

**Town of Belgrade
Planning Board
August 5, 2021 / 6:00 p.m.**

This meeting will be conducted online via Zoom at
<https://us02web.zoom.us/j/83033101494>

A G E N D A

Call to Order

1. OLD BUSINESS

A. PUBLIC HEARING : COMMERCIAL DEVELOPMENT –

Applicants/Owners: Gagne & Son Concrete Block LLC

Location: 28 Old Route 27 : Map 4 Lot 37

Purpose: New commercial use. Proposing to erect a new one-story 14,540 sf pre-cast plant. The pre-cast plant will manufacture catch basins, manholes, etc.

Proposed name: Gagne & Son Precast Plant

**No abutters to contact for this application

2. NEW BUSINESS

A. SHORELAND APPLICATION –

Applicant/Owner: William Mitchell

Location: 142 Main St (Long Pond), Map 26 Lot 4

Purpose: Reinforce foundation, pour slab, replace existing deck with enclosed room (non-conforming structure on a non-conforming lot).

3. OLD BUSINESS

A. Continued review of Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman.

B. Discuss **Commercial Development** vegetative screening standards.

3. OTHER BUSINESS

A. Consideration of **meeting minutes** from June 22, 2021 and July 15, 2021.

ADJOURN

**GAGNE & SON
HOLDING CO., INC.
OLD ROUTE 27
BELGRADE, MAINE**

**Planning Board Application
for:
The Town of Belgrade
July 1st, 2021**

GAGNE  **& SON**

Prepared by



**TOWN OF BELGRADE
COMMERCIAL DEVELOPMENT REVIEW ORDINANCE PERMIT
APPLICATION**

Return fully completed application with required attachments to:
Code Enforcement Officer, Town of Belgrade, 990 Augusta Rd., Belgrade, Maine 04917

To be completed by Town Code Enforcement Officer upon application receipt:

Project Name: _____ Date _____
Received: _____ Application Number : _____
Check One: CEO permit _____ Planning Board permit _____
Application Fee \$ _____ Date paid: _____
Technical Review Fee \$ _____ (if applicable) Date Paid _____

Applicant Information

1. Proposed name of development or new use: Gagne & Son Precast Plant

2. Property owner:

Name: Gagne & Son Holding Co., Inc.

Address: 28 Old Route 27 Belgrade, ME 04917

Telephone No.: 207-495-3313

Email: peter@gagneandson.com

3. Applicant:

Same as property owner (go to question 5)

Name: _____

Address: _____

Telephone No.: _____

Email: _____

4. Applicant representing self? _____ Yes (go to 6) X No (complete 5)

**TOWN OF BELGRADE
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Project Name: _____	Date _____
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Application Fee \$ <u>100.00</u>	Date paid: <u>7/01/21</u>
Technical Review Fee \$ _____	(if applicable) Date Paid _____

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Telephone No.: 207-495-3313

Email: peter@gagneandson.com

3. Applicant:

Same as property owner (go to question 5)

Name: _____

Address: _____

Telephone No.: _____

Email: _____

4. Applicant representing self? _____ Yes (go to 6) No (complete 5)

5. Applicant's authorized agent (must provide authorization letter from applicant):

Name: Jim Coffin (ES Coffin Engineering & Surveying)

Address: PO Box 4687 Augusta, ME 04330

Telephone: 207-623-9475

Email: jcoffin@coffineng.com

6. Person to receive all communications regarding this application:

Jim Coffin

7. What legal interest does the applicant have in the property for which a permit is requested (ownership, option, purchase and sales contract, lease, etc.)?

Ownership (deed included)

Note: Must provide documentation of title, right and interest with this application

Does the deed contain any deed restrictions or covenants? ___ Yes X No

If "yes", please list:

Land and Location Information:

8. Location of the property being developed or for which permit is requested:

Belgrade Tax Map 4 Lot(s) 37

9. Street(s) on which the development or proposed use is located:

Old Route 27 Road

10. Total acreage of the parcel(s): 48.7 acres

11. Existing conditions on parcel:

Structures (no./dimensions/uses):

Block Plant: 33,985 sf. manufacturing concrete blocks

Old Precast Plant/Garage: vehicle maintenance

Show Room/Form Warehouse: show room & office upstairs with warehouse below.

Sand Storage Building

Building #2: warehouse for resale items.

Building #3: warehouse for resale items.

Building #4: covered storage for precast blocks.

Other existing uses of land: material & equipment storage, exterior block showroom, laydown areas & mineral extraction.

12. Is any portion of the property within a shoreland zone, as depicted on Town of Belgrade Shoreland Zoning Map? X Yes ___ No

13. Is any portion of the property within a special flood hazard area, as depicted on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps? X Yes ___ No

14. Is the property part of an approved subdivision? ___ Yes X No

Note: If applicable, provide copies Shoreland Zoning, Subdivision and Flood Plain Ordinance approvals as attachments to application

15. Is the property to be developed located within 500 feet of a municipal boundary?
___ Yes X No
If yes, which municipality? _____

Note: If within 500' of a town boundary, the other municipality will be notified of this application.

Proposed Development/ Land Use Application Overview:

16. Provide a brief description of the development or proposal (size and number of structures, proposed uses, etc.)

The applicant is proposing to erect a new one-story 14,540 sf pre-cast plant.

The precast plant will manufacture catch basins, man holes, etc. A new

subsurface septic system and well will be installed along with new

underground power. The project will be located over existing gravel surfaces

and there will be an increase in impervious area of 3,015 sf. There will be

71,775 sf of disturbed area associated with the project. The soils in the project

area are Hinckley, which is considered a very well-drained soil. There will be

up to 10 employees working at the new pre-cast plant, which are all part of the

existing 41 current employees. With there not being any new employees

associated with this project there will not be an increase in peak-hour traffic.

17. Are any waivers of the application submission requirements or ordinance performance standards being requested with this submission? Yes
 No.

If yes, please list each here and attach as part of this application a detailed written request and justification for each submission or standard to which a waiver is required:

A phosphorus waiver is being asked for and a letter included.

18. Application Fee required to be submitted: Amount attached **\$100.00**

If required by the Planning Board, the Technical Review Fee¹ required: Amount attached \$ _____

19. Does this development or change of use propose or require extension or expansion of any of the following public infrastructure? Yes No

If yes, check all that apply.

Roads Storm Drains Sidewalks

Other (please specify) _____

¹ The Technical Review fee is a fee paid into an escrow account to cover the cost of the Planning Board hiring a technical consultant to assist it with its review of application submissions. This fee is only required when needed and at the discretion of the Planning Board.

