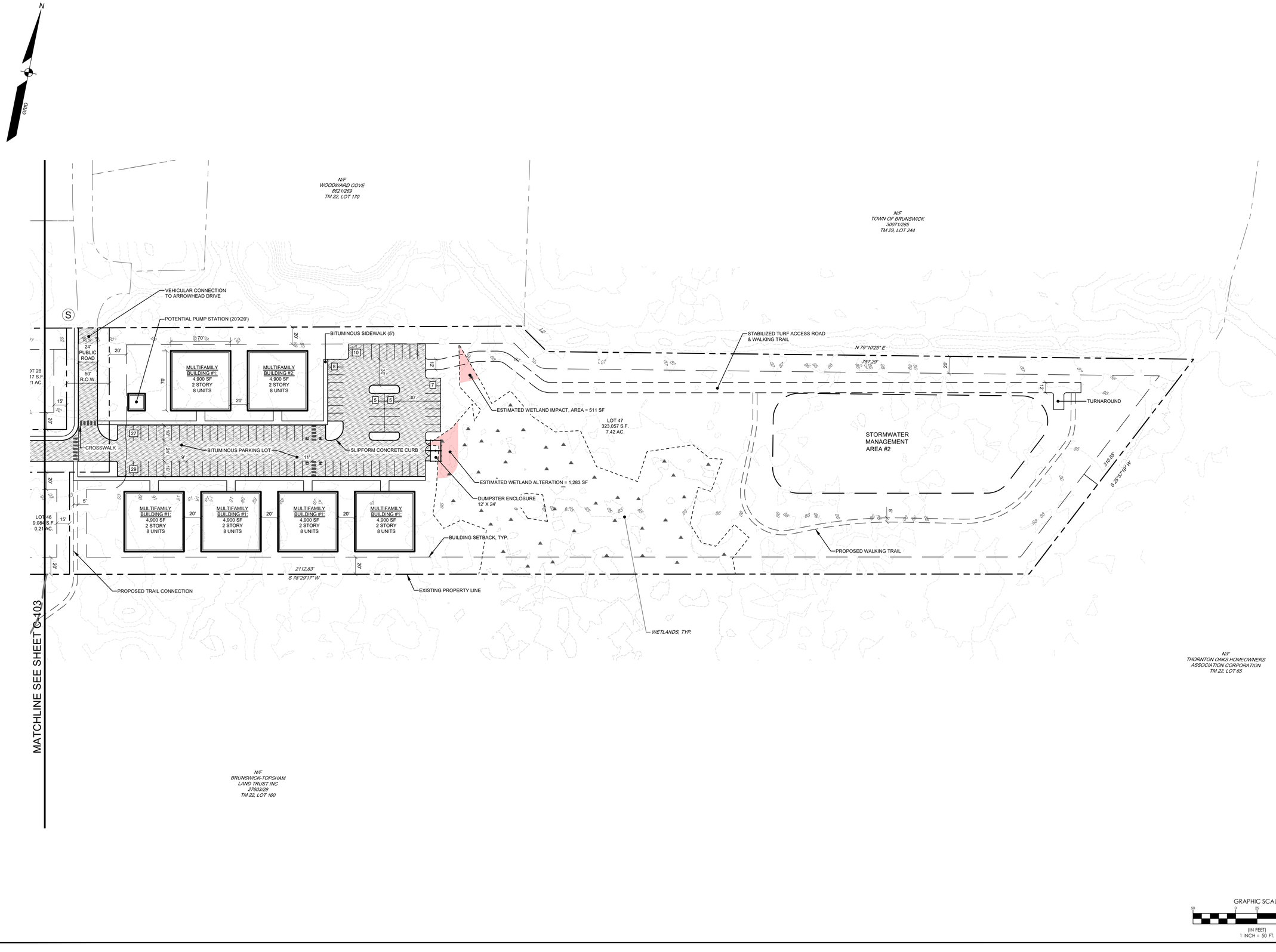
240089 S.dwg, TAB:C-103 SUBDIVISION PLAN 2



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

PROGRESS PRINT

OWENS A. MCCULLOUGH, PE 7122
PLS OR PE

STATE OF MAINE
OWENS A. MCCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER

REV.	BY:	DATE:	STATUS:
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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

SUBDIVISION PLAN 3
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 50'
PROJECT	240089

SHEET C-104

240089 S.dwg T:\AB\C-104 SUBDIVISION PLAN 3

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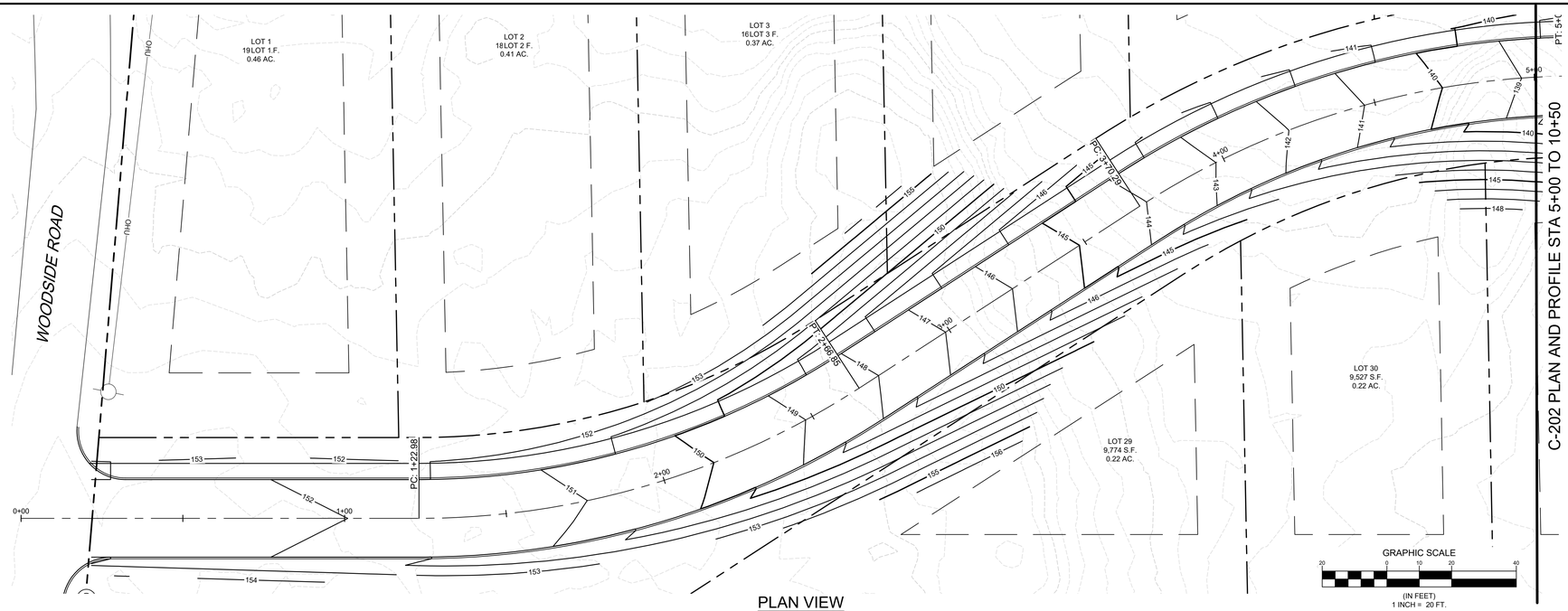
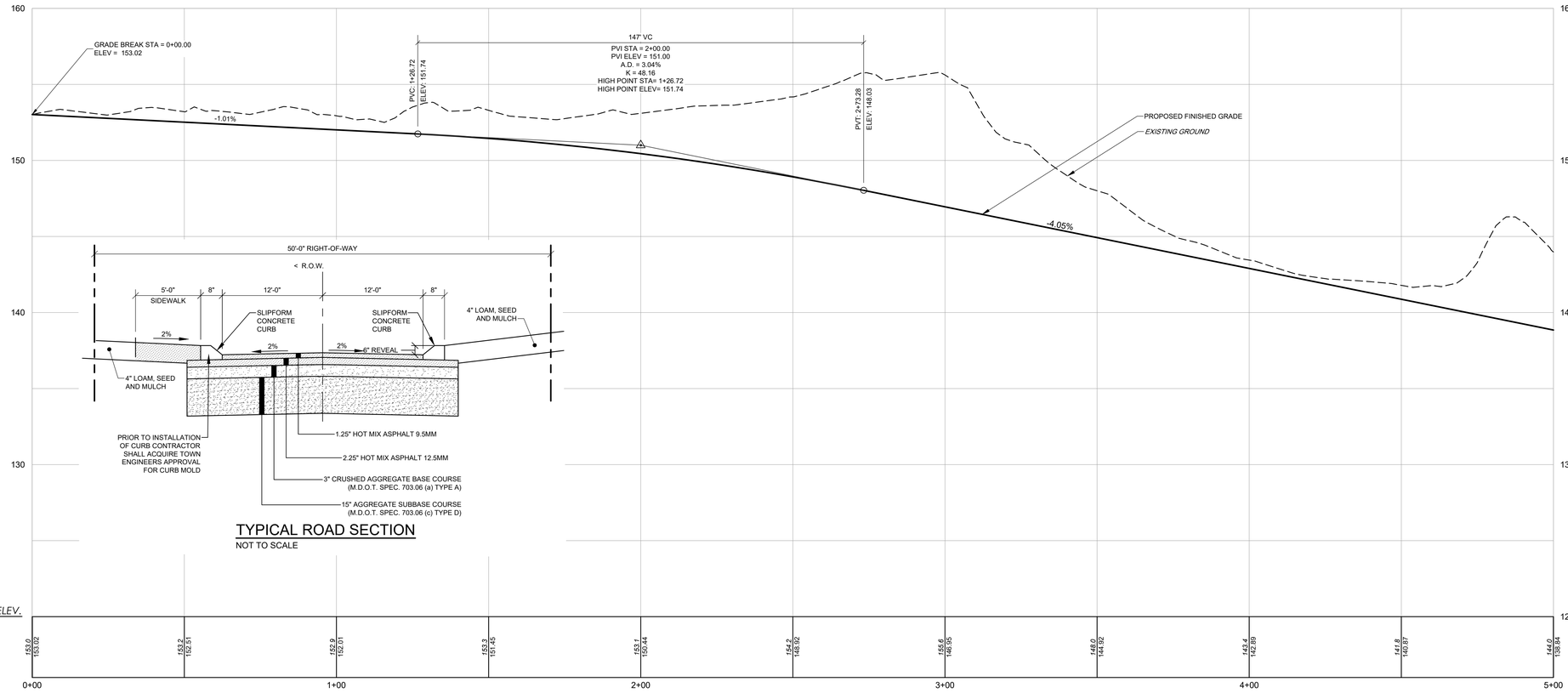
NOTE:
THIS IS FOR SKETCH PLAN REVIEW. SUBSEQUENT SUBMITTALS WILL INCLUDE UTILITIES IN THE PLAN AND PROFILE.



PLAN VIEW
SCALE: 1" = 20'

C-202 PLAN AND PROFILE STA 5+00 TO 10+50



PROFILE VIEW

SCALE: HORZ. 1" = 20'
VERT. 1" = 4'

TYPICAL ROAD SECTION
NOT TO SCALE

PROGRESS PRINT

PLS OR PE

OWENS A. MCCULLOUGH, PE 7122

STATE OF MAINE
OWENS A. MCCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER

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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

PLAN & PROFILE STA 0+00 TO 5+00
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 20'
PROJECT	240089

SHEET C-201

240089 PP-dwg, TAB:C-201 PLAN & PROFILE STA 0+00 TO 5+00

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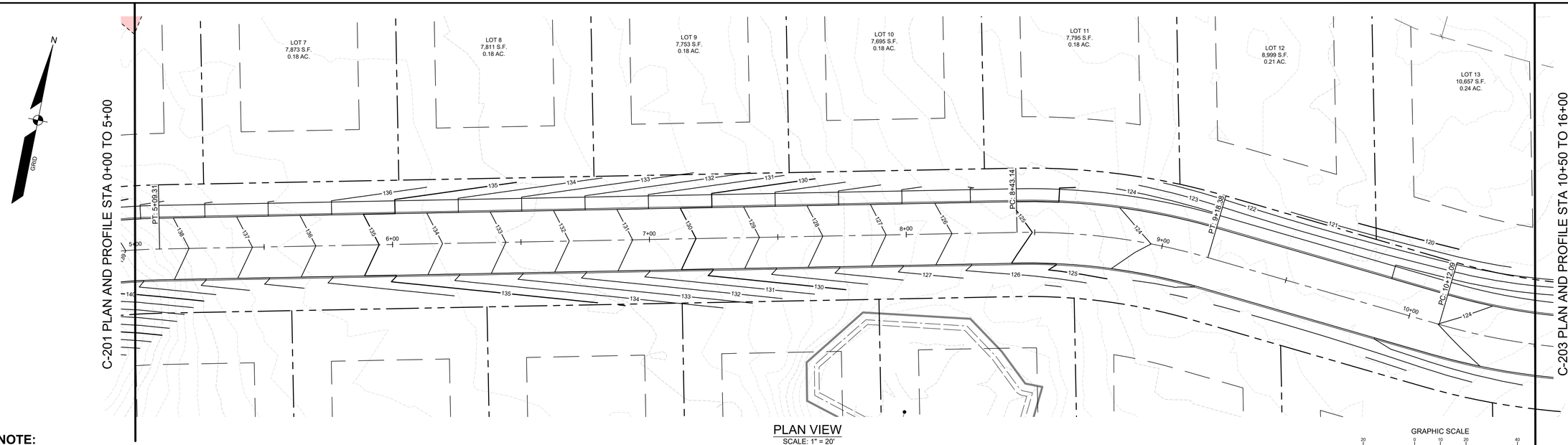
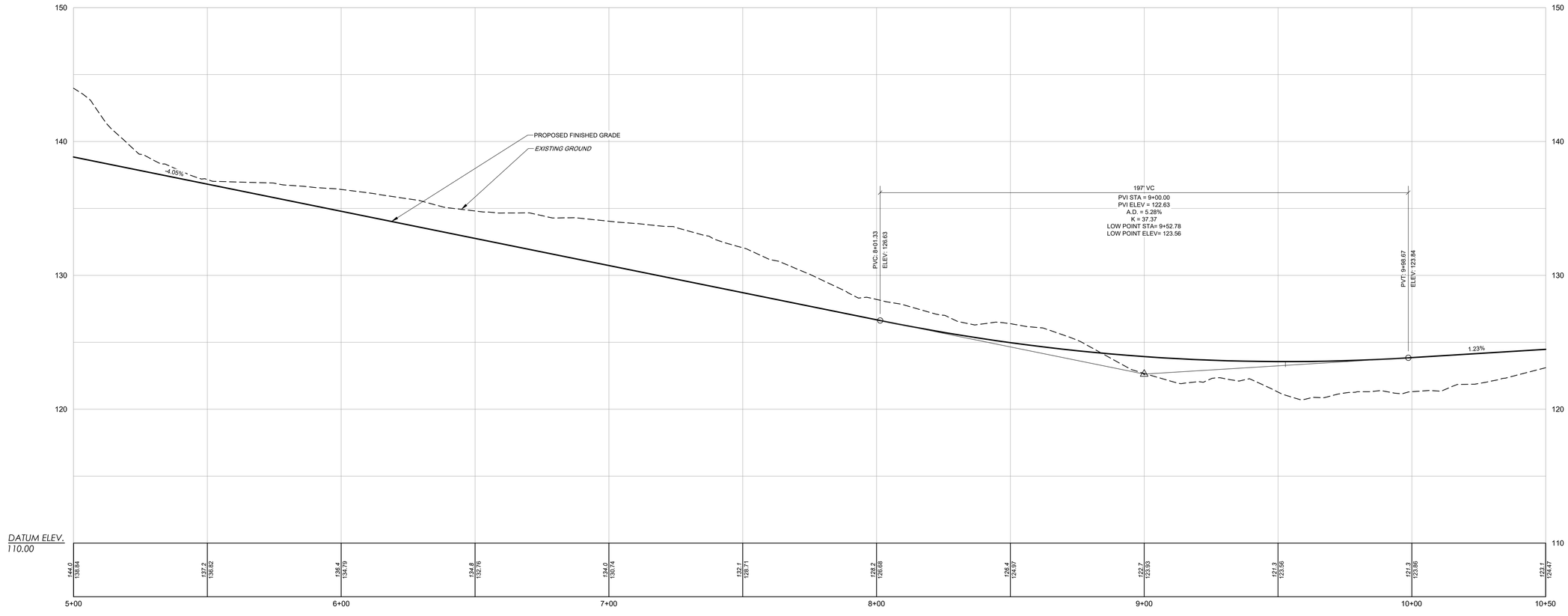


NOTE:
THIS IS FOR SKETCH PLAN REVIEW. SUBSEQUENT SUBMITTALS WILL INCLUDE UTILITIES IN THE PLAN AND PROFILE.



PS OR PE

PROGRESS PRINT

STATE OF MAINE
OWENS A. McCULLOUGH
No. 7122
REGISTERED PROFESSIONAL ENGINEER

OWENS A. MCCULLOUGH, PE 7122

REV.	BY	DATE:	STATUS:
A	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

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75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

PLAN & PROFILE STA 5+00 TO 10+50

OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011

FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 20'
PROJECT	240089

SHEET C-202

240089 PP dwg, TAB PLAN & PROFILE STA 5+00 TO 10+50

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GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS WYLEY ENTERPRISES LLC BY DEED DATED FEBRUARY 6, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40600, PAGE 256 & 258.
2. THE PROPERTY IS SHOWN AS LOTS 9 & 180 ON THE TOWN OF BRUNSWICK TAX MAP 22.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 24.6 ACRES.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED SOLELY ON PUBLICLY AVAILABLE LIDAR POINT CLOUD DATA COLLECTED IN 2020 BY USGS AND DISTRIBUTED BY NOAA, AND INTERPRETED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
5. PLAN REFERENCES:
   - A. "FINAL SUBDIVISION PLAN, SECTION 1, MASSE WOODS SUBDIVISION, WOODSIDE ROAD, BRUNSWICK, MAINE MADE FOR WOODSIDE DEVELOPMENT, LLC., BRUNSWICK, MAINE", BY SITELINES P.A., DATED APRIL 18, 2005 AND RECORDED AT THE CCRD ON JUNE 30, 2006 IN PLAN BOOK 206, PAGE 426.
   - B. "REVISED REGISTRY PLAN, THORNTON OAKS, BARIBEAU DRIVE, MADE FOR REGIONAL MEMORIAL HOSPITAL", BY KIMBALL CHASE, DATED SEPTEMBER 26, 1990 AMD RECORDED AT THE CCRD ON MARCH 31, 1993 IN PLAN BOOK 193, PAGE 72.
   - C. "SURVEY OF PORTION OF LAND OF LIANE B. MASSE, HEIRS, WOODSIDE ROAD, BRUNSWICK, MAINE" BY ROULLAIRD LAND SERVICES, INC., DATED MAY 26, 1993 AND RECORDED AT THE CCRD ON APRIL 5, 1995, IN PLAN BOOK 194, PAGE 117.
   - D. "PHASE III FINAL SUBDIVISION PLAN, WOODSIDE, WOODSIDE ROAD, BRUNSWICK, CUMBERLAND SS, MAINE, MADE FOR WOODWARD COVE ASSOCIATION" BY LARRY SLAUGHTER, PLS #1133, DATED JULY 14, 1998 AND RECORDED AT THE CCRD ON JULY 27, 1998 IN PLAN BOOK 198, PAGE 234.
   - E. "STANDARD BOUNDARY SURVEY OF LAND OFF WOODSIDE ROAD, BRUNSWICK, MAINE FOR ESTATE OF LIANE B. MASSE" BY MIDCOAST SURVEY CO., JANUARY 9, YEAR ILLEGIBLE, AND RECORDED AT THE CCRD ON FEBRUARY 11, 2003 IN PLAN BOOK 203, PAGE 62.
   - F. "WETLAND DELINEATION & VERNAL POOL LOCATION PLAN PREPARED FOR FITZPATRICK ASSOCIATES WOODSIDE ROAD, (MAP22, LOT9)" DATED MARCH 29, 2024 BY LONG VIEW PARTNERS.
5. EASEMENT/ENCUMBRANCES:
   - A. PER RECORD DEED: THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF THOSE RIGHTS AND EASEMENTS, INCLUDING RIGHTS OF ACCESS AS WELL AS THE RIGHT TO CONNECT TO PUBLIC WATER AND SEWER LINES WHICH RUN THROUGH PROPERTY OF THE SAID WOODWARD COVE ASSOCIATION ALL AS DESCRIBED IN A CERTAIN INSTRUMENT FROM LIANE B. MASSE TO WOODWARD COVE ASSOCIATION DATED JUNE 18, 1986 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7238 AT PAGE 013.
6. SPACE AND BULK CRITERIA FOR THE GROWTH RESIDENTIAL 4 (GR4) ZONING DISTRICT, DISTRICT ARE AS FOLLOWS:

MAXIMUM DENSITY:	6 UNITS PER ACRE OF NET SITE AREA
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM SIDE YARD:	15 FEET
MAXIMUM IMPERVIOUS COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE:	5,000 SQUARE FEET

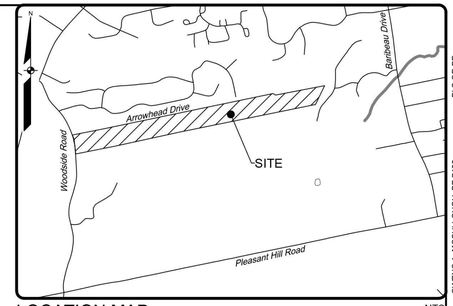
7. A WETLAND DELINEATION & STREAM DELINEATION WERE CONDUCTED BY LONGVIEW PARTNERS IN MARCH 2024. A VERNAL POOL ASSESSMENT WAS ALSO PERFORMED IN APRIL AND MAY 2024 BY LONGVIEW PARTNERS.

CONCEPT NOTES:

TOTAL NUMBER OF SINGLE FAMILY LOTS	= 45
TOTAL NUMBER OF MULTI-FAMILY UNITS	= 48
TOTAL NUMBER OF COMBINED UNITS	= 93
TOTAL PROPOSED IMPERVIOUS COVERAGE	= 32.60%
ESTIMATED WETLAND ALTERATION	= 5,236 SF

NET SITE AREA

NET SITE AREA IS CALCULATED BY SUBTRACTING FROM THE PARCEL THE FULL AREA OF LAND THAT CONSISTS OF:	TOTALS:
TOTAL AREA OF PARCEL	24.60 ACRES
LAND ARES OF 5,000 MORE CONTIGUOUS SQUARE FEET WITH SUSTAINED SLOPE OF 25 PERCENT OR GREATER	0.00 ACRES
ANY WETLAND, INCLUDING BUT NOT LIMITED TO, COASTAL, FORESTED AND FRESHWATER WETLANDS	2.20 ACRES
ANY WATER BODY	0.00 ACRES
ANY EXISTING OR PROPOSED PUBLIC STREET OR PRIVATE STREET RIGHT-OF-WAY;	3.27 ACRES
HABITAT FOR SPECIES APPEARING ON THE OFFICIAL STATE OR FEDERAL LISTS OR ENDANGERED OR THREATENED SPECIES, WHERE THERE HAS BEEN EVIDENCE OF THE OCCURRENCE SPECIES;	0.00 ACRES
RARE AND ENDANGERED NATURAL COMMUNITIES AS LISTED AND MAPPED BY THE MAINE NATURAL AREAS PROGRAM, INCLUDING CRITICALLY IMPERILED (S1), IMPERILED (S2), AND RARE PLANT COMMUNITIES (S3).	0.00 ACRES
ANY OF THE FOLLOWING AS DEFINED BY THE NATURAL RESOURCES PROTECTION ACT (NRPA): 1.1. HIGH AND MODERATE VALUE WATERFOWL AND WADING BIRD HABITAT, INCLUDING NESTING AND FEEDING AREAS; OR 1.2. SHOREBIRD NESTING, FEEDING, AND STAGING AREAS;OR 1.3. SIGNIFICANT VERNAL POOL HABITAT. 1.4. SEABIRD NESTING ISLANDS	0.00 ACRES
NET SITE AREA	**17.03 ACR**
GR4 DENSITY	6 UNITS PER NET ACRE
MAX DENSITY (DWELLING UNITS PER ACRE OF NET SITE AREA)	**114 UNITS**

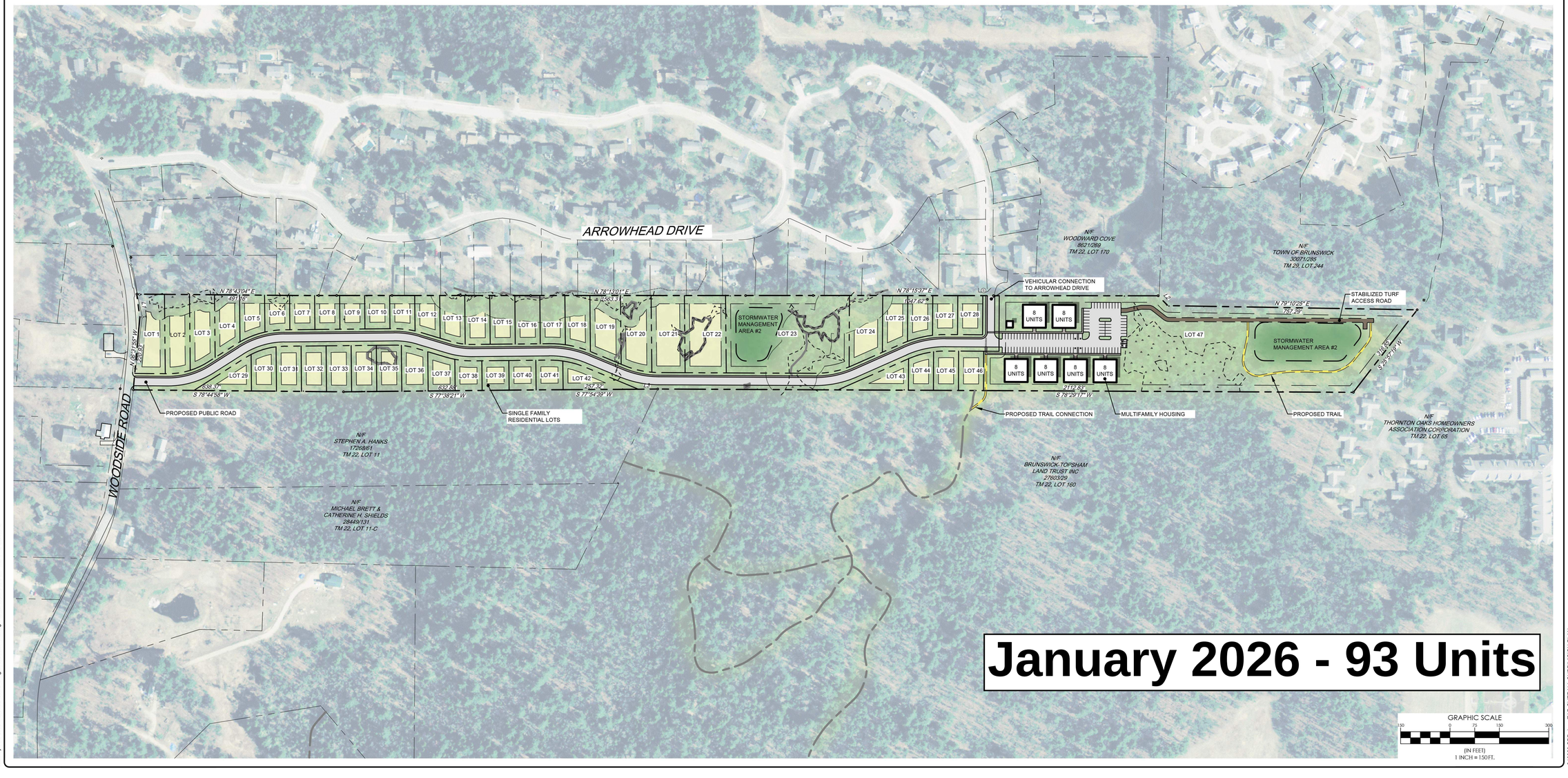


LOCATION MAP NTS

OWENS A. MCCULLOUGH, PE 7122 PLS OR PE

PROGRESS PRINT

STATE OF MAINE OWENS A. McCULLOUGH No. 7122 REGISTERED PROFESSIONAL ENGINEER



January 2026 - 93 Units

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 INCH = 150 FT.