20. Provide an estimate of cost of the proposed development: \$2,500,000.

21. Provide anticipated start and completion construction dates:

Start date Fall 2021 Completion date Summer 2022

22. Will any portion of the land parcel or a structure be dedicated to a public use?

Yes No If yes, describe:

23. Identify method of water supply:

On-site ground water well

Other, (please specify) _____

Is water supply to be used for fire suppression?

Yes No

What other water uses will the project include? Please specify.

There will be 1,200 gallons of water needed for production and 10 employees

at 15 gpd result in 1,350 gpd needed for the operation.

What is the projected total water demand of the development or use?

Less than 2,000 gallons per day

2,000 gallons per day or more

Will the water supply meet the State definition of a public drinking water supply system? Yes No. If yes, will it be a transient, community or non-transient non-community water system (specify): _____

Note: If a community or non-transient non-community drinking water system, attach to application a copy of your Maine Drinking Water Program approved source water protection plan.

Is water supply adequate for proposed uses and projected demand?

Yes No.

Note: Provide evidence to support (e.g. letter from local well driller or geologist on anticipated well yields)

A letter from Weeks & Sons Well Drilling is included.

24. Identify method of sewage disposal for the proposed development or use.

- Individual subsurface disposal system (e.g. septic system)
- Central on-site disposal
- Other, please state _____

25. What Federal or State government permits or approvals are required by this proposed development or use?

Maine Department of Transportation ___ Yes No. **(see traffic report)**
If yes, permit type(s): _____

Did MDOT require a Traffic Movement Permit? ___ Yes No

Note: If vehicle access is to a State highway or the Castle Island Road, attach a copy of the MDOT Entrance or Access Permit. If MDOT requires a Traffic Movement Permit, the associated traffic engineering study or plan is to be provided as part of this application.

Maine State Fire Marshal ___ Yes No. If yes, permit type: _____

Maine Dept. of Environmental Protection ___ Yes No **(ex. SLODA Permit)**
If yes, permit type(s): _____

Maine DHHS Drinking Water Program approval of a public drinking water system?
___ Yes No

US Army Corps of Engineers ___ Yes No. If yes, permit type: _____

Other: ___ Yes No
If yes, specify permit type : _____

26. Are you applying exclusively for approval to mine an existing sand and gravel pit for the next 5 years? ___ Yes No

If "yes", skip to question 63

If "not", proceed to question 27.

Information Needed to Assess Compliance with General Development Standards:

27. How will development or proposed use control emissions of dust, ash, smoke, particulate matter or other air pollutants? There will not be any dust, ash, smoke, particulate matter or other air pollutants associated with the every day operation of the precast concrete plant. There may be some dust during construction of the project, but this will be controlled with water or calcium chloride.

Does proposal meet applicable Federal and State air quality regulatory requirements? X Yes No

Note: Documentation that the development or land use meets Federal and State air quality regulatory requirements will be sufficient to demonstrate proposal meets ordinance’s air quality standard.

28. Estimated peak daily vehicle traffic to be generated: 87.3 (see traffic report).

Estimated peak hourly traffic volume: 16.4 (see traffic report).

How were these figures estimated? Explain or cite methodology used.

The peak hour trips and daily vehicle traffic generated are calculated from the Institute of Transportation Engineers ITE Manual (8th addition) under “Manufacturing”.

29. How many vehicle access points are to be provided from a road? One

What is the posted speed limit of the road from which vehicles access the proposed development or use? 25 mph

30. Name(s) of contractor(s) responsible for earth work or any soil disturbance and their respective Maine Dept. of Environmental Protection Basic and Advanced Erosion Control Certification No. :

The project is going thru a bid process and we will not know who the earth contractor will be until the bid process is over in August.

31. Is a site or structure located on the parcel listed on the National Register of Historic Places? ___ Yes X No

If yes, provide name and describe: _____

How will impact on above historical site/structure be prevented or mitigated?

Are any archeological sites identified by the Maine State Historic Preservation Commission present on the parcel?

___ Yes X No. If yes, provide name and description:

How will impact on above archeological site(s) be prevented or mitigated?

32. Will equipment, machinery, inventory, parts, salvage, waste collection containers, dumpsters or other materials associated with the proposed use be stored outdoors?

X Yes ___ No

If yes, please describe the types of items to be stored outside and what measures will be taken to prevent children from accessing.

There are two dumpsters located behind Building #2 utilized for cardboard and trash. Casella Waste Management will continue to provide disposal services for the applicant and a letter is included.

How will dumpster(s) be screened from view from neighbors and public roads?

Two, one for cardboard and another for trash that are located behind Building #2.

33. Does any portion of the parcel include critical natural areas or significant wildlife habitat, including deer wintering areas, as identified and mapped by the Maine Beginning with Habitat Program? ____Yes XNo

Note: Show areas on site plan or provide copy of Beginning with Habitat maps with parcel boundaries indicated as attachment to application.

If yes, describe how impact to those areas and habitats will be avoided or mitigated consistent with recommendations from IFW and Critical Areas Program:

Note:

The Natural Areas Program in the Maine Dept. of Agriculture, Forestry and Conservation offers technical reviews and advice on critical plant communities to developers. See following for more information:

<http://www.maine.gov/dacf/mnap/assistance/review.htm>

If the parcel includes critical natural areas or significant wildlife habitat, contact the Critical Natural Areas Program and/or Maine IF&W regional biologist for written mitigation recommendations for inclusion in your application at time of its submission. Not including will delay review of your application until such time as the Planning Board is able to contact these State agencies and obtain recommendations.

34. If parcel includes wetlands identified on the National Wetlands Inventory Map, describe how impact to the wetlands will be avoided or mitigated?

There are over 10 parcels that are utilized for the applicant's operation and a wetlands map is included that show no wetlands in the area of the proposed precast plant.

Note: Show wetland areas on site plan or provide copy of wetland map with parcel boundaries indicated as attachment to application.

35. Is development located on a hilltop or the lake shore? ____Yes XNo

Note: If "yes", the Planning Board may require a visual impact assessment to provide evidence that the proposal will not significantly impact the quality of Belgrade's scenic resources in accordance with Article 6, Section 6A.