REV.	BY	DATE:	STATUS
A	OAM	01/29/2026	SKETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK

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OVERALL SUBDIVISION PLAN
OF:
WOODSIDE ROAD SUBDIVISION
WOODSIDE ROAD
BRUNSWICK, ME. 04011
FOR:
WYLEY ENTERPRISES, LLC
1756 BONITA LANE WEST
SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 150'
PROJECT	240089

SHEET C-101

240089 SBD.dwg, TAB OVERALL SUBDIVISION PLAN

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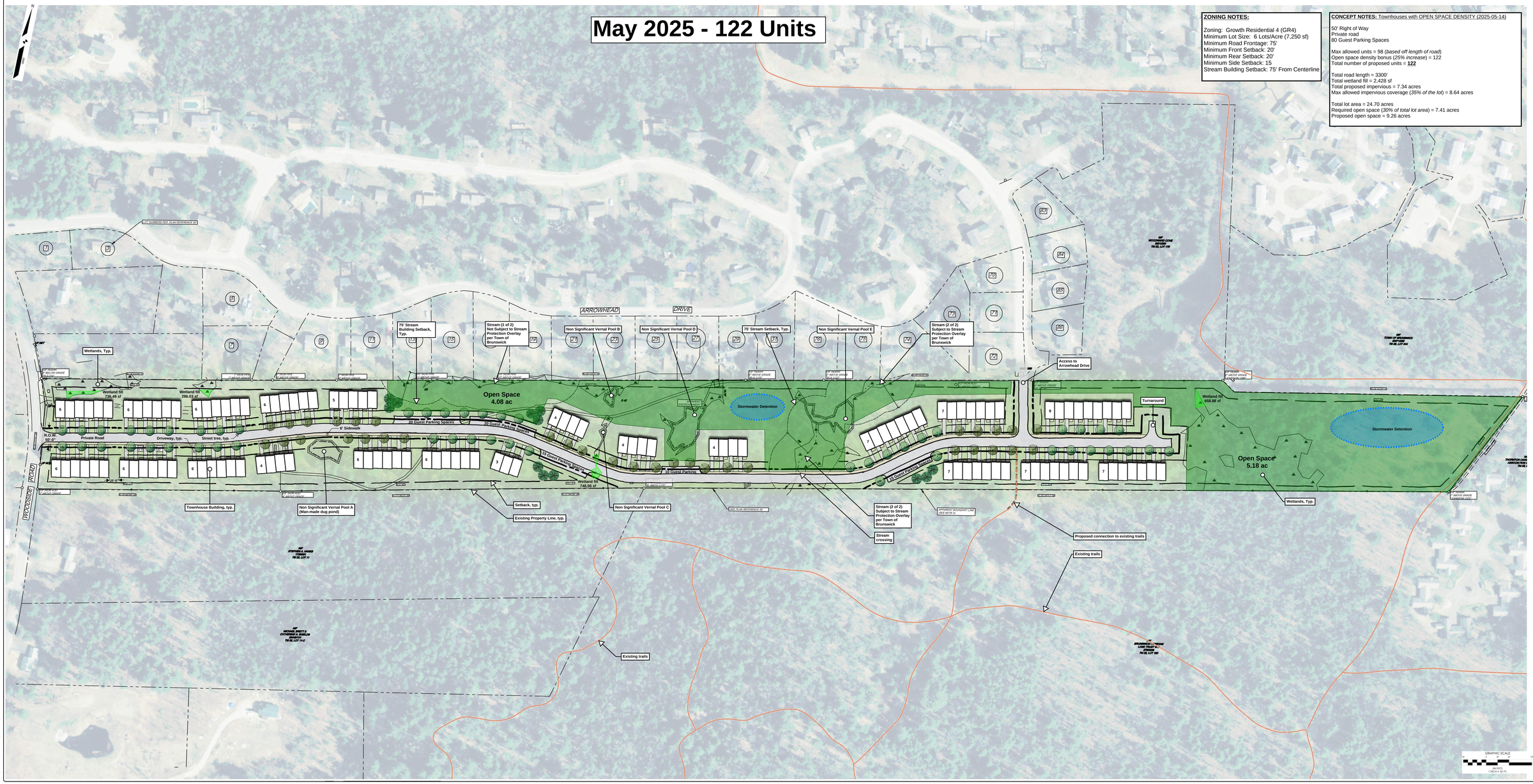
May 2025 - 122 Units



ZONING NOTES:

Zoning: Growth Residential 4 (GR4)
Minimum Lot Size: 6 Lots/Acre (7,250 sf)
Minimum Road Frontage: 75'
Minimum Front Setback: 20'
Minimum Rear Setback: 20'
Minimum Side Setback: 15
Stream Building Setback: 75' From Centerline

CONCEPT NOTES: Townhouses with OPEN SPACE DENSITY (2025-05-14)

50' Right of Way
Private road
80 Guest Parking Spaces

Max allowed units = 98 (*based off length of road*)
Open space density bonus (25% *increase*) = 122
Total number of proposed units = **122**

Total road length = 3300'
Total wetland fill = 2,428 sf
Total proposed impervious = 7.34 acres
Max allowed impervious coverage (35% *of the lot*) = 8.64 acres

Total lot area = 24.70 acres
Required open space (30% *of total lot area*) = 7.41 acres
Proposed open space = 9.26 acres

PROGRESS PRINT

PLOT DATE:

NOT FOR CONSTRUCTION

PLOT DATE:

REV	BY	DATE	STATUS
1	TFG	10/15/25	PLANNING BOARD REVIEW

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75 John Roberts Rd
South Portland, ME 04106
Tel: 207.200.2100

SKETCH PLAN
FITZPATRICK LOT
GUY P. GANNETT PROFESSIONAL PARK
LOT 8
Brunswick, ME
JOEL FITZPATRICK
13 HIGHLAND RD
BRUNSWICK, ME

DESIGNED	BAM
DRAWN	TFG
CHECKED	GAM
DATE	
SCALE	1" = 60'
PROJECT	240089

SHEET 1 OF 1

P:\Projects\2024\240089\CAD\Plans\[240089 Fitz Lot Sketch Plan 10-15-2025 4.38 PM - BRIAN.dwg, 8.5"x11"]

August 2025 - 111 Units

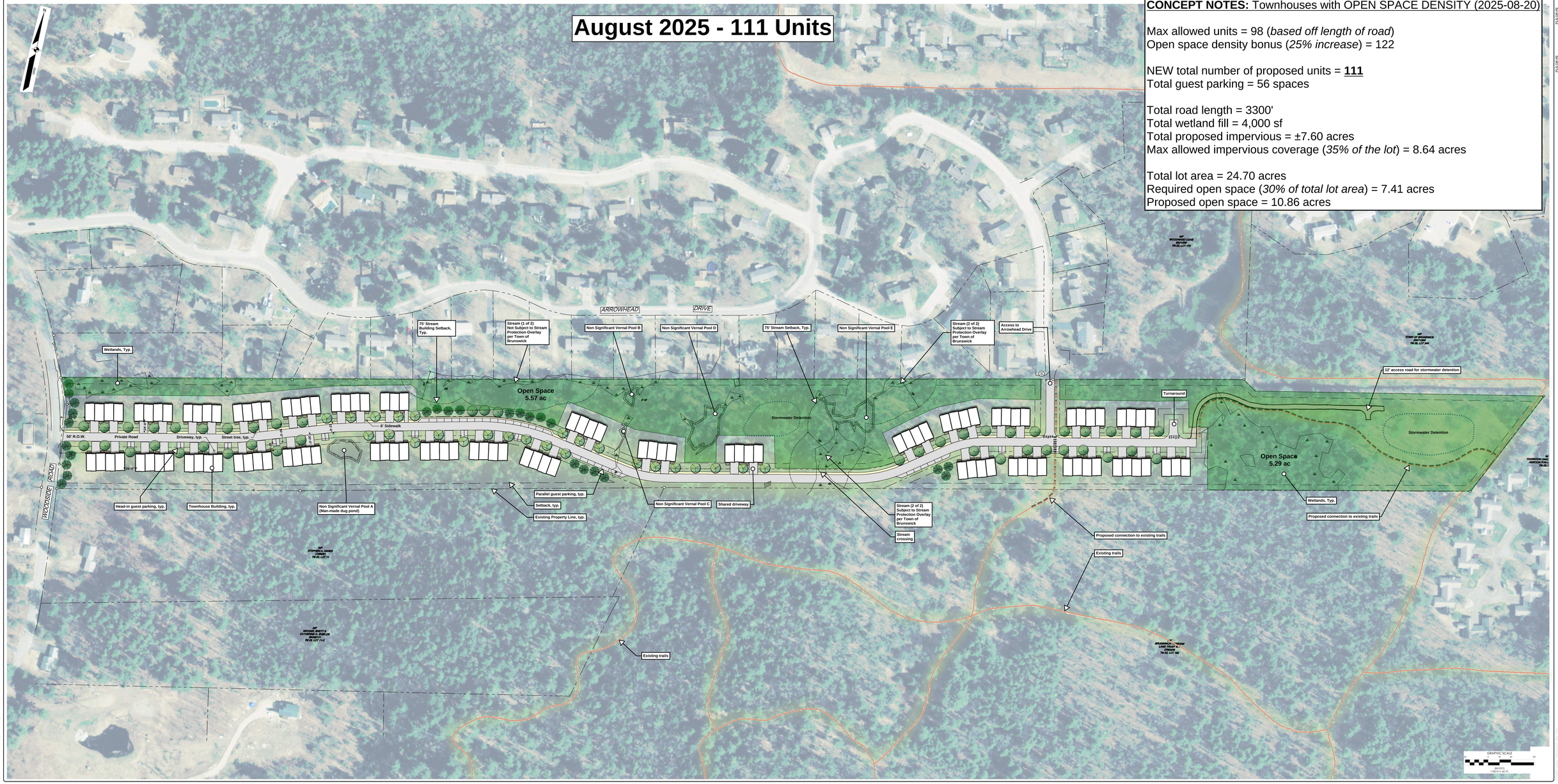
CONCEPT NOTES: Townhouses with OPEN SPACE DENSITY (2025-08-20)

Max allowed units = 98 (*based off length of road*)
Open space density bonus (*25% increase*) = 122

NEW total number of proposed units = **111**
Total guest parking = 56 spaces

Total road length = 3300'
Total wetland fill = 4,000 sf
Total proposed impervious = ±7.60 acres
Max allowed impervious coverage (*35% of the lot*) = 8.64 acres

Total lot area = 24.70 acres
Required open space (*30% of total lot area*) = 7.41 acres
Proposed open space = 10.86 acres



PROGRESS PRINT

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
1	TFG	08/20/25	PROGRESS PRINT

SEBAGO
TECHNICS
Engineers • Environmental Scientists • Planners
Water • Land • Air
75 John Roberts Rd
Suite 1A
South Portland, ME 04106

SKETCH PLAN
FITZPATRICK LOT
107 BUSCOMA ROAD
BRUNSWICK, ME

JOEL FITZPATRICK
13 HOLLAND RD
BRUNSWICK, ME

DESIGNED	BAM
DRAWN	TFG
CHECKED	OAM
DATE	
SCALE	1" = 60'
PROJECT	24008

SHEET 1 OF 1

From: Katie Anderson
To: James Dealaman
Subject: Woodside Road Construction
Date: Saturday, June 7, 2025 3:12:38 PM

Hello,

I am emailing about the proposed development on Woodside Road that is going before the Planning Board on Tuesday. I live at/own 118 Columbia Ave in Brunswick and am a teacher at Brunswick Junior High School.

In short, I am against any further development in this area.

Firstly, our schools are at capacity. We as a town do not have the educational infrastructure to support any further housing developments that would increase the number of children we need to serve. I do understand we have a housing shortage across the state. Until we have increased our capacity to provide pre-K, daycare and K-12 services we should not be considering expanding the Brunswick population further (in any area of town). I am sure conversations with Superintendent Potenziano can provide further info on this and I encourage you to take some time to explore our falling down junior high or newly built but already overcrowded Kate Furbish, and consider the chain reaction that this development and its residents would have.

Secondly, our road/traffic infrastructure in that area does not allow for further development. We already have extreme traffic congestion on Church Street and at the Church/McKeen intersection at various times of day. Woodside Road was not created to provide for this large of a population increase and traffic.

Thirdly, we have already recently sacrificed greenspace in this area for a large scale development on McKeen Street. I do not see it as beneficial for the current residents to further impact their community be destroying more greenspace, while also creating more overcrowding and traffic.

Fourthly, the logging operation that conveniently destroyed any trace of habitat or vernal pools was extremely negatively impactful to the surrounding community. Access to Brunswick Landtrust trails was destroyed. Wildlife habitat disrupted and destroyed. This is not the same as building developments on a former military base that no one had access to for many years anyways, or in an area of town already developed for heavy traffic. This is much beloved land that we regularly enjoy and frequent for it's lack of development. These are neighborhoods that we enjoy just the way they are presently, and do not want to change through increased traffic or development.

I sincerely hope that the town takes to opinions and wishes of it's residents into consideration before allowing further development in this are. I support any policy change that needs to be made to make this kind of development prohibited. Please let me know if there is anything I can do to further support this.

Katie Anderson
118 Columbia Ave

From: Meghan Roberts
To: James Dealaman
Subject: Re: proposed development off of Woodside Drive
Date: Saturday, June 7, 2025 7:02:07 PM

With apologies for the addendum, I will also note: the developer has incorrectly labeled the houses in the Arrowhead neighborhood. They have odd numbers, but that side of the street is all even numbers.

On Sat, Jun 7, 2025 at 6:53 PM Meghan Roberts <meghankroberts@gmail.com> wrote:

> Hello,
>
> My name is Meghan Roberts and I own a home in Brunswick at 20 Arrowhead Dr. I have reviewed the proposed development plan submitted for land off of Woodside Road and have a number of concerns about the proposal and have listed them in order of concern.
>
> 1. Increased traffic in an area with many small children. The proposed development would add 122 homes with roads connecting to Woodside Road and Arrowhead Drive. This will be very unsafe. Children frequently bike and play along Arrowhead Drive. The relatively steep downhill slope of the road can result in cars driving too fast (please see a recent accident where someone misjudged the curve of the road and wiped out a neighbor's mailbox), but it is currently mitigated by a sense of neighborly responsibility.
>
> If drivers are simply passing through, I am sure they will drive much more quickly — exactly as they already do on Woodside Road. The development should not be allowed to connect to Arrowhead Drive.
>
> At a minimum, the town should install speed bumps. They will be far more effective than signs warning drivers to slow down. In a neighborhood with such a high population of small children, the town should prioritize their right to walk, play, and ride bikes in their neighborhood **safely**.
>
> 2. Continued logging. The proposed plan does not clearly situate the townhomes within the existing lot, but there is a fairly steep grade to the property and, as someone who owns property beneath it, I have serious concerns about how many trees they will leave standing. There are already problems with drainage and flooding in the area around the creek separating our neighborhood from the proposed development. Cutting down a significant number of trees on that hillside will make them far worse.
>
> 3. Privacy. Which direction will the development face? Will the developer take any steps to maintain trees to protect the privacy of the townhouse residents as well as those in the Arrowhead neighborhood? The proposed sketch shows depressingly few trees, but I'm sure that townhouse residents would prefer to look out onto trees — I know that I would.
>
> If you have more precise information about where exactly the development will be placed or

> that addresses any of my concerns, I would very much appreciate it if you could share.
>
> Thank you very much.
>
> All the best,
> Meghan Roberts

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From: Ben Brewster

To: James Dealaman

Subject: Feedback regarding townhome development

Date: Saturday, June 7, 2025 9:14:26 PM

Hi there,

We are unfortunately unable to make this Tuesday's planning board meeting, but my wife (Becky) and I would like to express some concern regarding the subdivision plans to build 122 town homes behind Arrowhead Dr.

For context, Becky and I recently bought and moved into a home on Meredith Drive. Additionally, we welcomed our first baby boy into our family in late March. A large reason we decided to buy in this neighborhood was the minimal car traffic and abundance of children playing outdoors in the neighborhood, coupled with the fact we were welcoming our first kid into our family.

With this new development, we are concerned about the connection of a road to Arrowhead which will significantly increase car traffic and make it much less safe for kids playing in the neighborhood.

We are also concerned about the loss of wooded land and access to the trails.

Thank you for considering our feedback.

Best,

Ben and Becky

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From: Aaron Temple
To: James Dealaman
Subject: Woodside Road Development
Date: Saturday, June 7, 2025 9:18:16 PM

To whom it may concern,

I am reaching out to express my concerns regarding the new residential development for the property located on Woodside Road, which directly borders the Arrowhead Drive neighborhood, where I reside at 6 Parsons Farm Road.

Currently, a significant amount of surface water runoff flows onto my property and flows towards an existing 15-inch drainage pipe which extends beneath my lawn from said property to a catch basin located at the front of my property, near the street. This system currently struggles to handle the substantial volume of water. During the springtime and with heavy rains, the volume of water from the property is too much for the current pipe to handle. Frequently, my shed and portion of my lawn are under standing water. I am concerned that any changes to the land's grading or drainage patterns as a result of the new construction could substantially exacerbate this existing water management issue, potentially leading to increased flooding and erosion on my property. The sump pump in my basement struggles to keep up at times to meet the demands of the groundwater, this is a significant concern. I am interested in understanding how this development will manage stormwater runoff to prevent any further negative impacts on the neighboring properties.

Additionally, I would like to inquire about the specific measures that will be taken to ensure adequate privacy between our properties once the new development is completed. With the new construction being adjacent to my property line, it is important for me to understand how this development will affect the existing boundaries and what safeguards, such as landscaping, fencing, or setbacks, will be implemented to provide a reasonable level of my family's privacy and minimize any visual intrusion.

Thank you for taking the time to address these important concerns. I would appreciate it if you could provide information on how these issues are being addressed in the development plans. I look forward to hearing from you and discussing this matter further.

Aaron Temple
6 Parsons Farm Road
Bhamfire5@gmail.com
207-319-3556

From: bradandmonya@comcast.net
To: James Dealaman
Subject: Proposed Development off Woodside Road in Brunswick
Date: Saturday, June 7, 2025 10:39:03 PM

Hello,
I won't be able to make the Planning Board Workshop on Tuesday, but wanted to raise a concern I have about the additional 122 families who would be driving on Woodside Road and in our neighborhood (Arrowhead, Parsons Farm Road, Meredith and Iriquois). Traffic on Woodside Road is already busy, and we ride our bicycles on that road. I'm also nervous about having residents of the townhomes driving through our neighborhood, as there are always a good number of young children outside, often playing in or near the street.
Thank you for taking these concerns into consideration.
Monya Robertson
(2 Parsons Farm Road, Brunswick)

From:	brett joslin
To:	Julie Erdman; towncouncil@bruswickme.org; Dave Watson; aking@brunswickme.org; Sande Updegraph; Jennifer Hicks; Nathaniel Shed; Steve Weems; James Ecker; Nathan Macdonald
Cc:	Ashley Rougeau; henze@brunswickme.org; Jay Astle; Deb Young; Ryan Leighton; Frank Pottle; Lyric Deagle; Brenda Poplaski; Branden Perreault; Derryen Plante; Assess; Taylor Burns; Angela Bradstreet; Nancy Pinette; Victoria Baron; TOB-Engineering; info@brunswickhousing.org; angela@btlt.org; kristi@btlt.org; info@hhltmaine.org; development@hhltmaine.org; matt@hhltmaine.org; emma@hhltmaine.org; brandon@hhltmaine.org; editor@timesrecord.com; letters@timesrecord.com; news@pressherald.com; letterstotheeditor@pressherald.com; features@pressherald.com; letterstotheeditor@pressherald.com; news@centralmaine.com; news@bangordailynews.com; newscenter@wcsh6.com; newsdirector@wcsh6.com; TellMeMore@mainepublic.org; comments@mainepublic.org; talk@mainepublic.org
Subject:	Woodside Development
Date:	Saturday, June 7, 2025 11:05:33 AM
Attachments:	2942.pdf

Julie and Council,

I'm writing you because of the development on Woodside rd. My property is directly across the street from this project and is the exact width of this development. This proposed project entrance is directly in front of my front door living room window and bedroom. This is a 122 units that require overflow parking. So I'm going to have a city across the exacting across the street. Let call it an average of two cars per unit, 244 vehicles on a daily basis looking at the front of my house, shining their headlights lights, and invading my privacy. Privacy and property side is why I chose this house to begin with. In addition we are the cross street from Church and Pleasant Hill where some people do 50+ mph down my road. There are people and animals on this road and the neighbors all like to walk it. This project will add an additional element of congestion and traffic.

I urge you and even beg you to STOP the over development in Brunswick and this project all together. The questions I ask is are you impacted in this same way in your home. Are you ok with hundreds of people staring at your home every day? Are you ok with your life being turned upside down? Last are you ok with disturbing and destroying your neighbors lives? Is there such thing as kindness and compassion from the Brunswick town development organization? This is a rural part of Brunswick keep it that way. Brunswick does not need to be Portland. This town does not have to be overdeveloped to ne great, have character, and be beautiful.

I moved here from a place that this exact thing happened. I warn you this will not turn out good for our beautiful town and the peoples pocket that live within.

I asking for everyone help to stop this. You are impacting more than just the neighbors here.

Brett Joslin & Ashley Rougeau
48 Woodside rd. Brunswick

From: sandy molinari
To: James Dealaman
Subject: CONDO'S off WOODSIDE RD
Date: Sunday, June 8, 2025 11:05:30 AM

---

122 units??? That could be up to 244 more people, more traffic clogging up Woodside and Pleasant Hill Rd…not to mention Pleasant St and Church Rd!!
Thank you!! Please fight this!!! Our beautiful town is changing and not necessarily for the good!!

Respectfully,
S.A. Molinari

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From: Bernadette Fanning
To: James Dealaman
Subject: New development abutting Arrowhead Drive (Woodside Road subdivision)
Date: Sunday, June 8, 2025 12:36:20 PM

We live at 24 Arrowhead Drive. We have lived here for 34 years. We are very concerned about the proposed development going in behind us.

1. The stream runs behind us, and the land is eroding on our property because of it. We are concerned about the flow of water, the run off and what further erosion it will cause. What will the developer do to correct this problem from getting worse? Very concerned about flooding in our backyard.

2. The proposed townhouse changes the dynamics of the surrounding neighborhood. Example is the look of the development going in and abutting those homes on McKeen, all over the town.

3. Another huge concern is the traffic it will place on Arrowhead Drive. This is a neighborhood with little children. To add more traffic onto Arrowhead is extremely dangerous. Why does there need to be an exit road onto Arrowhead? Why isn't the road incorporated with the road into the development on Woodside? Arrowhead is the only way to enter and exit our development. We don't see why the same thing can't be done in this new development. We don't need more traffic on this road.

4. How will this new development (all the new developments going in Brunswick) do to our water supply and sewer system?

Thank you for taking the time to read our email.
Mr.&Mrs. Joseph Fanning

Sent from Yahoo Mail for iPad

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From: Olivia Griset
To: James Dealaman
Subject: Public Comment Case Number 25-023 Woodside Rd. Subdivision
Date: Sunday, June 8, 2025 3:01:38 PM
Attachments: Griset Planning board letter June 8 2025.pdf

Good afternoon Jimmy,
My name is Olivia Griset and I live at 31 Woodside Rd. in Brunswick-- here are my comments for the work session meeting Tuesday night at 6:00 pm on Case Number 25-023 Woodside Rd. Subdivision. I have also attached the letter as a pdf.
Thank you, feel free to reach out to me if you have any questions.
207-232-6964, ogriset@gmail.com
Thank you!

June 8, 2025

Planning Board
Town of Brunswick
Via email to jdealaman@brunswickme.gov

Re: Case No. 25-023 – "Woodside Road Subdivision"

Dear Planning Board:

I am writing to comment on the "Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180", which is item 3 on your agenda for June 10. When I heard about the meeting, I wanted to attend, but could not because the timing conflicts with our daughters' final middle school concert of the year. Please accept these written comments for now – and I hope you will give the public more opportunities to comment on this application, if it moves forward.

My family lives at 31 Woodside Road, in a house that dates back to 1796. We live within 125 feet of the site where this development is proposed. Along with other family members, we also own and manage the house next door (37 Woodside Road). This house is immediately adjacent to the proposed development site, and is rented to another local family. This section of Woodside Road – running from the historic Growstown School at Church Road, to *National Register of Historic Places*-listed Crystal Spring Farm on Pleasant Hill Road – is quiet, and mostly wooded, with the built environment generally consisting of one-story and two-story single-family homes with gabled roof profiles. We hear our neighbor's roosters at dawn, spring peepers in the evening, and coyotes at night.

We live just beyond the farthest-out streetlight in our section of town, with no sidewalk. This is Growstown, a special place with its own unique identity, distinct from downtown or the former base.

We are very concerned about the proposed development described in the application provided in the Board agenda materials. It would destroy the character of the local landscape, because it is so inconsistent and incompatible with the scale, nature, and architectural style of our neighborhood and existing single-family or two-family homes. Brunswick has nothing like the size, mass, or design of structures proposed in this application, especially in this neighborhood.

The design depicted in the application shows generic, monolithic blocks – completely unrelated to and inconsistent with the local landscape, which lacks any residential structures of this scale and nature. There are no flat-roofed or flat-faced residential buildings in this part of town, and no apartment buildings or condominiums on Woodside Road. The relationship of materials, texture and color of the building façade is not visually compatible with that of the predominant materials traditionally used in the area such as brick, clapboard and shingles, and the design lacks appropriate wall plane projections or recesses.

The density is also completely inconsistent with the local landscape. When looking at the developers plan it looks like they are suggesting putting in up to 28 units in as much linear footage as the one-acre parcel at 37 Woodside road. Can you imagine how much that is going to change the feeling of this neighborhood for existing landowners?

Traffic safety will be compromised by the additional vehicle trips created by this development, especially on Woodside Road and the surrounding road network. Woodside Road lacks sidewalks or broad shoulders. I am concerned that this project will harm the safety of walkers, bicyclists, and our children, and many others, going to school, as well as the risk of other motor vehicle collisions.

Portions of the site near Woodside Road feature significant outcrops of exposed ledge. Developing the site to the extent proposed in the application will add significant impervious surfaces to the site. I am concerned that this project's construction and subsequent use will channel water, runoff, and pollution downhill toward the existing homes and neighborhoods to its north.

The local topography means that much of this water then flows into Mere Brook (which is officially "impaired" under the federal Clean Water Act thanks to the pollution it already holds) and then into Harpswell Cove. Other portions flow south into Maquoit Bay. None of these places can handle the additional burden of this project, especially while the bay is still recovering from the uncontrolled PFAS spill last year. These waters are already

suffering from significant existing pollution, which affects our town in many ways including clamming and other folks involved in our working waterfront. This project will only exacerbate stormwater runoff from impervious cover, worsening pollution in these waters. According to the Maine Department of Environmental Protection:

> Stormwater runoff from impervious cover (IC) is likely the largest source of pollution to Mere Brook. Stormwater falling on roads, roofs and parking lots in developed areas flows quickly off impervious surfaces, carrying dirt, oils, metals, and other pollutants, and sending high volumes of flow to the nearest section of the stream.

According to DEP, we need *less* impervious surfaces in these watersheds, not more – but this project will take Brunswick in exactly the wrong direction.

If the developer proposes to remove ledge by blasting or through heavy equipment, there is so much ledge in close proximity to existing inhabited dwellings that this could create a safety hazard. The application shows that the developer plans to fill in various existing wetlands, on the grounds that they are somehow “not significant” – try telling that to the spring peepers and salamanders.

The application also fails to depict existing trails crossing the site which are used by many people to access Brunswick-Topsham Land Trust’s Crystal Spring Farm preserve.

I am sorry that I could not attend this meeting in person. I really hope you will consider my concerns. I know that we aren’t alone – even if not many people have heard about this yet, those who have are very worried. Please protect us from this proposal to destroy the fabric of our neighborhood.

-Olivia Griset
Resident 31 Woodside Rd Brunswick Maine

From: Kimberly Cox
To: James Dealaman
Subject: Re: Case No. 25-023 Woodside Road Subdivision
Date: Sunday, June 8, 2025 4:29:37 PM

Dear Jimmy:
Please share these comments with the Planning Board. I am writing as a tenant living in a single-family home directly next to the site where a large housing complex is being proposed. I hope you won't dismiss my comments just because I'm a tenant. I have lived in this house with my family since February 2017. I believe everyone in town has a voice that counts. I want to express my deep concern about this development and how it will affect my family's home and safety, and the peaceful character of our neighborhood.

One of my biggest worries is that heavy construction work will damage our house. The blasting, excavation, and large equipment operating so close to where I live could cause vibrations or shifts in the ground that crack the foundation or walls of this older home. I'm also concerned about air, water and noise pollution during and after construction. They tell me they're planning to fill in the swamp that extends onto the lot where we live – how's that going to work?

The current site is wooded and peaceful, providing shade, a buffer from the road, and a sense of nature that is one of the main reasons I moved here. I came to this area from the Portland area, to get away from the crowded, noisy, and overbuilt urban environment, where I lived in a big apartment complex not unlike the proposed development. This proposal would take that forested area and replace it with a towering wall of buildings, bright lights at night, and a constant flow of traffic. It would completely change the landscape and atmosphere of our neighborhood.

I am also very concerned about traffic. The roads here are not designed for the volume of cars a large apartment complex would bring. I have three kids and I worry that it will become more dangerous for my children and other walkers and bikers that go down woodside road and will cause delays and accidents.

I chose this neighborhood for my family specifically because of its quiet, small-town feel. I ask that you seriously consider the impact this development would have on the people who already live here, including existing tenants.

Please do not move forward with this project.

Sincerely,
Kimberly Cox

From: Barbara Snapp
To: James Dealaman
Subject: Comments for June 10 Planning Board meeting: Townhome Development plan
Date: Sunday, June 8, 2025 5:41:02 PM

Dear Planning Board:

I am writing to comment on the "Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180", which is item 3 on your agenda for June 10. Unfortunately, I am out of town and unable to attend the meeting. This email states my concerns.

I live in the Willow Grove community and access the BTLT preserve by walking down Arrowhead to a trail that cuts across the narrow property that is the location for this proposed development. It was upsetting enough to see the wanton damage done by clear-cutting the parcel, but this proposal adds insult to injury.

Of most concern is the high density proposed. 122 units is 5-10 times more than this narrow parcel can sustainably support. Runoff from the loss of permeable terrain will add considerable pollution to local creeks and bays. With space for 200 automobiles, traffic will be increased substantially, making Woodside Road more dangerous than it already is given its lack of sidewalks. A connection to Arrowhead will add so much traffic to that neighborhood that it will alter the quiet character that exists there now.

Proposed changes to the terrain will have an impact on the local ecology that could be considerably lessened with a more modest development. The impact would be not just on the narrow parcel itself, but also on the organisms that inhabit the adjacent preserve. Changes in distribution, movement and behavior of animals will be especially affected. Brunswick has made preservation of this area a top priority. To allow such a large development is counter to that historical effort.

This project would also place an urban density and style of development in a semi-rural environment - totally out of character with the surrounding neighborhoods. Based on the map provided in the sketch plan, there are 21 sites in the Arrowhead community along the length of the development parcel - 18 of them with homes indicated. A plan that placed 20 homes in a staggered fashion along Lots 9 and 180 would create a neighborhood more in keeping with the adjacent community - and retain some open space around the ephemeral wetlands that are home to many amphibians and other organisms each spring. Although the proposed plan would allow access to the BTLT preserve, a more modest development might allow access that is less intrusive to the new neighborhood.

I urge the Planning Board to take its time with this proposal, allow for plenty of public input as the application is considered, and do some research on the impacts that a development of this scale will have on the neighboring community, the local traffic, and the environment.

Sincerely, Barbara Snapp
84 Willow Grove Rd, Brunswick, Maine

--

Dr. Barbara Denniston Snapp
84 Willow Grove Rd
Brunswick, ME 04011

Summer: 16 Crab Cove Ln
Steuben, ME 04680

207-721-0708 (home)
207-522-2601 (cell)
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From: Cassandra Cook
To: James Dealaman
Subject: Woodside Subdivision: Comments
Date: Monday, June 9, 2025 12:48:26 PM
Attachments: Concerns about Woodside Subdivision.pdf

Pasted below and attached in a PDF is a letter summarizing my concerns about the Woodside Subdivision in advance of the meeting on June 10th. Thank you for considering my input.