36. Other than from safety signals and other emergency warning devices, will maximum noise levels produced by the proposed use exceed 60 decibels between 7am and 9:30pm, or 45 decibels between 9:30pm to 7am, at the property lines or the lake shore? ____Yes X No

Will these noise standards be exceeded at any time during the course of a single day for more than 15 minutes? ____Yes X No

Identify which activities are likely to generate sound in excess of the above standards. Please list and describe:

What noise monitoring, suppression and mitigation/buffering measures are proposed ? Please describe:

Note: The Planning Board may require as a condition of approval noise monitoring to ensure compliance with the ordinance’s noise standards

37. Will outdoor development construction activities be conducted between the hours of 9:30pm and 7:00am? ____Yes X No

Are residential uses present on abutting land parcels? ____Yes X No. If yes to both, what noise suppression measures will be implemented? List and describe:

The nearest house is over 500’ away from the proposed precast plant located off old Old Route 27.

38. Provide the number, design, location and illumination intensity of outdoor lighting fixtures: The only new exterior lights will be wall packs hung from the

proposed precast plant. A cut sheet has been provided in the PB application.

Will light illumination from the development or use beyond any property line exceed 0.5 foot candles?

Yes No

Note: If yes, attach a lighting plan to reduce errant lighting onto abutting properties to meet this standard.

Note: The Town may require monitoring of illumination levels following development to determine compliance with the ordinance's lighting standard.

39. Describe off-street parking to be provided for the development/use, including number of general use parking spaces, handicapped spaces and over size vehicle spaces to be provided:

The precast plant will not be accessed by customers and only employees will be allowed in the area. The employees will park along the west side of the the proposed precast plant as shown on the site plan.

How often and where will delivery trucks be unloaded and loaded?

There will be three cement trucks and one propane truck a week along with one bulk grace chemical truck for admixture per quarter.

Will vehicles loading/unloading protrude into a public road?

Yes No

Will delivery vehicles need to back into unloading/loading areas from public road?

Yes No

How many loading bays will be provided as part of off-street parking:

Five bay doors in front of precast plant are available for loading bays.

40. Describe measures to be provided for security and fire protection for the proposed development or use.

The entire precast plant will be fenced in with locked gates.

Is the footprint of any building greater than 10,000 sq. ft.? Yes No

If yes, describe access to be provided to all sides of the building for emergency vehicles: **There is access to all sides of the proposed precast plant as shown on the site plan.**

Will development or use exceed the capabilities of the Belgrade Fire Department?
 Yes No

Note: Provide a written statement from the Belgrade Fire Chief regarding whether development or use will exceed the capabilities of the Town Fire Department with any recommendations for additional fire protection improvements. If special training or equipment is required by Fire Department because of the use or storage of toxic or flammable materials or other reasons, the developer/owner is responsible for this cost to the Town.

Will development or use depend upon the Kennebec County Sheriff's Department for security services? Yes No

Note: If yes, provide letter from Kennebec County Sheriff that Sheriff is able to provide requested security services.

41. Is the proposed development or use located within a "Village District" as shown in the Belgrade 2014 Comprehensive Plan land use district map (available at Town office): Yes No

Note: Vegetative screening and sign standards differ in the Village District from elsewhere in Belgrade.

42. Describe vegetative screening to be provided and maintained along all public roads (e.g. depth, length, vegetation composition) (also show on site plan):

There is significant screening to the east and south of the new precast plant.

43. Describe vegetative screening to be provided and maintained along property line with abutting residential properties (e.g. depth, length, vegetation composition) (also show on site plan):

As mentioned above there is a 50' – 100' wide wooden buffer along Penney Road adjacent to the location of the precast plant.

44. Provide number, size (sq ft), location, anchoring and height off ground level of each proposed advertising or informational sign (also show location on site plan):

There are not any new signs proposed with this project.

45. Will any exterior signs be illuminated? ___ Yes X No

If yes, will sign(s) be externally or internally illuminated: ___ Exterior lighting
___ Internal lighting

Describe shielding to be provided to illuminated signs: _____

Provide hours of operation for illuminated signs: _____

Will sign illumination be brighter than 50 foot candles as measured 100 feet from the sign? ___ Yes ___ No

Note: The Planning Board may require monitoring illumination brightness as condition of approval

46. Is any sign to be an electronically (digitally) changeable sign? ___ Yes X No

If yes, provide the minimum time duration a message will be displayed before changing to the next message:

47. Describe solid waste to be generated, including types of waste:

Cardboard and trash are removed weekly by Casella Waste Management and a letter is included with this submission.

Estimated volume per year to be generated (cu. yd/year): 13.5 tons/year

Method/location of disposal for solid waste: Casella Waste Management

48. Will oil, petroleum or propane be stored or handled on-site (other than during project construction, a heating oil tank smaller than 330 gallons or a propane tank 200 gallons or smaller) ?

Yes No

If yes, describe types and volumes of products:

There will be a 1,000 gallon above ground propane tank on the north side of the proposed precast plant.

How will be stored on-site? Check all that apply. Underground tanks Above ground tanks Drums Other (describe):

There will be a 1,000 gallon above ground propane tank.

Which State or Federal permits, registrations, notifications or approvals are required to store or handle oil, petroleum or propane associated with this proposal? State Fire Marshal's permit.

If an underground oil storage facility is proposed, provide the Maine DEP registration number: _____

If a Maine State Fire Marshal permit is required for construction of above ground oil storage tank(s), provide permit number: _____

Is a U.S. Environmental Protection Agency Spill Prevention Control and Countermeasure (SPCC) Plan required? Yes No

Note: If yes, attach copy of current SPCC plan to application. (attached)

List all other applicable license, permit or registration numbers for oil, petroleum or propane storage, including but not limited to Maine Fuel Board:

49. Will hazardous substances be stored on-site or used? ____ Yes X No

If yes, specify types and quantities:

50. Will hazardous, special or universal wastes (including waste oil and waste antifreeze) be generated by the project or use?

____ Yes X No. If yes, provide the following information.

Describe type, characteristics and estimated quantity of waste:

How will these wastes be properly stored and handled on-site?

How/where will these wastes be disposed? Describe:

Which State or Federal permits, registrations, notifications or approvals are required to generate, store, handle or dispose of these wastes? List all applicable and provide license, permit or registrations numbers:

51. If you answered "yes" to any of questions 48-50, provide the following information:

Will any portion of your development or use be located on a significant sand and gravel aquifer as mapped by the Maine Geological Survey? Yes No.

Note: Show the location of the proposed development or use on a Maine Geological Survey Significant Sand and Gravel Aquifer map. Attach to this application.