My name is Cassandra Cook and I live at 1 Windorf Cir, Brunswick. I am writing concerning the plan submitted for the Woodside Road Subdivision. The development as proposed raises a number of serious concerns for me and fellow neighbors who live in the vicinity. Below are three key concerns:

1) **Traffic and Safety:** 122 units is a lot of units in a concentrated space!
    a. What will this do to the area traffic, especially on Woodside Road and Church Road, which is how most people would go if they wanted to access Route 1 or 295?
        - As it is now, Church Road backs up at the light where it hits Pleasant Street so that you cannot go through the light on one cycle. (It's not just a matter of adding a few more minutes to someone's commute it also results in more idling cars which impacts the environment.)
        - The 4-way stop at Church Road and McKeen will also become backed up and may result in more people taking Greenwood Road to Route 1 in one direction or to Palmer road in the other which is a high density area and raises safety concerns for the families there.
        - Bicycling on Church Road is already a dicey proposition as there Is not a good shoulder. With the increased traffic this will only get worse. This is also a safety concern.
    b. Other infrastructure concerns:
        - Ability of current town infrastructure to absorb the increase in residents (i.e., School, Water, and Sewer systems, Garbage collection, mail delivery, etc.).

2) **Aesthetics:**

Aesthetically, this does not fit into the look of Brunswick. This looks like it belongs somewhere in Portland or in Brooklyn, NY. These are three story buildings with flat roofs and monolithic fronts and the density of the development is significantly higher than the area.

- Brunswick's appeal in part is that it is a town with charm and character that is typical of Maine/New England. This development does not meet that criteria. *Even the Navy in developing the Mckeen Street Landing housing in 1960 took these considerations into account.*

3) **Storm Run-off:**

- Creation of Storm Detention pools? In reading about Detention Pools they have a number of disadvantages:
  Disadvantages *https://info.wesslerengineering.com/blog/stormwater-basins-*

detention-retention-ponds

- Requires a large amount of space.
- Does not improve water quality.
- Can become a mosquito breeding ground.

By including Storm Detention the developer clearly sees this as a problem. If what is installed is not sufficient the water could flood into Thornton Oaks. This seems possible since they are not that large for an area that already has water issues.

Will there be any filtration of the water? This could lead to greater ground contamination with run off from driveways (oil, ac fluids, road salt, etc.).

These are just a few of my concerns. **I urge the planning committee to reject this proposal.**
Thank you for your consideration.

From: Bill Tivenan
To: James Dealaman
Subject: Public comment on Case No. 25-023 Woodside Road Subdivision
Date: Monday, June 9, 2025 2:51:14 PM

Bill Tivenan
1 Windorf Circle
Brunswick
billtivenan@gmail.com

Planning Board
Town of Brunswick
jdealaman@brunswickme.gov

Public comment on Case No. 25-023 Woodside Road Subdivision

Dear Planning Board:
My name is Bill Tivenan. I live at 1 Windorf Circle, Brunswick. I am writing to provide public comments on the “Woodside Road Subdivision” application on the Planning Board agenda for the June 10 meeting.

My wife and I live on Windorf Circle which adjoins the back of Thornton Oaks housing and the forested town lands behind Jade Health which both abut the proposed subdivision. We love living in Brunswick and especially in our part of the McKean St Landing. Yet we understand the need for sensible solutions to the housing crisis in Maine.

I am concerned about the lack of "community awareness" within the subdivision proposal. How can we take this proposal seriously when the existing neighborhood – home sizes, appearance, character and density (it's in the woods!) differs so greatly from the proposed subdivision? These proposed buildings look like brownstones from a city far away. My concerns regarding the proposal's construction (do these homes burn fossil fuel?) Noise pollution in wooded quiet areas, the strain on the town's services and the flooding that will occur even with the developer's assurances that it won't.

I am hopeful that now is the time to make right decisions about how our community moves forward with sensible development.
The Brunswick Climate Action Plan sets forth several strategies to consider for such large developments. To name a few –

2.2.3. Explore options to deter and restrict the construction of large fossil fuel burning facilities.
6.3.2. Encourage the creation of neighborhoods that cluster a diversity of housing types within walking distance of goods and services and in connection to public transportation.

We are a growing town with many families and a sizable senior population. The subdivision proposal adjoins several other areas that will be impacted such as: Arrowhead, McKeen Street Landing, Thornton Oaks, Woodside. In addition to all the townspeople who visit the woods and paths through both land trust and town property. Everyday I see dog walkers, people exercising, hikers/ramblers and those taking part in any number of activities going into the woods at the entrance behind Jade Health. Please consider the people from Thornton Oaks who generally don't follow these types of proceedings.They will feel the burdens (noise, foot traffic, water displacement etc) of a subdivision next door more than most of us (and probably without complaint).

Yet I am optimistic that we can all work together for common sense decisions that do not compromise the quality of life we so dearly enjoy in our community.

Sincerely,
Bill Tivenan

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From: Laura Grunze Franz <grunze_la@hotmail.com>
Sent: Monday, June 9, 2025 9:54 PM
To: James Dealaman
Subject: Woodside Road Development

Dear Brunswick Planning Board,

I am writing to express deep concerns regarding the Woodside townhouse development that is being presented at the meeting tomorrow. I ask that the board please vote this development down.

I am a current resident of Brunswick and have lived here for 19 years. My husband and I are raising our children here, who attend Brunswick Public schools. We love Brunswick, but we are seeing a wonderful town quickly become over populated and under resourced. I want to trust that the Planning Board is making sustainable decisions for our wonderful town, but it is feeling like developments are popping up all over and we cannot sustain this growth. Our schools are filling quickly. Our hospitals, family care practices, and therapy offices are crowded with very long waits. The recent closing of the hospital in Waterville is putting even more pressure on our Midcoast hospital campus. Our roads are a disaster. Our traffic patterns are terrible. We don't have enough water. Brunswick can't support the water needs on the Landing, so Bath has to provide their water. This isn't a town that is prepared for growth; we are struggling to care for the people who are already here. Just because we have land doesn't mean we can take on more people.

I hope and pray that this board is looking clearly at what Brunswick and its infrastructure can actually handle. Please don't overwhelm our town with so many developments and people that our quality of life goes down, or that the town's infrastructure collapses.

Thank you for considering my concerns. I'm sorry I cannot make this meeting, my kids have their end of year choral concert at the same time as the meeting. The music program in Brunswick is top notch. One of the many reasons I love it here.

Warm regards,
Laura Grunze Franz
10 Thompson Street

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From: Caroline Zimmerman
To: James Dealaman
Subject: Public Comment on proposed development of townhomes off of Woodside Road
Date: Tuesday, June 10, 2025 7:49:30 AM

Mr. Dealaman and Brunswick Planning Board members,

Thank you for the opportunity to provide written comments on the proposal to develop 122 townhomes off of Woodside Road. My name is Caroline Zimmerman, and my family and I have lived in the Arrowhead neighborhood since 2010. We have enjoyed living in this neighborhood and started our family here. We have a child in the Brunswick schools, and plan to live here throughout his school years and beyond.

The primary concern that I would like to share is around the proposal to have a roadway connecting the Arrowhead neighborhood to the new development. I read in the June 10 Planning Board Memorandum that staff supported vehicular access through the Arrowhead neighborhood. I would be interested to better understand the benefit of joining the neighborhoods via roadway for vehicles, since the proposed entrance to the new neighborhood is very close to the top of Arrowhead Road. If the access to our neighborhood were off of another road and helped to create a significantly different access opportunity for this development; I could better understand why adding a connector could be beneficial. However, the downside and risks associated with having our neighborhood used solely as a 'cut through' to the townhome units seems more significant than the benefit of having a second entrance, on the same road, ~500 feet away from the primary one

Additionally, we have ~90 homes in the Arrowhead neighborhood; however the new development has quite a few more, at 122 units. Currently our neighborhood is safe for walking and biking for children, pets and families, and with a significant increase in traffic I am concerned about pedestrian safety.

However, I do support a pedestrian connector adjoining the neighborhoods, and re-connecting our neighborhood to the existing trail system. That would be a community benefit to both neighborhoods by increasing walkability and safe pedestrian access to both neighborhoods.

Thank you so much for your consideration,

Caroline Zimmerman

16 Meredith Drive

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From: Nathan Hintze
To: James Dealaman; Matthew James; Julie Erdman
Cc: Steve Weems; brunswickneighborhood1
Subject: Woodside Road Subdivision
Date: Tuesday, June 10, 2025 9:58:08 AM

Dear Planning Board,

My name is Nathan Hintze, and I live at 28 Arrowhead Drive. I am writing to provide public comments regarding the “Woodside Road Subdivision” application on the Planning Board agenda for the June 10 meeting.
I have lived at 28 Arrowhead Drive since 2008. One of the reasons we moved here was the quiet and safe nature of the neighborhood. This area is filled with families, and you often see children riding their bikes up and down the street or people walking around the loop. The fact that there is only one road in and out of the neighborhood is a huge benefit; we always know who is supposed to be here. There aren’t cars just passing through. On Halloween, the streets are packed with kids—families drive to the neighborhood and park at the top of the street because they know their children won’t get lost. Access to the trails on the Woodside property has also been a delightful bonus. The amount of wildlife is truly a treasure.

Many of my concerns about the proposed development fall into four main areas:

1. Safety Concerns Regarding Increased Traffic on Arrowhead Drive
I am concerned that this new development does not fit with the current Arrowhead/Meredith community. The proposed development includes 122 units, whereas the Arrowhead/Meredith area currently has a combined total of 88 homes. In comparison to surrounding areas, this is an extremely large development for such a small space. The idea of connecting this development to Arrowhead Drive is a non-starter for me and many others in the neighborhood. How is it that one developer can make this decision? The residents of Arrowhead/Meredith—who pay taxes—should have a strong voice in this matter.

Cars already travel too fast on Arrowhead Drive, which is a winding road, (the proposed road on the development is almost completely straight I can only imagine how fast they’ll be going). Adding nearly 50 homes connecting to Arrowhead will increase the

number of drivers speeding downhill or trying to gain momentum as they ascend the hill. Out of the 88 homes in the neighborhood, at least 60 have children, making additional traffic a significant safety hazard. With this increase in traffic, it may only be a matter of time before a child is critically injured.

2. Safety Concerns About Woodside Road
Similar to Arrowhead Drive, people drive far too fast on Woodside Road, which is a hilly, winding road, with no shoulder, that is supposed to have a 30 mph limit – I never see BPD checking for speed. Adding over 200 cars to this road daily is dangerous. Particularly concerning is the section of Woodside Road between Pleasant Hill and Church (North), where the proposed new street would blindside drivers coming up a steep incline. Daily there is heavy traffic on Woodside Road, which increases exponentially on Saturday mornings in the summer with all the traffic to the Crystal Springs Farm Farmers Market. Car accidents will happen.

Recently, I watched the debate about the paving project on Middle Bay, where safety was a recurring theme. I urge you to learn from that discussion and require upgrades to Woodside Road before this project commences—this should include wider shoulders and bike lanes. Do not make such improvements an afterthought.

3. Concerns About Flooding Near Wetlands
My home sits between Wetland #5 and Wetland #6, and I also have the "man-made/enhanced ditchline" on my property, which I believe falls more under the MDEP Jurisdictional Stream category. I am extremely concerned about potential flooding as a result of this new development. That area is already wet, and the water table near my property line is only one to two feet deep. Where will all that additional water go? Currently, my jurisdictional stream is at the top of its banks during heavy rainfall. Any increase in water flow will cause flooding on my property. This issue must be addressed before approving the subdivision.

4. Scaling Back the Scope of Development
I understand that the Planning Board has received numerous comments from the Brunswick community, and I hope you will listen and act on our concerns. While I am not anti-development, I strongly support thoughtful development. It does not seem reasonable for the Woodside development to contain 40% more homes than the current combined total in the Arrowhead/Meredith area. I respectfully request that the Planning Board scale back the scope of this development to better align with the surrounding communities.

The Town Council often speaks about the “environment,” but I question what that truly means when we continue to develop the few remaining healthy forests in Brunswick proper. A development of this size and scope cannot possibly align with the town’s climate change initiatives. I appreciate that there is green space in this development, there needs to be more.

Conclusion
Because this meeting conflicts with the Harriet Beecher Stowe Elementary School ice cream social, I will be unable to attend. Nonetheless, I hope that you hear our concerns and act in support of keeping our families and properties safe.

Sincerely,
Nathan Hintze
28 Arrowhead Drive
Brunswick, ME 04011

--
Nathan Hintze
Phone: 307-349-2504

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From: Kacy Hintze
To: James Dealaman
Cc: Steve Weems
Subject: Woodside Subdivision Workshop
Date: Tuesday, June 10, 2025 10:38:10 AM

Hi Jimmy,

I wanted to send along my public comments on the proposed Woodside subdivision ahead of tonight's meeting in case there is not an opportunity for public comment during the workshop. I am planning to attend, but am unfamiliar with the format.

When I saw the agenda item published late last week, I took note of some of the thoughtful inclusion in the proposal, but also have serious concerns about others. So, while I appreciate the developer's attempt to preserve some green spaces, maintain connectivity to the trails, and not fill in and build over all of the precious wetlands, I have great concerns in two areas: 1) traffic and how that will impact safety and 2) water, runoff, and wetlands management and how that will impact the existing homes, property and the environment.

To my first point, this subdivision proposes adding 122 new units and allowing access to them through Arrowhead Drive. The current Arrowhead Drive neighborhood — encompassing Iroquois Circle, Parsons Farm Rd, Arrowhead Dr, and Meredith St —has a total of 88 homes in it. This new subdivision would effectively add close to 140% of our current traffic load on narrow streets full of pedestrians, cyclists, and children. My home is on a straighter section of Arrowhead Drive where many drivers decide to accelerate. I have witnessed close encounters, including one just last week with a construction crew that was working on my driveway and a school bus. I have two disabled children and adding more traffic to our road is a huge concern for me. I hope that the planning board will strongly consider the safety of all of our children when making decisions to double and triple the traffic on these small, local roads. Adding hundreds of construction vehicles and then hundreds of residential vehicles to our small road is a terrifying prospect to me.

My second concern with this proposed subdivision is the water— what will happen to all of the water running down from the wetlands that are currently there but this developer proposes to either fill or build on top of? I'm not a wetland scientist, but I think it still needs to go somewhere. I read the Longview Partners Wetland Delineation Report that the developer had done before the logging operation last June - it mentions several features that retain sheet flow runoff or are habitat for wood frogs and salamanders. The Brunswick Topsham Land Trust trail named The Wetlands Trail is straight out my back door just on the other side of this 288'-wide parcel placing the land trust wetlands just up hill from my property less than 400' away in all likelihood. This runoff still needs to go somewhere and there's good potential that it will cause damage to surrounding properties if we are not vigilant in our assessment of the volume and direction of the water displaced by so much disruption to the natural habitat. Please look long and hard at the wetlands report or conduct an independent one, indicating how wet it is in these woods and think about how much damage will be done by removing trees and soil to

stuff in the maximum allowable structures and all of the impermeable surfaces that come along with those.

Thank you for hearing my concerns and allowing the residents who will be most impacted by this project a voice, though this will have farther reaching impacts in our town well beyond those in my neighborhood.