Will any portion of your project or use be within 300 feet of a private drinking water well, 1,000 feet of a public drinking water supply well, or within the source water protection area of a public drinking well as mapped by the Maine Drinking Water Program? Yes No

Note: If the development or proposed use will involve the production, use, handling or storage of hazardous substances, oil or petroleum (not propane), and is located on a Significant Sand and Gravel Aquifer or within the source water protection area of a public drinking water system, within 1000' of a public well, or within 300' of a private well, the application must include written documentation from the Maine Dept. of Environmental Protection that the development or use will comply with agency regulations, Chapters 692 and 700, in the form of a variance from those rules or a letter indicating the prohibitions on location over aquifers or near public and private drinking water supplies does not apply

52. Will the proposed activity discharge pollutants to any surface waterbodies or ground water, including by way of subsurface waste water disposal system? Yes No

If yes, describe discharge and its physical, chemical and biological characteristics:

Subsurface Waste Water disposal system

Note: If a subsurface waste water discharge system (e.g. septic system) is proposed, show location on the site plan and provide a copy of the Maine Department of Health and Human Services HHE-200 form prepared and signed by a Maine licensed Soil Site Evaluator, including a map of the location of all soil test pits, and any permit from the Maine Department of Environmental Protection or the Dept. of Health and Human Services Plumbing Program.

53. Will any ground water discharge result in any ground water quality measure exceed one-half of a Federal primary drinking water standard or State maximum exposure drinking water guideline? ___ Yes X No

Will ground water exceed any Federal secondary drinking water standard?
___ Yes X No

54. Will ground water withdrawal, including for a drinking water supply or alterations to site surface water recharge characteristics lower the ground water table beyond the property line? ___ Yes X No

Note: If ground water withdrawal is projected to exceed 2,000 gallons per day, a written assessment is required of the impact on ground water quality and quantity to be prepared by a Maine certified geologist or registered professional engineer with experience in ground water. This assessment must meet the requirements of Article 6, Section 15.A.2. Provide copy of ground water assessment as part of this application. 1,350 GPD

55. Provide the total area (sq. feet) of impervious area of the development or use, including but not limited to the footprint area of all structures, as well as paved and gravel parking, roads, walkways, etc. 3,015 sf. (increase)

56. Provide the total square feet of disturbed area of the development or change of use: 71,775 sf. Disturbed area includes the total area cleared of native vegetation, covered with fill, stripped of soil, graded, excavated, or covered by structures, walkways, parking or outdoor storage.

57. How many linear feet of new road or driveway is proposed? 0 ft.

58. In which lake watershed(s) is the proposed development located? Please specify:
Messalonskee Lake

59. What is the allowed phosphorous export in pounds per acre as established by Article 6(B) of the ordinance's (see table of permitted phosphorous export)?
0.068 pounds/acre

Note: If a development is located in the watershed of more than one lake, the lower phosphorous standard shall apply.

60. Has this development received a Stormwater Management Permit from the Maine Dept. of Environmental Protection under the Maine Stormwater Management Law? X Yes ___ No

If yes, provide a copy of this permit as part of this application. Receipt of this permit shall demonstrate that the development meets the phosphorous control standard of the ordinance.

Note: If your response to question 60 is "No", AND the development as proposed will exceed 15,000 sq. ft. of disturbed area, OR exceed 7,500 sq. ft. of impervious surfaces, OR will include more than 250 feet of new road or driveway; phosphorous export from the development must be controlled in accordance with the requirements of Article 6(B), including a stormwater and phosphorous control plan must be submitted as part of this application, with its control features shown on the site plan.

If the total disturbed area will exceed 30,000 sq. ft. OR the linear length of proposed roads or driveways exceed 350 ft., the stormwater and phosphorous control plan must be prepared and the control features designed by a Maine registered professional engineer in accordance with the Maine Dept. of Environmental Protection's manual *Phosphorous Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, Sept. 1992 or as revised. The plan and stormwater/phosphorous control features on the site plan must be signed and stamped by the Maine professional engineer responsible for their design and development.

If the development includes 30,000 or less square feet of disturbed area AND 350 linear feet or less of new road or driveway, stormwater and phosphorous export may be controlled utilizing the ordinance's *Simplified Phosphorous Control Method*, relying upon vegetated buffers to infiltrate runoff and of dimensions prescribed in Article 6(B) of the ordinance.

61. Describe here or in your storm water and phosphorous control plan provisions for monitoring and inspection, maintenance and use restrictions for stormwater/phosphorous control measures, including buffer strips and infiltration systems:

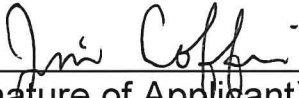
The applicant has an existing Site Location of Development Permit Application (SLODA) from the DEP, which contains an exemption for them to construct a building up to 39,000 sf in size before having to apply for another permit. An email from both Jim Beyer of the DEP is included indicating that a permit is not required for this project. We have attached the exemption language as well as the project is exempt from stormwater as it is a section within the SLODA Application. We have included a phosphorus waiver due to there being a decrease in phosphorus export for the project.

PLEASE READ AND SIGN:

I certify that to the best of my knowledge the information submitted in this application and the attached materials are true, correct and accurate. I understand that before this application can be determined to be complete by the Town of Belgrade; all requested information must be submitted.

Jim Coffin

(Name of Applicant - printed)



(Signature of Applicant)

7-1-21

(Date)

Submit this form, site plan and required attachments to the Town of Belgrade Code Enforcement Officer

MINIMUM REQUIRED APPLICATION ATTACHMENTS²

Attachment	Sources of Information
Copy of deed, option, sales agreement, lease or other documentation of title right or interest	*****
Copy of tax map of property	Town office
Copy Kennebec County soil map of property	https://websoilsurvey.nrcs.usda.gov/app/
Copy of USGS topographical map showing property location	https://www.usgs.gov/products/maps/topo-maps Also available for purchase from: Maine Geological Survey 93 State House Station Augusta, Maine 04333 Phone: (207) 287-2801
Copy of Belgrade Shoreland Zoning map showing property	Town office
Copy of FEMA Flood Insurance map showing property	Town office
Copy of National Wetland Inventory map showing property	https://www.fws.gov/wetlands/
Beginning with Habitat & Natural Areas map showing property	https://webapps2.cgis-solutions.com/beginningwithhabitat/map2/
Copies of other required Federal, State or local permits	*****
24x36" to scale site plan w/ detail drawings	*****
8 copies of the completed application form, required attachments, and to-scale plan drawings reduced to fit on 11" x 17" pages.	*****
Evidence of water supply adequacy	Obtain from your well driller or Maine certified geologist
Soil erosion control plan	*****
MDEP certified contractor name & no.	Obtain from your earth moving contractor or http://www.maine.gov/dep/land/training/ccec.html
National Register of Historic Places listing of historic sites on property	https://www.nps.gov/nr/about.htm
Maine Historic Preservation Commission listing of any archeological sites on property	http://www.state.me.us/mhpc/project_review/index.html

² Other attachments may be required by ordinance depending on nature of proposed development and use along with site conditions. The attachments listed here are those required at a minimum of all applications.

Subsurface waste water disposal site evaluation form (HHE-200)	From your soil site evaluator and designer of your septic system
Exterior lighting plan & specifications for fixtures	*****
To-scale profile (face-on) view of proposed signs	*****
Stormwater management plan	*****
Phosphorous export control plan	*****

BELGRADE COMMERCIAL DEVELOPMENT REVIEW ORDINANCE APPLICATION SUBMISSIONS CHECKLIST

(To be completed by Planning Board chair during review of all applications with exception of Special Permit for 5 year renewals of existing mining operations. Checklist may serve as useful guidance to applicants to ensure application includes all needed maps and attachments to be found complete)

Applicant Name: Gagne & Son Holding Co., Inc.

Development Name: Gagne & Son Precast Plant

Fee paid: _____ \$50.00 (land only) X \$100.00 (buildings & land)

_____ Notice provided by CEO to land owners within 500'

_____ Notice provided by CEO to municipality within 500' _____ Not applicable

Complete	Not Applicable	Waiver Request Approved	Application Submission
			Application form
			Applicant's agent authorization letter
			Copy of deed, option, sales agreement, lease or other documentation of title, right or interest
			Written waiver request
			Copy of tax map of property
			Copy of Kennebec Co. soil map of property
			Copy of USGS topographic map showing property location
			Copy of Belgrade Shoreland Zoning map showing property location
			Copy of Flood Insurance Map showing property
			Copy of National Wetlands Inventory Map showing property
			Copy of Maine Geological Survey Significant Sand and Gravel Aquifer map showing property location

Complete	Not Applicable	Waiver Request Approved	Application Submission
			Copy of Maine Drinking Water Program map of public drinking water supplies showing property location
			Copy of MDOT Highway Entrance or Access Permit
			Copy of MDOT Traffic Movement Permit & traffic movement study
			Copies of other required State or local permits
			<p>1 24x36" Site Development Plan drawn to scale showing at minimum the following: scale, north arrow, parcel boundaries, location and dimensions of existing and proposed buildings and structures, drainage structures, signs, fencing, exterior lights, location and extent of disturbed area, layout and dimensions of impervious surfaces, parking, driveways, roads, outdoor storage areas of equipment/inventory/dumpsters/other materials, location of bulk storage of petroleum/hazardous substances³/propane, utilities, drainage ways, easements, rights of way, location of flood hazard areas/water courses/ water bodies/wetlands, Shoreland Zoning districts, location of existing vegetation to be retained, location of vegetated buffers/screening along public roads & property lines and around outdoor storage areas, landscaping, location of wells & source water protection area if public drinking water supply, location of soil test pits and subsurface waste water disposal system(s), other significant natural/physical features, name/address of owner/applicant, and name/address/license number/stamp of professional engineer/surveyor who prepared site plan.</p>

³ Hazardous substances most likely encountered will be degreasers and other solvents used for parts cleaning in vehicle repair, waste oil and gasoline, waste antifreeze, solvents used in auto body shops, solvents used in dry cleaning, wood treatment chemicals, pesticides, and pool chemicals like chlorine.

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Detail to-scale drawings showing location and construction specifications of drainage features, roads, sidewalks, access points, driveways, parking, traffic control features, fire control structures, and public improvements
			Documentation meets applicable State/Federal air quality regulatory requirements
			Soil erosion control plan (Art. 6, Sec. 3)
			MDEP certified contractor name/#
			Location of site/structure listed on National Register of Historic Places
			Location of Me. Historic Preservation Commission archeological sites
			Information needed to meet Air Quality standard (Article 6, Sec. 1)
			Information needed to meet Access to Public Streets standard (Article 6, Sec. 2)
			Protection measures for Historic and Archeological Resources (Art. 6, Sec.4)
			Estimated quantities of flammable, combustible and hazardous substances to be stored, handled, or generated, including waste oil and anti-freeze
			Evidence meets MDEP siting regulations for oil storage and hazardous substance facilities
			Copy of application provided to Fire Chief by Planning Board or CEO
			Other information needed to meet Material Storage standard, including bulk storage of combustible and flammable materials, and hazardous substances (Article 6, Sec. 5)
			Visual impact assessment
			Plan based on IF&W/Critical Areas Program recommendations to mitigate impact on Natural Areas and Wildlife Habitat, including deer wintering areas
			Other information needed to meet Natural Resource Protection standard (Art. 6, Sec. 6)

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Is Board requiring post development noise monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt
			Information needed to meet Noise standard (Article 6, Sec. 7)
			Exterior lighting plan & specifications for lighting fixtures
			Is Board requiring post development light monitoring and reporting plan? If not required, mark "Not Applicable". If required, mark "complete" upon receipt.
			Information to meet Parking standard (Article 6, Sec.9)
			Written statement from Fire Chief on capacity of Fire Dept. to provide adequate protection
			Written statement from Sheriff's Dept. approving any proposed security measures
			Other information to meet Public Safety and Emergency Services standard (Article 6, Sec. 10)
			Information to meet Screening of Structures, Parking Lots, and Other Non-residential Uses standard (Article 6, Sec. 11)
			To scale profile(face-on) view of proposed signs
			Other information to meet Sign standard (Article 6, Sec. 12)
			Stormwater Management Plan
			Other information to meet Stormwater Management standard (Article 6, Sec. 13)
			Subsurface waste disposal site evaluation form (HHE-200)
			Other information to meet Wastes standard (Article 6, Sec. 14)
			Groundwater quality and quantity impact assessment
			Copy of deed restrictions related to drinking water and ground water protection

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Copy of Maine Drinking Water Program public water supply approval & source water protection plan
			Copy of MDEP Stormwater Management Permit
			Phosphorous export control method
			Other information to meet Water Quality standard (Article 6, Sec. 15)
			Supplemental site plan requirements for mineral extraction operations
			5 year mining/reclamation plan
			Mineral extraction/processing operating procedure and hours
			Hydrogeological study of ground water movement & quality
			Written extraction/processing buffer agreement with abutter
			Reclamation Plan for extraction/processing operations
			Design/operation details of stationary petroleum storage and equipment fueling
			Other information to meet Mineral Extraction and Processing Operations standards (Article 7, Sec. 1)
			Information to meet Overnight Accommodations standard (Article 7, Sec. 2)
			Visual impact assessment of telecommunication tower if located on lake shore or hilltop
			Maine registered professional engineer certification of telecommunication tower design
			Other information to meet Telecommunications Tower standards (Article 7, Sec. 3)
			Visual impact assessment for wind turbine taller than 100'
			Impact study of wind turbine on wildlife
			Identification of roads to be used for turbine transport