Sincerely,
Kacy Hintze
28 Arrowhead Dr

--
* * * * * *
Kacy Hintze
kacy.hintze@gmail.com
207.406.0063

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From: Michael Franz
To: James Dealaman
Subject: Townhome Development Woodside Road
Date: Tuesday, June 10, 2025 11:22:46 AM

Dear Planning Board,

I am writing to comment on the “Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180”, which is item 3 on your agenda for June 10.

In general, I am supportive of more housing (the existing market is truly out of control) and more opportunities for people to join our community (I welcome New Mainers, in particular). I am hopeful, however, that increased development comes with consideration of downstream pressures on our community. Are new developments considered alongside subsequent pressures on our school system, our water supply, and our infrastructure? A developer will not consider these, but our community should.

I know others will raise questions about changes to the surrounding neighborhood and about aesthetic concerns over the design plans. These are important and should be considered. I ask primarily whether the Board feels confident that any new development will be met with new investments in our schools, our roads, and in the protection of our environment and natural resources.

Thank you for your service to our town and to our fellow neighbors.

Mike Franz
10 Thompson St.
Brunswick
(Resident of Brunswick for 19 years)

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From: Linda D. Spence
To: James Dealaman
Subject: Opposition to Woodside Development
Date: Tuesday, June 10, 2025 3:09:33 PM

Hello, I'm writing in opposition to the proposed development off Woodside Road. I am concerned because of the added stress of such a high density project on the town's infrastructure including roads, water, and sewer. Additionally, the impact on the schools would be dramatic, increasing the school population therefore requiring more teachers, resources, buses, and bus drivers. For years, I lived in Massachusetts and have seen firsthand the results these types of developments have had on small towns. They do not increase the tax base substantially and indeed can become a drain on town finances. I urge you to consider this proposal carefully and to think about what is truly best for the residents of Brunswick. One of the reasons I moved to Brunswick was for the green open spaces and the lack of high density townhomes. This development will be to the detriment of this community.

Sincerely,

Linda D. Spence
16 Willow Grove Rd, Brunswick, ME 04011

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STEVEN WEEMS
44 THOMPSON STREET, BRUNSWICK, ME 04011-3026
[207] 729-7624 (office and home) [207] 751-9437 (cell) slweems@gmail.com (email)

M E M O R A N D U M

To: Brunswick Planning Board cc: Julie Erdman, James Dealaman
From: Steve Weems
Date: June 10, 2025
Subject: Woodside Road Subdivision – Workshop – Case No. 25-023

These are preliminary, summary comments, submitted as a resident of Brunswick District 7, in which this project is located. Although I serve as the District 7 Town Councilor and have official responsibilities in that role, the thoughts expressed herein are those of an individual who considers himself a neighbor of the residents in the nearby area of the proposed Woodside Road Subdivision and other people living all over Brunswick who care about our town.

I observed with great consternation the liquidation harvesting operation conducted on this site a year ago. Clearly this was a precursor of a subdivision application, and the nature of that operation made me apprehensive about what would follow. These fears are being realized.

The subdivision development proposal that has been filed, for sketch plan review, has the same "shock and awe" character as the timbering operation. Although professionally presented, and designed to satisfy certain physical technicalities (e.g., impervious surface limitations, open-space requirements), in my opinion it is grossly inappropriate for the neighborhood area (section of town, zone) that would be affected. If the work was not done well, and the likely consequences were not so negative, it might be possible to pass off this proposal as an unserious aberration. One can only hope this proposal has been put forth to establish a bargaining position.

As presented, the scale is too massive, the buildings and architecture are completely out of synch with the character of the neighborhood, and the traffic and related public safety ramifications are immense. Although technically in Brunswick's growth zone, this development proposal needs to be scaled down substantially for any reasonable person to judge it compatible with the surrounding area, or even the whole town, for that matter.

One key question for the owner would be: "Would you propose this in Harpswell?" If yes, "What do you think would happen?" If no, then "Why are you proposing this scale and type of development in this neighborhood?" These questions don't need to be answered; they are meant to engender reflection on the nature of this development proposal, in the context of where it is.

As noted, these are preliminary thoughts. I hesitate to speak out so bluntly at this stage in the process, but the nature of the application compels me to do so. I think approving it as submitted, as unlikely as this may be, would be a travesty. This said, a more collaborative process may still be possible. I hope so.

From:	Erin Baltes
To:	James Dealaman
Subject:	Comments regarding proposed Woodside Road development
Date:	Tuesday, June 10, 2025 3:44:18 PM

Good afternoon, and thank you to the Town Planning Board for its communications about the proposed Woodside Road development.

My name is Erin Baltes, and I am a resident of 20 Meredith Drive in the Arrowhead Drive neighborhood adjacent to this parcel. My husband and daughter and I have lived here for nearly 14 years.

I understand that the Town Planning Board has already received many questions and concerns regarding the 122-unit townhouse development being eyed for this property, and my family and I share many of those concerns, including:

- the connection of another toad to our neighborhood, which could affect traffic as well as pedestrian and biker safety;
- the aesthetics and "fit" of the units in relation to the rest of this area; and,
- the impact on the Brunswick Topsham Land Trust trail system.

While each of these are valid and create uncertainty in our community, it seems like they're also the most easily mitigated with design changes and plan modifications.

However, I believe the largest impacts to be more concerning, and hope that the Planning Board will slow this plan and carefully consider these, with more opportunity for public feedback, prior to advancing the project.

- **The environmental impacts and water displacement.** As you must have heard from my neighbors, there is already a water management challenge in our Arrowhead Drive neighborhood. The destruction of forest and wetlands on this parcel does not help, and I can only imagine that it will create additional water in the BTLT easement-protected property. The necessary impervious surfaces of the proposed development are likely to worsen this effect, with water runoff flooding basements, affecting road quality, and damaging property and property values.

- **The quality of Woodside Road is not equipped to handle the increased traffic that this development would generate.** Woodside Road is already a throughway in town, helping residents cut across "the back way" to get from Pleasant Hill Road to Church Road and then 295, and, in reverse, is a short and popular way to access Crystal Spring Farm. It seems susceptible to speeding given its role as a connector, yet because of its many turns, this portion of Woodside Road lacks visibility. At the same time, it's commonly used for walking,

jogging, and biking, since it is so proximal to other routes, the BTLT trails, and our town's bucolic farmland and hilly training routes, and already lacks adequate shoulders for these purposes. Adding a 122-unit development, with an expected 2-car per unit occupancy *plus* guests, suggests that this property will contribute significantly to the traffic on Woodside. (I think of how frequently cars go in and out of this neighborhood, which is only about 85 or 90 units!) Accommodating a new neighborhood of this size would put added pressure on Woodside Road, including the intersection of Woodside and Church (where there are already lots of speeders and limited visibility, not to mention the Growstown Schoolhouse, which attracts occasional visitors, including school-aged groups). My *guess* is that increased traffic like this would have a ripple effect across these intersections and may require the town to consider additional interventions. *At that point, we are really turning this part of Brunswick into a larger, busier part of town, instead of keeping it a gateway to our more rural areas.* While the proposed development is approved as a residential growth area, I do not believe that this kind of ripple effect is the kind of residential growth that Brunswick has in mind.

Finally, I hope the Planning Board will ask lots of questions about how the developer plans to make these homes reasonably affordable. While I understand that bolstering the housing stock in town is, by default, a positive for home affordability, I hope that if the plans progress, we can at least welcome a new neighborhood that supports young families, older residents, and those on modest incomes to tap into the housing market and make Brunswick more accessible for families like mine – and so many of the others who live in the Arrowhead Drive neighborhood.

Thank you for your time and consideration.

Erin Baltes
20 Meredith Drive
(207) 249-8694 (cell)

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Margaret Griset
13 Arrowhead Drive Brunswick, ME 04011
mgriset@gmail.com

06/10/2025

Planning Board
Town of Brunswick
Sent by email to jdealaman@brunswickme.gov

Public comment on Case No. 25-023 Woodside Road Subdivision

Dear Planning Board:

My name is Margaret Griset. I live at 13 Arrowhead Drive. I am writing to provide public comment on the “Woodside Road Subdivision” application on the Planning Board agenda for the June 10 meeting.

I have lived on Arrowhead Drive for almost 5 years. My family and I value the sense of safety and community our neighborhood provides. We know we are entering the neighborhood on warm evenings when we hear the spring peepers singing. Children feel safe riding their bikes around the closed neighborhood loop. Access to the trail system in the woods behind the neighborhood allows our family to enjoy connection with nature and has provided a safe and healthy venue for physical exercise right at our doorstep. When the prospective developer destroyed a large tract of land behind our neighborhood with no advance notice and no development proposal submitted, my family was devastated by the loss.

Allowing a housing development of such magnitude on this small hill would significantly increase the traffic flow through our neighborhood and have serious negative impacts on neighborhood safety, including the safety of its more than 30 children.

To name only a few of my concerns- I am concerned about the environmental impacts of attempting to fill wetlands, the increases in light and noise pollution, the significant decrease in safety, and the architectural inconsistency with local structures. I am seriously concerned that the drastic increase in impervious surfaces would exacerbate the already increasing flooding in the neighborhood. My basement has flooded more significantly since the logging and the development would only further increase the flood frequency and severity.

Additionally, the parking lots at Kate Furbish and Harriet Beecher Stowe elementary schools are already over capacity on a regular basis. If the schools themselves could somehow handle the massive influx of students that 122 townhomes would cause, the school parking lots could not support the increased student population. Neither could the school buses support the addition without increases in buses and drivers.

Please do not approve this proposed development. It is a move in the wrong direction for Brunswick.

Sincerely,
Margaret Griset

From: Scott Alexander
To: James Dealaman
Subject: Wyley Enterprises developement on Woodside Road
Date: Tuesday, June 10, 2025 5:34:21 PM

Hello,
I just received a "Development Alert!" today that instructed people to contact you before the Town Hall tonight. This all seems very questionable. You have provided an extremely poorly put together paper just hours before a town meeting, stating a plan to construct a 122 home housing complex in a rural area where you plan to fill in wetlands. I am certain that all of the individuals living on Woodside Road between Church Road and Pleasant Hill road and on Arrowhead Drive will understandably be concerned. The people in this community deserve better communications, assurance that this is legal, and documentation provided by impartial parties. I do not support the unprofessional handling of this matter.

Alexander Family of Woodside Road

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From: Matthew Klingle
To: James Dealaman
Cc: Steve Weems; Matthew Klingle
Subject: comments re: proposed development by Wyley Enteprises, LLC off Woodside Road
Date: Wednesday, June 11, 2025 10:17:49 AM

June 11, 2025

Jimmy Dealaman
Principal Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Dear Mr, Dealaman,

My name is Matthew Klingle and I live with my family at 10 Iroquois Circle in Brunswick. I'm writing to offer comments regarding the proposed development of 122 townhome units off Woodside Road in the property adjoining the Arrowhead neighborhood where we have lived since 2005. I understand there was a workshop yesterday at Town Hall. Work obligations prevented me from attending or sending comments until this morning.

I'm also copying Steve Weems, my District 7 town councilor, on this email.

While I have many reservations about the design, location, size and intention of the proposed development, I also respect that the landowner has the right to exercise their property rights. I strongly believe that Brunswick needs more housing even if the proposed development, at first glance, does not include any affordable housing units--a major unmet need throughout southern and midcoast Maine. And I also have concerns over the filling in of vernal pools on the site, but I also understand that state and local authorities have determined these sites as "non-significant."

Given my other reservations, **I do have two significant comments about the proposed development.** Both flow from living in this neighborhood for 20 years and raising my two children here. I also speak with some experience about planning and environmental issues. I currently serve on the advisory council for the Brunswick-Topsham Land Trust, and have been teaching environmental studies and history at Bowdoin College for 25 years. I'm presently director of the ES Program at Bowdoin. (Note: I'm writing as a private citizen and not speaking on behalf of either BTLT or Bowdoin College)

Comment #1: request for public access to BTLT trails on the parcel north of Crystal Spring Farm and abutting the former Dionne Farm from the new development. For decades, residents of the Arrowhead neighborhood have enjoyed access to the extensive trail network in the "Crystal Spring North" properties that abutted the parcel now under development. My hope is that the developer and the town would provide for public access to

these trails in perpetuity. Trail connectivity is a growing challenge in Brunswick, yet our extensive protected town and land trust properties are some of the key amenities that make living here so attractive. With planned expansion of trails and community programming at Dionne Farm, plus the ongoing popularity of the Saturday farmer's market at Crystal Spring Farm, providing trail access would both benefit residents in the new development as well as honor past access enjoyed by at least a generation of Arrowhead residents. It would be a "win-win" for the developer, the expanded neighborhood, and the town.

Comment #2: request for careful consideration of increased vehicular traffic along Woodside Road as well as in the Arrowhead neighborhood and taking necessary steps to insure public safety. Based on the flyer I received in my mailbox yesterday, it seems that the new development would have its only entry point along Woodside Road. Given the number of proposed units (122) and additional parking spaces (80), this development would put increased pressure on an already heavily traveled road with limited sightlines, almost no shoulder, and flanked by many residential homes. Speeding is commonplace along Woodside; many drivers use it as a shortcut from Pleasant Hill Road to Church Road on their way to I-295 or Route 1. Additionally, according to the map on the flyer, the development would also connect at the lower end of Arrowhead, thereby increasing traffic through our neighborhood. This is also concerning: there are numerous families with small children as well as elderly residents and many pets. Increased traffic from a major housing development without adequate safeguards could post a significant public safety hazard.

Having taught many students who now serve as planners across the country, plus many others who are active in local government and non-governmental organizations devoted to land use, I know you have a challenging job. I appreciate your work on behalf of our community.

Would you please reply to my concerns at your earliest convenience? And would you also let me know of other opportunities to participate in the planning process with this development?

Many thanks for your time, and best wishes,

Matthew Klingle
10 Iroquois Circle
Brunswick, ME 04011
207-751-0389 (cell)

--
****
Matthew Klingle
mklingle@gmail.com

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From: Kacy Hintze
To: James Dealaman
Cc: Steve Weems
Subject: Planning Board Follow up - Woodside Subdivision
Date: Wednesday, June 11, 2025 10:40:15 AM

Hi Jimmy,

I wanted to follow up with some comments for the Planning Board after last night's workshop on the Woodside Road Subdivision application. Thank you, again, for allowing the public comment and facilitating open discussion with community members and the planning committee and staff.

I wanted to expand on a couple of the comments of frustration from neighbors about how this process began last year in case the board is not aware. Perhaps you will recall, last June the developer--without notice to any residents--conducted essentially his initial site work under the auspices of a forestry operation or liquidation harvest. Many neighbors highlighted that this is not in the spirit of our proper planning and development protocols, but since an FON is entirely under the jurisdiction of the state forest department, there was no way to stop the destruction of the wetland habitat on the property.

My suspicions about that forestry operation being directed at the destruction of the wetland habitat is now confirmed since the developers wetlands report has been made public and the blue flagging that I observed surrounding the vernal pool behind my house was marked in that report (wetland #5). That blue flagging was, in fact, the wetlands delineation as I had suspected and was demarking the vernal pool that was very active last spring--I have a video from April 6, 2024 of the symphony of wood frog activity that was so loud in my yard that I felt compelled to capture it on video. Disappointingly, three months to the day later (June 6, 2024) I captured a video of the logger's vehicles of destruction heading straight for those blue flags to cut down everything in and around that wetland vernal pool.