Complete	Not Applicable	Waiver Requested & Approved	Application Submission
			Hiring of engineer by Town at applicant's expense to document road conditions prior to use and damage after use
			Emergency response plan during equipment transport
			Turbine general liability certificate of insurance

Printed Name Planning Board Chair or Designee

Chair or Designee Signature

Date



Main Office
28 Old Route 27 Road
Belgrade, Maine 04917
t: 800-339-3313
f: 207-495-3451

270 Riverside Drive
Auburn, Maine 04210

70 Warren Avenue
Westbrook, Maine 04092

195 North Street
Saco, Maine 04072

15 Route 236
Kittery, Maine 03904

96 Roosevelt Trail
Naples, Maine 04055

293 Lewiston Road
Topsham, Maine 04086

252 Main Road
Holden, Maine 04229

October 23rd, 2020

Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board Submission

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the Town of Belgrade's Planning Board application as needed. The application is for the proposed 10,940 sf pre-cast concrete block plant to be located on Old Route 27 Road in Belgrade, Maine.

Sincerely,

A handwritten signature in black ink that reads "Peter Gagne". The signature is written in a cursive style with a large, prominent initial "P".

Mr. Peter Gagne,
Owner

**NO REAL ESTATE
TRANSFER TAX PAID**

**QUITCLAIM DEED
WITH COVENANT**

DLN: 1002040087341

GAGNE & SON CONCRETE BLOCKS, INC, a Maine corporation having a principal place of business in said Belgrade, Maine and a mailing address of 28 Old Route 27 Road, Belgrade, ME 04917 ("Grantor") grant to **GAGNE & SON HOLDING CO., INC.**, a Maine corporation having a mailing address of 28 Old Route 27 Road, Belgrade, ME 04917, with quitclaim covenant, the real estate described as follows:

A certain lot or parcel of land situated on the westerly side of but not adjacent to Penney Road in the Town of Belgrade, County of Kennebec, and State of Maine as depicted on Exhibit B, Division of Tax Map 4, Lot 34 & 37 and Exhibit C, Division of Tax Map 4, Lot 34 & 37 by Sebago Technics, Inc. (Project number 08534) dated January 31, 2020, attached hereto and incorporated herein, being more particularly bounded and described as follows:

Commencing at a point on the westerly sideline of the Penney Road at the intersections of the northerly line of Lot 114 per plan book 3, page 13 as recorded in the Kennebec County Registry of Deeds ("KCRD") and being the northeasterly corner of land now or formerly of Gagne Realty Holdings, LLC and described in parcel 2 of deed recorded in the KCRD book 10227, page 208;

Thence approximately N 80° W, along the northerly sideline of Lot 114, a distance of approximately 840 feet to the *Point of Beginning*;

Thence N 10°-00'-00" E through land of grantor, a distance of approximately 492 feet to a 5/8" rebar with cap inscribed "STI PLS 2117";

Thence N 77°-34'-42" W through land of grantor, a distance of 1,074.39 feet to a 5/8" rebar with cap inscribed "STI PLS 2117";

Thence continuing N 77°-34'-42" W a distance of approximately 60 feet to the easterly shoreline of an inlet on Belgrade Stream;

Thence southwesterly, northerly, westerly and southwesterly along the shoreline of the inlet and Belgrade Stream, a distance of approximately 2,665 feet to the northerly sideline of Lot 114 and land now or formerly of Pat Jackson Inc. as described in a deed recorded in the KCRD book 4977, page 278;

Thence approximately S 80° E along the northerly sideline of said lot 114 and land of said Pat Jackson Inc and land of Pat Jackson Inc. as described in a deed recorded in the KCRD book 3872, page 75 a distance of approximately 1862 feet to the Point of Beginning.

The total area of the above-described parcel is approximately 22.8 Acres.

Meaning and intending to describe a parcel of land being a portion of the land described in a deed to Gagne & Son Concrete Blocks, Inc. as recorded in the KCRD Book 3505, Page 52.

Together with a 35-foot wide access and utility easement being more particularly bounded and described as follows:

Commencing at a 5/8" rebar with cap inscribed "STI PLS 2117" at the northeasterly corner of the lot described above. Thence S 10°-00'-00" W, a distance of 6.00 feet to the *Point of Beginning*;

Thence S 78°-17'-52" E a distance of 41.85 feet;

Thence S 33°-54'-25"E a distance of 142.80 feet;

Thence S 53°-05'-33"E a distance of 120.42 feet;

Thence S 83°-30'-57"E a distance of 47.50 feet;

Thence N 67°-53'-37"E a distance of 198.83 feet to a point being 30 feet from the southeasterly corner of a storage building on an easterly projection of the southerly wall of said storage building;

Thence N 48°-11'-14"E a distance of 116.44 feet to a point being 55 feet northwesterly from the northwesterly sideline of a storage building;

Thence N 63°-16'-49"E, and being parallel with and 55 feet from the northwesterly face of the fore mentioned storage building, a distance of 200.00 feet;

Thence N 83°-44'-26"E a distance of 209.22 feet to a point being 50 feet northwesterly from the northwesterly corner of the overhang of "Building 2";

Thence N 59°-36'-22"E and being parallel with and 50 feet from the northwesterly face of the Building 2 overhang, a distance of 244.65 feet to the westerly sideline of Old Route 27 Road;

Thence S 04°-51'-24" W along the westerly sideline of Old Route 27 Road a distance of 42.86 feet;

Thence in a general westerly direction following 9 courses being parallel to and 35 feet from the above described lines to a point on the easterly sideline of the above described parcel;

Thence N 10°-00'-00" E along the sideline of the above described parcel, a distance of 35 feet to the Point of Beginning.

Also, together with a 30-foot wide utility easement beginning at the westerly sideline of Penney Road and centered through utility poles numbered 97.4, 972/1, 972/2, and 972/3 to where it intersects with the southerly line of the above described access and utility easement.

Bearings herein are based Grid North as shown on plan recorded in the KCRD Plan book 2009, page 28.

IN WITNESS WHEREOF, the undersigned Albert P. Gagne, being duly authorized, has set his hand and seal this 13th day of February, 2020.

GAGNE & SON CONCRETE BLOCKS, INC.



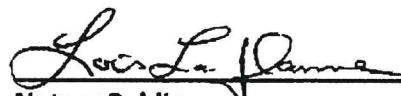
Witness



By: Albert P. Gagne
Its: Vice President

STATE OF MAINE
KENNEBEC, SS.

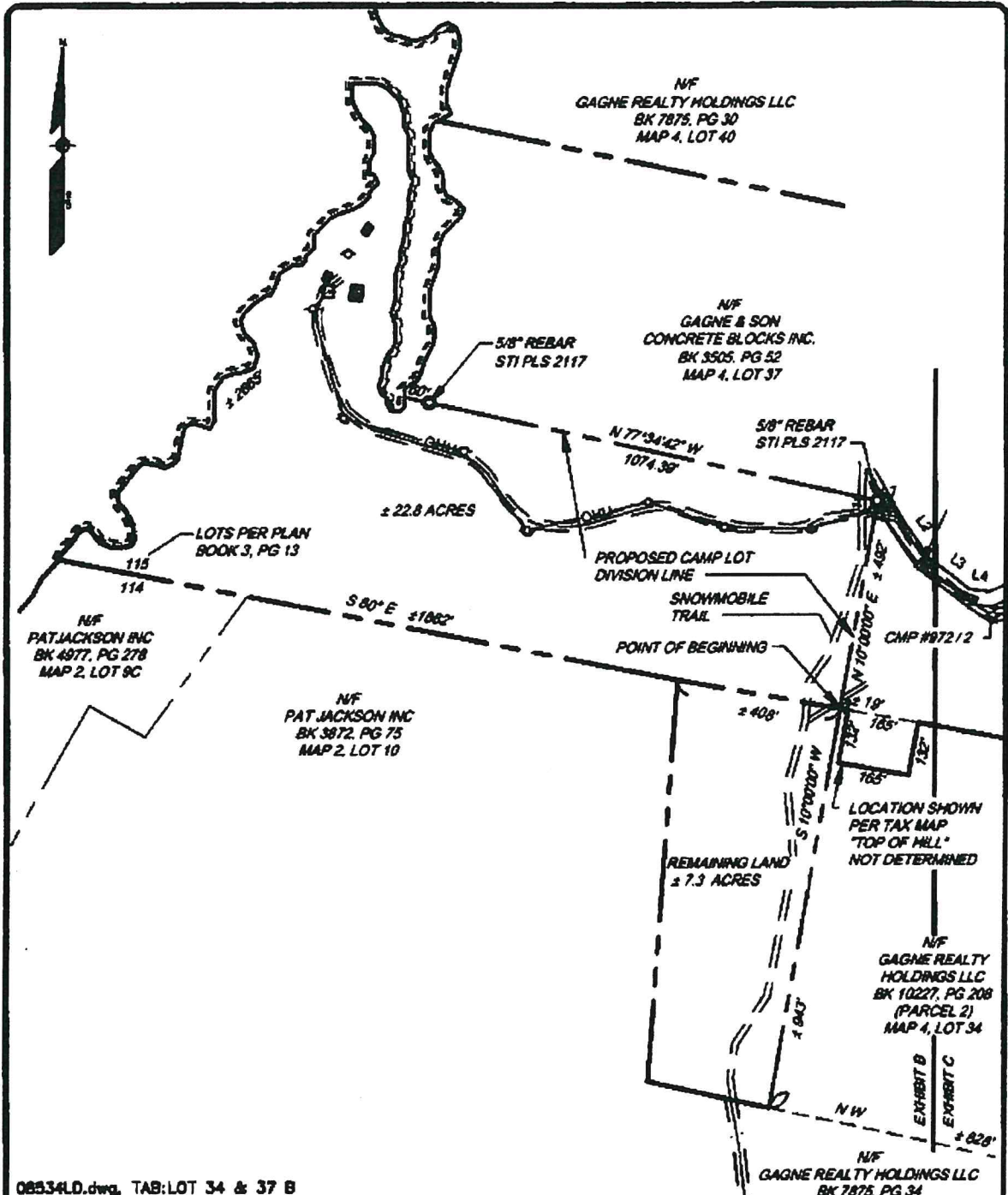
Personally appeared before me this 13th day of February, 2020, the above-named Albert P. Gagne, in his said capacity as Vice-President of Gagne & Son Concrete Blocks, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said entity.