Lastly, I did want to highlight that we have not yet received written notice of the application of subdivision and we are definitely a direct abbutter to this property--I know of at least three additional neighbors who have not received notice either, however, we know of at least four families that have received two written notifications. I believe that this is outside of the requirements of our ordinance and demonstrates that perhaps the resources of the town are insufficient to support our current residents and we should thoughtfully consider such a dramatic addition to the current population through this aggressive subdivision proposal.

I was encouraged to hear that the board will be visiting the property and will observe the results of the site work that was already conducted. Many of the neighbors mentioned that they would welcome the board on their property, so please feel free to wander over during the tour. I'd be happy to coordinate with the neighborhood if you would like official clearance on that.

Thank you for sharing these comments with the board and continuing to encourage an open

dialogue.

Best,
Kacy Hintze
28 Arrowhead Dr

--
* * * * * *
Kacy Hintze
kacy.hintze@gmail.com
207.406.0063

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From: Julie Erdman
To: Nathan Hintze
Cc: James Dealaman; Steve Weems; Julia Henze; brunswickneighborhood1
Subject: RE: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop
Date: Wednesday, June 11, 2025 10:49:59 AM
Attachments: image001.png

Good Morning,

The Woodside development received a lot of important feedback last night from the Planning Board, numerous members of the public that attended the workshop, and via the public comment that was received by email prior to the meeting. I believe it was the right decision not to postpone the workshop. The developer and his team will reflect on the information that they received last night and decide what changes they want to make and how they would like to proceed. At this time, I don't know when the project will be back before the board.

I am unable to tell you why you have not yet received a notice of the Woodside application; I can only say that you are on the list of abutters that was mailed a notice. The abutter notification information is available to the public and can be reviewed in our office. Again, the meeting last night was a pre-development workshop (not sketch or final plan review) which does not require notice under the ordinance. Notification of the workshop via email was completed as a courtesy to those who attended the public meeting last year.

I recommend that everyone interested in following this project sign up for Planning Board email notifications through Notify Me. The Woodside development will require mailed abutter notifications again upon receipt of a final plan application, scheduling of a public hearing with Planning Board for final plan review, and the scheduling of a site visit.

Thank you for sharing your concerns with me.

Best Regards,

Julie Erdman
Director
Planning and Development
P: (207) 721-4022
E: jerdman@brunswickme.gov

Brunswick maine
85 Union Street
Brunswick | ME 04011
www.brunswickme.gov

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privacy or confidentiality.

From: Nathan Hintze <nathanhintze@gmail.com>
Sent: Wednesday, June 11, 2025 9:14 AM
To: Julie Erdman <jerdman@brunswickme.gov>
Cc: James Dealaman <jdealaman@brunswickme.gov>; Steve Weems <sweems@brunswickme.gov>; Julia Henze <jhenze@brunswickme.gov>; brunswickneighborhood1 <brunswickneighborhood@gmail.com>
Subject: Re: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

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Good morning Ms. Erdman,
I'm writing again, to express my disappointment that the meeting was still held yesterday, without giving abutters proper notice of the meeting or completion of the development application.

As of 9am today, I have yet to receive notice from the town.

Currently, you are not following your own ordinance as you stated above that you must follow.

I know many of my neighbors have not received proper notice as well. I have encouraged all of them to reach out to you to express their frustration.

This does not give me confidence in you or your team that this process will be fair or transparent, when from the start you don't follow your own ordinance.

I strongly suggest that you review your list of abutters and your mailing practices.

In the meantime, I suggest that you put a hold on everything related to this development until you can be sure that you have followed your ordinance and given proper notice to the abutters.

Best,
Nathan

On Tue, Jun 10, 2025 at 10:10 AM Nathan Hintze <nathanhintze@gmail.com> wrote:

> Hello again Ms. Erdman,
>
> I do find it ironic that providing little notice does not seem to be a concern when it comes to giving abutters enough time to learn about the meeting. So far, this process has failed to alleviate any of my concerns and feels incredibly rushed. I know that 26 Arrowhead, 27 Arrowhead, 8 Arrowhead, and 37 Woodside all received two notices—it might be worth double-checking the mailing list. Indubitably, some abutters will only learn about the meeting when they return home from work, and I don't believe this should be considered a best practice.
>
> The Arrowhead/Meredith community will continue to do our best to ensure our neighbors are informed.
>
> Sincerely,
> Nathan
>
> On Tue, Jun 10, 2025 at 9:31 AM Julie Erdman <jerdman@brunswickme.gov> wrote:
>
> > Good Morning,
> >
> > Upon reviewing the abutter list, there were 62 individual notices that went out last week (and two duplicates due to multi-property ownership). I do not feel comfortable cancelling with so little notice as inevitably some people will attend to speak. We have received 14 emails with public comment thus far.
> >
> > I will reiterate that this is only an initial workshop. There will be ample opportunities for public comment throughout the course of development review – there will be a Staff Review Committee meeting and a Planning Board meeting for Sketch Plan and the same for Final Plan Review. Staff intend to request a site visit which would be noticed and open to the public and additional meetings can be added if staff or the board deem it necessary. We also welcome emails with public comment anytime throughout this process, and those emails are shared with the Planning Board.
> >
> > I hope this provides some assurance that the Planning Department is striving to keep the development review process as open and transparent as possible.
> >
> > Best Regards,

Julie Erdman
Director
Planning and Development
P: (207) 721-4022
E: jerdman@brunswickme.gov

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85 Union Street
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www.brunswickme.gov

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From: Nathan Hintze <nathanhintze@gmail.com>
Sent: Tuesday, June 10, 2025 8:29 AM
To: Julie Erdman <jerdman@brunswickme.gov>
Cc: James Dealaman <jdealaman@brunswickme.gov>; Steve Weems <sweems@brunswickme.gov>; Julia Henze <jhenze@brunswickme.gov>; brunswickneighborhood1 <brunswickneighborhood@gmail.com>
Subject: Re: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Erdman,
Thank you for the response. As of this morning, I have yet to receive any notice from the town about the receipt of application. Half of the abutters have received two notices and half have received nothing.

Misstatements and mistakes only create additional stress to a community that is already anxious about the safety of their family and property due to this huge development proposal.

I again ask that this meeting is delayed until you can be sure all abutters have received proper notice so that they can attend all meetings that directly affect their homes and family.

Best,
Nathan

On Mon, Jun 9, 2025 at 10:08 AM Julie Erdman <jerdman@brunswickme.gov> wrote:

Good Morning Mr. Hintze,

Our ordinance requires that we send out abutter notifications upon receipt of a complete development review application as well as notice of any public hearings that are scheduled. The notice that was mailed last Thursday was notice provided to indicate an application was received. I do not like to deviate from the requirements of the ordinance, however, given the controversy around the timber harvesting that took place on this parcel last year and that I have a list of emails of those that attended last June's public meeting, I took it upon myself to email those that expressed an interest in the development of this parcel regarding the workshop tomorrow.

It is not required, nor it is typical for this office to send out notification of a workshop. My email on Friday stated that abutters would receive mailed notice of the workshop, and that was a misstatement, as the notice that went out was for the receipt of the application only. I apologize for that miscommunication. The mailed notice was sent on Thursday so if it has not been received yet, it should be received today. The Woodside project will need to come before the Planning Board for Sketch Plan and Final Plan review; the workshop is just a preliminary meeting to get initial feedback from the Board. I intend to keep the notification distance the same as what the ordinance dictates, but I would advise those that would like to receive email notifications regarding future Planning Board agendas to sign up for the listserv on Notify Me.

Please let me know if you have further questions.

Best Regards,

Julie Erdman
Director
Planning and Development
P: (207) 721-4022
E: jerdman@brunswickme.gov

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From: Nathan Hintze <nathanhintze@gmail.com>
Sent: Monday, June 9, 2025 9:30 AM

To: Julie Erdman <jerdman@brunswickme.gov>; James Dealaman <jdealaman@brunswickme.gov>; Steve Weems <sweems@brunswickme.gov>; Julia Henze <jhenze@brunswickme.gov>
Cc: brunswickneighborhood1 <brunswickneighborhood@gmail.com>
Subject: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

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Dear Mr. Dealaman, Ms. Erdman, Manager Henze, and Councilor Weems,

I'm writing this morning to express my concern regarding the lack of adequate notice to abutters in the Arrowhead Drive neighborhood about the Woodside Development Workshop scheduled for Tuesday, June 10th at 6:00 PM.

Some neighbors, received the email below from Ms. Erdman, which mentions that abutters would receive notice. However, as of 9:00 AM on Monday, June 9th, the majority of abutters have not received any such notification from the Town. The rushed nature of this meeting creates the risk that abutters will not have adequate time to participate or prepare a response. I noticed that the Town's policy regarding public meeting notifications ((https://www.brunswickme.gov/DocumentCenter/View/9790/Meeting-Notice-Requirements-Policy-PDF) suggests 48 hours as the minimum standard for notifying the public about upcoming meetings. While I am uncertain if this guideline applies specifically to abutter notifications, I believe it should, if it does not currently. This project will have an enormous impact on the Arrowhead/Meredith neighborhoods and it should not be rushed.

I would argue that the public—and specifically abutters—have not been properly notified of this meeting. Therefore, I request that this agenda item be removed from tomorrow's schedule and rescheduled for next month, allowing for adequate notice to abutters.

Additionally, since this proposal involves making Arrowhead Drive a through street to the new development, I believe that all residents of Arrowhead Drive—regardless of their proximity within 300 feet—and those residing along Meredith Road should also be considered abutters. The increased traffic and potential safety hazards will significantly impact their homes and quality of life.

Could you please provide more information as to why abutters have yet to be notified

about a workshop that is now less than 40 hours away?

Thank you in advance for your attention to this matter.

Best,
Nathan Hintze
28 Arrowhead Drive
307-349-2504

From: Julie Erdman <jerdman@brunswickme.gov>
Date: June 6, 2025 at 3:07:57 PM EDT
Cc: Matthew James <mjames@brunswickme.gov>, James Dealaman <jdealaman@brunswickme.gov>
Subject: Planning Board Workshop Tuesday, 6/10

Good Afternoon,

I am writing to notify you of a scheduled Planning Board workshop that will take place during the Board's regular meeting this coming Tuesday, June 10th at 6pm. The workshop is to review preliminary plans for a 122-unit subdivision proposed by Wyley Enterprises LLC for the property located on Map 22, Lots 9 and 180 off Woodside Road. You are receiving this notice because you participated in the public meeting held last June regarding timber harvesting on the same parcel. All abutters within 300 ft of the development will receive a mailed notice regarding the workshop. If you wish to follow this project and be notified of any future meeting agendas that the development might be added to, please register for NotifyMe.

You can view Tuesday's agenda and packet items here: Planning Board Packet

Please let me know if you have any questions.

Best Regards,

Julie Erdman
Director
Planning and Development
P: (207) 721-4022
E: jerdman@brunswickme.gov

85 Union Street
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www.brunswickme.gov

From: James Dealaman
To: Matthew James
Subject: FW: proposed development off of Woodside Drive
Date: Thursday, June 12, 2025 9:41:56 AM
Attachments: image001.png

From: Meghan Roberts <meghankroberts@gmail.com>
Sent: Wednesday, June 11, 2025 1:39 PM
To: James Dealaman <jdealaman@brunswickme.gov>; Matthew James <mjames@brunswickme.gov>
Subject: Re: proposed development off of Woodside Drive

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Dear Jimmy and Matthew,

Thank you for all of the information you shared at last night's workshop. I wanted to follow up on the discussion of connecting Arrowhead Dr to the new development, because I was surprised to learn that suggestion had come from the town planning office. I would urge you to respect the precedent set by the previous two rejections of such a proposal and to *not* connect Arrowhead Dr to the development.

More generally, I understand that it is your job to work with the developer and to help guide their project and, as Jimmy stated, to appreciate that there are many opinions about development. But I hope that you will more proactively solicit feedback from Woodside/Arrowhead residents so that you have *both* sides of the issue before making additional recommendations to the developer. I would very much appreciate it if you could share any specific mechanisms that residents can use to give feedback in between public meetings.

Thank you very much for any information you can provide, and I'm happy to talk further at any point.

All the best,
Meghan

On Mon, Jun 9, 2025 at 2:36 PM James Dealaman <jdealaman@brunswickme.gov> wrote:

I'm writing to confirm that your comments are received and have been saved to the project file. Your comments will be included in the application packet and will be shared with the Planning Board.

If you have any questions, please reach out to the reviewing planner Matthew James at: mjames@brunswickme.gov

Thank you,

-Jimmy

Jimmy Dealaman, AICP
Principal Planner
Planning and Development
P: (207) 721-4026
E: jdealaman@brunswickme.gov

Brunswick maine
85 Union Street
Brunswick | ME 04011
www.brunswickme.org

From: Meghan Roberts <meghankroberts@gmail.com>
Sent: Saturday, June 7, 2025 7:02 PM
To: James Dealaman <jdealaman@brunswickme.gov>
Subject: Re: proposed development off of Woodside Drive

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With apologies for the addendum, I will also note: the developer has incorrectly labeled the houses in the Arrowhead neighborhood. They have odd numbers, but that side of the street is all even numbers.

On Sat, Jun 7, 2025 at 6:53 PM Meghan Roberts <meghankroberts@gmail.com> wrote:

> Hello,
>
> My name is Meghan Roberts and I own a home in Brunswick at 20 Arrowhead Dr. I have reviewed the proposed development plan submitted for land off of Woodside Road and have a number of concerns about the proposal and have listed them in order of concern.
>
> 1. Increased traffic in an area with many small children. The proposed development would add 122 homes with roads connecting to Woodside Road and Arrowhead Drive. This will

be very unsafe. Children frequently bike and play along Arrowhead Drive. The relatively steep downhill slope of the road can result in cars driving too fast (please see a recent accident where someone misjudged the curve of the road and wiped out a neighbor's mailbox), but it is currently mitigated by a sense of neighborly responsibility.

If drivers are simply passing through, I am sure they will drive much more quickly — exactly as they already do on Woodside Road. The development should not be allowed to connect to Arrowhead Drive.

At a minimum, the town should install speed bumps. They will be far more effective than signs warning drivers to slow down. In a neighborhood with such a high population of small children, the town should prioritize their right to walk, play, and ride bikes in their neighborhood **safely**.

2. Continued logging. The proposed plan does not clearly situate the townhomes within the existing lot, but there is a fairly steep grade to the property and, as someone who owns property beneath it, I have serious concerns about how many trees they will leave standing. There are already problems with drainage and flooding in the area around the creek separating our neighborhood from the proposed development. Cutting down a significant number of trees on that hillside will make them far worse.

3. Privacy. Which direction will the development face? Will the developer take any steps to maintain trees to protect the privacy of the townhouse residents as well as those in the Arrowhead neighborhood? The proposed sketch shows depressingly few trees, but I'm sure that townhouse residents would prefer to look out onto trees — I know that I would.

If you have more precise information about where exactly the development will be placed or that addresses any of my concerns, I would very much appreciate it if you could share.

Thank you very much.

All the best,
Meghan Roberts

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From: Kate Boak
To: James Dealaman
Subject: Concerns about proposed development on Woodside Rd
Date: Friday, June 13, 2025 9:09:35 AM

I've just been made aware of the proposed plan to add 122 townhouses on Woodside Road.

We've lived in Brunswick for 10+ years now, and have noticed a **significant** uptick in traffic since new housing developments have been built. Pleasant St, Main Street and Cooks Corner in particular are a nightmare to navigate during morning and evening commutes. The new development on McKeen street is an eyesore and a nuisance for the neighborhood - it's just not an appropriately sized development for its in-town location.

Brunswick simply cannot handle another development of this size - our schools and our streets are not prepared for this rapid population growth. Please turn down this proposal. Thank you.

Kate Boak
7 Baxter Lane
Brunswick

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From:	James Dealaman
To:	Matthew James
Subject:	FW: Concerns about proposed development on Woodside Rd
Date:	Friday, June 13, 2025 9:35:48 AM

From: Kate Boak <maineboaks@gmail.com>
Sent: Friday, June 13, 2025 9:09 AM
To: James Dealaman <jdealaman@brunswickme.gov>
Subject: Concerns about proposed development on Woodside Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've just been made aware of the proposed plan to add 122 townhouses on Woodside Road.

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Kate Boak
7 Baxter Lane
Brunswick

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From: Lourdes Sanchez
To: Matthew James
Cc: Julie Erdman; James Dealaman
Subject: FW: Growth plan for Woodside Road
Date: Tuesday, September 9, 2025 10:48:36 AM
Attachments: image001.png
image002.jpg

From: Barbara Snapp <snappbd@gmail.com>
Sent: Tuesday, September 9, 2025 10:36 AM
To: Plan Brunswick <planbrunswick@brunswickme.gov>
Subject: Growth plan for Woodside Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

While I am not opposed to some development in the area east of Woodside Road, I feel that high density development would make a substantial negative impact on the surrounding neighborhoods and conserved areas. Limited residential development fits this area much better.

Bottom line: I urge you to support a limited development designation for the area east of Woodside Road.

Barbara Snapp.

--

Dr. Barbara Denniston Snapp
84 Willow Grove Rd Summer: 16 Crab Cove Ln
Brunswick, ME 04011 Steuben, ME 04680
207-721-0708 (home)
207-522-2601 (cell)
www.povartistsmaine.com

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From: Lourdes Sanchez
To: James Doolpanah; Matthew James
Subject: FW: Woodside area
Date: Wednesday, October 1, 2025 2:31:56 PM

-----Original Message-----
From: Jen Baldwin <jalicebaldwin@yahoo.com>
Sent: Wednesday, October 1, 2025 2:28 PM
To: Plan Brunswick <planbrunswick@brunswickme.gov>
Subject: Woodside area

Hello,
I live in the Arrowhead development and am very concerned with the housing that is being built next to me. The option of limited growth for the area is so much more in line with what this community needs, as it is outside of town. Sustaining the traffic and population increase in this area will negatively impact this area and cause safety concerns as well. Please do not accept an unlimited growth plan to happen here.
Thank you so much.
Jen Baldwin Mackey

Grant Provost
42 Arrowhead Drive
Brunswick, ME 04011

October 3, 2025

Brunswick Planning Board
Town of Brunswick
85 Union Street
Brunswick, ME 04011

RE: **Opposition to the Proposed Woodside Townhouse Development (Case 25-033)**

Dear Members of the Planning Board,

I am writing as a resident of Arrowhead Drive and a father of two young children (ages 8 and 5) to respectfully express my strong opposition to the proposed development of 122 townhouses adjacent to our neighborhood, referred to as the Woodside Private Street Development.

As someone who chose this community for its residential character, family-friendly environment, and sense of safety, I am deeply concerned about the long-term consequences of this proposal.

The proposed development is fundamentally incompatible with the existing neighborhood. The surrounding area is composed of single-family homes that reflect a thoughtful, low-density residential design. The addition of high-density, three-story townhouses will drastically disrupt the architectural continuity of the neighborhood, undermining the visual and cultural identity that residents have built and maintained over decades.

The construction of dense, multi-unit structures adjacent to single-family homes could materially reduce property values for current residents. Many of us have invested significantly in our homes, both financially and emotionally, based on the expectation of long-term neighborhood stability. The influx of a large, unaesthetic, high-density project jeopardizes that investment and sets a precedent that may dissuade future homebuyers from choosing Brunswick.

The proposed roadway connecting the new development to Arrowhead Drive poses a serious threat to public safety. Our neighborhood currently supports a quiet, low-traffic environment ideal for walking, biking, and child play. A significant increase in cut-through traffic will inevitably lead to heightened risk — especially for young children like mine who walk and ride to nearby bus stops and parks. The town has a responsibility to protect safe, livable spaces for families already living here.

Our area already experiences seasonal stormwater overflow, and the addition of 122 new units — with associated driveways, rooftops, and roads — will substantially increase impervious surface area. Unless major upgrades are made, this could overwhelm existing drainage systems and cause direct flooding or runoff onto neighboring properties. To approve this project without a robust, peer-reviewed stormwater mitigation plan would be irresponsible.

Even if this proposal meets Brunswick's current technical or zoning requirements, the Planning Board has both the authority and the obligation to evaluate broader impacts on neighborhood character, public safety, and environmental sustainability. There is precedent across Maine towns for Planning Boards to deny or require major revisions to developments that are inconsistent with the spirit and intent of the comprehensive plan, even when they technically meet land use guidelines.

This is not merely a procedural decision — it is a values-based one. The board's first responsibility is to existing Brunswick residents, not out-of-town developers or investment groups seeking to maximize unit count at the expense of neighborhood livability. Approving this project without addressing its scale and incompatibility would send a message that resident voices — particularly those of families with young children — are secondary to developer interests.

At minimum, the Planning Board should consider:

- Requiring a significant reduction in unit count and building height
- Prohibiting new roads connecting to existing neighborhoods
- Mandating a full, independent traffic and stormwater impact study
- Holding additional public hearings to fully assess community concerns

I urge the Planning Board to act in defense of the integrity, safety, and livability of Brunswick's neighborhoods. As a father and homeowner, I believe this is not only your right, but your duty.

Respectfully,
Grant Provost
42 Arrowhead Drive
Brunswick, ME 04011

Good morning Julie,

I thought I would give you an update on my thought regarding my property on Woodside Rd, The last meeting we held with all the neighbors was quite interesting to say the least, after the last two meetings we had with he neighbors its quite obvious that they do not want anything built on the land, which is impossible unless they purchase.

First I need to clarify some false news regarding timing of the tree work we had done, attached is the complete wetland survey, including all the vernal pool information, please pay attention the pictures included in the report, does the property look logged? the vernal pool / wetland study was completed in the months of March, April and May of 2024 — the logging happened two months later, the timing was on purpose as my 40 years of development experience told me to nip the vernal pool and wetland issues at the bud, we all know how people feel about disturbing wetlands, as I am also, believe it or not, concerned about the environment, but after listening to my neighbors rant the other day its obvious they do not care about the wetland for vernal pools, they just plain and simple do not want anything on the property. The wetland study was professionally prepared by a reputable third party local company, also quite thorough

As for my thoughts regarding density, as we all know construction cost have tripled in the past 5 years, land has also gone way up, in my world, in order for any development or any property to make sense the developer must max out the allowable density, maxing the density's the only way to make the expenses / risk worth doing - therefore we will be going for the maximum allowable density

Building design — unfortunately for the town and area, we will be changing the design to a more traditional look, also going from the 3 to 6 townhome style to either traditional duplexes or single family lots -both of these options will include 12 unit apartment buildings down on the far lower end as to keep in with the max allowable density, as explained above. This will also keep the project more in line with your ordinances regarding keeping the style with the surrounding areas. This is unfortunate, I was very, very confident that the modern town home style would go over quite well as I have seen it done in other parts of the country in rural settings just like Woodside rd in Brunswick, they would sell like hotcakes, but if the towns people desire to stay behind the times , so be it-. Thus again is the same as the wetland issues, the neighbors do not care about the design, and again , they just do not want anything on the property, period .

FYI — ALL of my past projects we have had abutter opposition,, every one of these projects, after a few years go by and things settle down, neighbors go visit neighbors, kids play with the kids in the new neighborhood and then come to me and say why did we fight you on this , it's wonderful

Trails to land trust — I would like to talk with the land trust regarding trail locations, as I am quite adamant about keeping trail connections complete - they will have as many as they desire

More false news to clarify — I have lived in southern Maine for 64 years with the last 21 years in Harpswell Me,, then the past 1.5 years In FL and GA, I am quite passionate regarding Maine , its people and its land, I have done many developments in the state of Maine, specifically Portland ,South Portland, Cape Elizabeth areas, Hundreds of homes and condominiums, I care deeply regarding how my developments come out,
we will be coming to the town with professionalism, transparency, crossing all T's , dotting all I's — we will be abiding to your zoning to the letter along with abiding, to the letter, with all local, state and federal rules and regs regarding development practices

— please, though this approval process if their are any questions or concerns you or any one else have regarding my project please get a hold of me directly. My phone number is 207-837-4144. You have my email,

Also, please share this email with anyone you like

thank you very much for your help , time and energy you have spent

regards,

Joel FitzPatrick

From: Peter Stricklett
To: Matthew James
Subject: Woodside Road Subdivision
Date: Monday, February 9, 2026 12:36:48 PM

Hello James,

I recently received a notice pertaining to the Woodside project. I am requesting an electronic copy of the project plans. I live at the end of Arrowhead Drive and I am greatly concerned about the developer's desire to allow access to Arrowhead Drive. If this is still proposed, I would like to express my opposition to this plan. I can think of no quicker way of destroying the atmosphere and character of our neighborhood than allowing an additional 10 to 20 fold increase in motor vehicle usage. Giving priority to a company which purchased the property for less than my house is worth is unconscionable.
I hope that the town of Brunswick has more respect for those families that currently live on Arrowhead and oppose this aspect of the proposal. I look forward to seeing the current plans.

Best regards,

Peter Stricklett
51 Arrowhead Drive

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From: Barbara Snapp
To: Matthew James
Subject: Wyley Enterprises plans for developing the woods off Woodside Road and south of Arrowhead Drive
Date: Tuesday, February 10, 2026 9:04:34 PM

I am writing to express my continued concern about the extent of development proposed for the narrow strip of land between Arrowhead Rd and preserved land held by Brunswick-Topsham Land Trust. I urge the staff review committee to consider the following points in making their decision/recommendation.

1. The density of the proposed development will cause substantial additions to traffic on Woodside and Arrowhead, impacting both the quality of life (for Arrowhead in particular) and the safety of pedestrians (on Woodside in particular) and incurring increased costs for road maintenance by the Town.

2. The density of the proposed development is 50% higher along the Arrowhead property line than in that portion of the Arrowhead development. 28 single homes and 16 apartments are shown on the Arrowhead property line of the development plan compared to 21 on or near the abutting property line in the Arrowhead community. The increased density plus traffic connection into Arrowhead will negatively impact that neighborhood without any benefit coming to the already established neighborhood.

3. The density of the proposed development will have a major impact on the local ecology. Drainage issues for surrounding properties may not be fully alleviated by implementation of the proposed plans. The high number of homes and activity that comes with it will interfere with the local animals that live in existing woodlands and others that inhabit the adjacent preserve. Although each vernal pool has been deemed not to be a significant vernal pool, the sum total of potential amphibian breeding in all of the temporary pools on this property is not insignificant to the local ecosystem. Development induced changes in distribution, movement and behavior of animals will be substantial. Brunswick has made preservation of natural habitats and wildlife this area a top priority. To allow high-density development is counter to that historic effort.

4. Granted the Town has a housing shortage. But that does not excuse degrading the ambiance of adjacent property owners to the extent proposed. The placement of the apartment buildings next to the Arrowhead connection seems designed to aim the 100 cars proposed for those units directly at Arrowhead. Why not place the apartments near Woodside and a few of the homes where the apartments are currently placed? And why not reduce the number of single homes to a level more consistent with the adjacent neighborhood? Reducing the number of homes to 30 or so would be more in line with existing developments than the 45 proposed.

Thank you for considering these issues.

Barbara Snapp

84 Willow Grove Rd
Brunswick, ME

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From:	brett joslin
To:	Matthew James
Cc:	brunswickneighborhood1; Ashley Rougeau
Subject:	FORMAL OBJECTION: Woodside Road Subdivision – Immediate Action Required
Date:	Tuesday, February 10, 2026 10:02:22 PM

To: The Brunswick Planning Board, Town Council, and Town Planner

Re: Proposed Major Subdivision by Wyley Enterprises, LLC – Woodside Road

To the Members of the Planning Board:

I am writing this letter with extreme frustration and profound concern regarding the proposed "Woodside Road Subdivision" currently under Sketch Plan Review. I live directly across the street from this site. Let me be clear: this development does not belong here, and the current plans are an insult to the existing residents of this neighborhood.

This location marks the beginning of the rural section of Brunswick. Yet, looking at the plans submitted by Sebago Technics on behalf of Wyley Enterprises, it is obvious the objective is to maximize every single square inch of this skinny lot to cram in as many people as possible. This is not "development"; it is the destruction of our neighborhood's character for the sake of an out-of-town developer's profit margins.

Scheduling Cowardice
It is frankly cowardly that you have scheduled the meeting for this project during hours when most of the affected residents are at work. You know full well that the working people of this town cannot drop everything to attend. This feels like a deliberate tactic to silence opposition and push this project through while the neighborhood is busy earning a living. You are hoping we won't show up, but we are watching.

Hypocrisy of the Board
It is easy for you to sit in that room and approve this destruction when you don't have to live with the consequences. If this monstrosity were being built across the street from your homes—if it were your front windows being blasted by headlights and your yards being flooded—you would have a major problem with it. You would vote this down in a heartbeat if it affected your quality of life. But since it is our neighborhood being sacrificed and not yours, you seem perfectly content to look the other way.

It appears the Planning Board cares not an ounce for the people who actually live here. Your focus seems entirely on expanding the township and increasing the population, regardless of the cost to current taxpayers. Overdevelopment like this inevitably strains our resources and support systems, which comes back to hit us—the existing homeowners—harder in our taxes. Why is the Town favoring a single business entity over an entire neighborhood of voters and

taxpayers? It is us or them. Which do you choose?

Furthermore, the developer has already demonstrated a lack of respect for this Town's requests. It is my understanding the Township asked for green space along the road, yet the plans show a layout that ignores this to maximize lot count. This project needs to end. The developer needs to walk away.

My property is already suffering damages. Since the contractor cleared the land, I have experienced significantly more water runoff in my yard than in any years past. If this is the result of preliminary clearing, the full build-out will be catastrophic. Additionally, the proposed entrance and density will result in headlights from hundreds of vehicle trips shining directly into my front windows at all hours of the night.

Regarding the infrastructure, the traffic study conducted was bogus—performed over a couple of days during a slow time of year. Woodside Road cannot handle an entire new neighborhood's worth of traffic, and relying on flawed data to approve this is gross negligence.

No one in our neighborhood wants this project. However, if the Planning Board intends to ignore the will of the residents and push this through, I demand the following mitigations be made a condition of approval:

1. **A Physical Barrier:** Construction of a substantial wall along the frontage of my property.
2. **Visual Screening:** Heavy, mature landscaping to block light pollution.
3. **Stormwater Control:** An aggressive water runoff system specifically designed to prevent flow onto my property.

Be advised that I am prepared to retain an attorney to fight both the Township and the developer should this project proceed without these protections and without addressing the severe runoff issues already created.

Do not destroy our rural part of town by rubber-stamping this ill-conceived, high-density sprawl.

Sincerely,

Brett Joslin
48 Woodside Rd
Brunswick ME, 04011
732-778-5797

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