Notary Public

Printed name: Louis Laflamme

My Commission expires: 10/30/2025

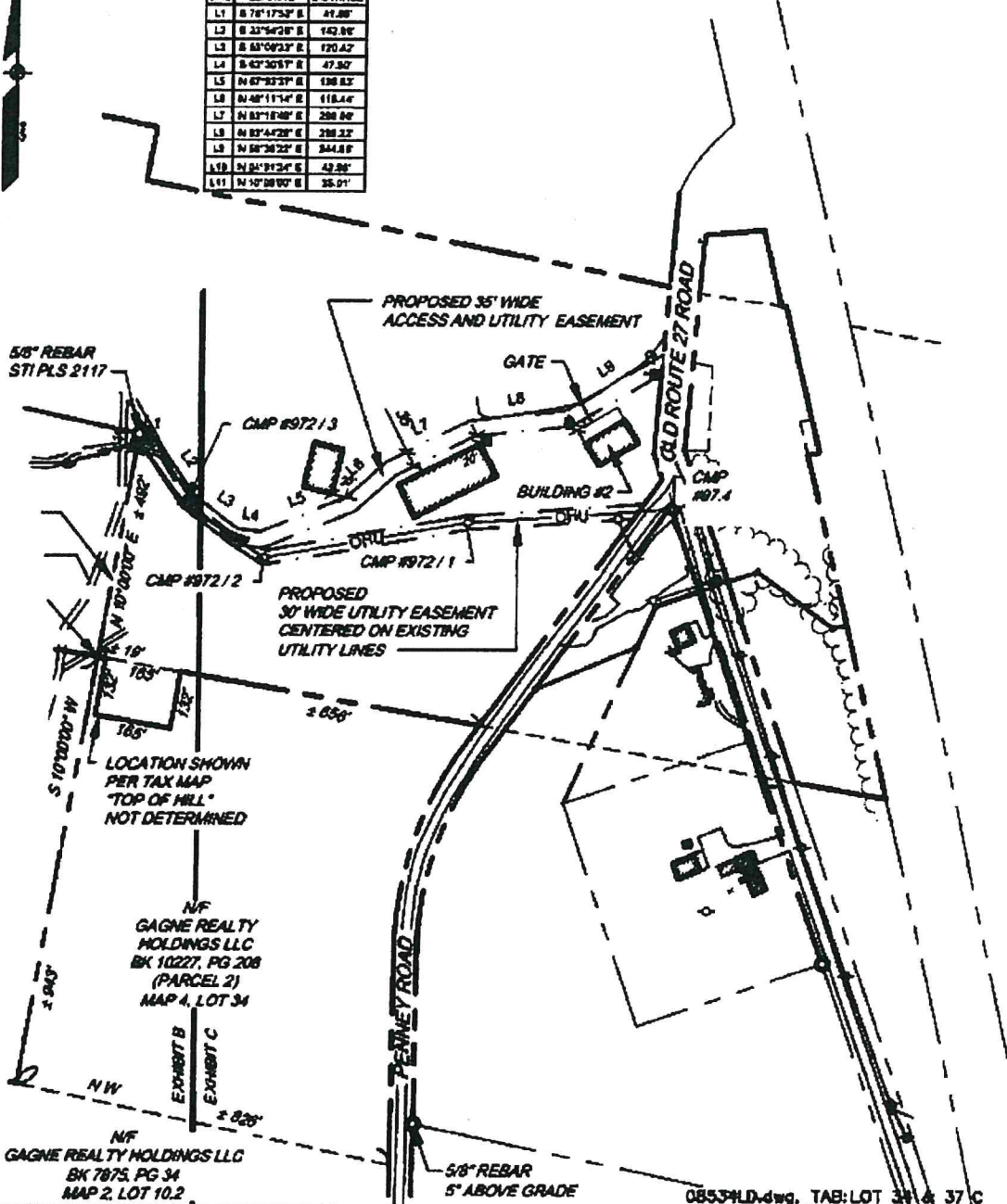


 <p>78 West Main Street Belgrade, ME 04915 Tel: 253-350-7100</p>	EXHIBIT B- DIVISION OF TAX MAP 4, LOT 34 & 37 OF CAMP LOT		SCALE: 1" = 300' DATE: 1/31/2020
	LOCATION: OLD ROUTE 27 ROAD BELGRADE, MAINE	FOR: PETER GAGNE BELGRADE, MAINE	SHEET: 1 OF 1

22.8 acre p/o Belgrade Tax Map 4 Lot 37

**ACCESS AND
UTILITY EASEMENT**

LINE	BEARINGS	DISTANCE
L1	S 78° 17' 32" E	41.80'
L2	S 23° 54' 20" E	142.85'
L3	S 83° 04' 23" E	120.42'
L4	S 63° 30' 37" E	47.30'
L5	N 67° 32' 37" E	138.83'
L6	N 42° 11' 14" E	118.44'
L7	N 83° 18' 49" E	288.89'
L8	N 83° 42' 29" E	218.22'
L9	N 83° 28' 22" E	344.83'
L10	N 84° 12' 24" E	42.88'
L11	N 10° 08' 07" E	35.01'



**EXHIBIT C- DIVISION OF TAX MAP 4, LOT 34 & 37
OF CAMP LOT**

LOCATION:
OLD ROUTE 27 ROAD
BELGRADE, MAINE

FOR:
PETER GAGNE
BELGRADE, MAINE

SCALE: 1" = 300'
DATE: 1/31/2020
SHEET: 1 OF 1

08534LD.dwg, TAB: LOT 34 & 37 C



STATE OF MAINE
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

GAGNE & SON CONCRETE Belgrade, Kennebec County PRECAST CONCRETE MANUFACTURING FACILITY L-20623-26-B-N (approval)))))) SITE LOCATION OF DEVELOPMENT) FINDINGS OF FACT AND ORDER
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Pursuant to the provisions of 38 M.R.S.A. Sections 481 et seq., the Department of Environmental Protection has considered the application of GAGNE & SON CONCRETE with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant is requesting after-the-fact approval for construction or expansions of any facilities that have occurred at Gagne & Sons, Inc. precast concrete manufacturing facility since the enactment of the Site Location of Development Act on January 1, 1970. Projects completed since January 1, 1970, for which approval is being sought in this application, are listed below:

<u>Structure</u>	<u>Size (sq. feet)</u>	<u>Description</u>
Block Plant	28,684	Block manufacturing building.
Office Building	10,095	Administrative Ctr. and pallet Storage area.
Storage Building	3,005	Equipment storage.
West Old Rt. 27 gravel/	1,435,302	Mining, stone crushing, product. paved storage area
Impervious area between	119,253	Facility main operating area. Old and new Rt. 27
Oil Facility Building	7,899	Facilitate the distribution of oil.
Gravel Parking Lot	41,218	Employee parking.
Upper/Lower Storage Areas	500,884	Concrete product storage.
Additional Impervious	449,701	Pits and stockpiles now storage.
Home Products Building	16,000	Supply storage.

The applicant also is requesting approval for the construction of three new buildings and a gravel block storage area. The proposed new buildings will include a 9,000 square foot manufacturing building to produce precast products, a 30,000 square foot block plant for manufacturing concrete block, and a 15,600 square foot post-barn storage facility for general storage. The gravel block storage area will create an additional 8.15 acres of new impervious area. The constructed Home Products Building above was constructed by the applicant during application preparation and submittal and is subject

to Department enforcement action. The project site is located on both the east and west sides of Route 27, in the Town of Belgrade.

B. Current Use of Site: The project parcel is largely developed as a concrete product manufacturing and storage facility. A portion of the parcel is actively being mined for process gravel. The far westerly side of the parcel is freshwater wetland adjacent to Belgrade Stream.

2. FINANCIAL CAPACITY:

The applicant has either self-funded or has secured funding, for all the after-the-fact projects in this application. Since these facilities are existing, Gagne & Son Concrete has demonstrated its financial ability to construct and operate the structures. The total cost of the proposed construction is estimated to be \$3.0 million. The applicant has submitted a letter from Fleet Bank, dated August 24, 2001, indicating that the applicant currently has adequate finances available to self-fund the proposed construction this project over a five-year period. The Department finds that the applicant has adequate financial capacity to develop the proposed project in accordance with State environmental standards.

3. TECHNICAL ABILITY:

The applicant has retained the services of Coffin Engineering & Surveying, Inc., a professional engineering firm, to assist in the design and engineering of the project.

4. NOISE:

Noise sources at the project site include a rock crusher, concrete block plant, pre-cast products plant, cement silo, portable screen, and yard mobile equipment. The applicant has provided the results of a recent noise survey prepared by Resource Systems Engineering (RSE). The survey indicates that noise from the site results in elevated noise levels at protected locations beyond the property boundaries. The applicant has provided a signed letter of intent from each of the affected properties, and further indicates that noise easements will be finalized within 90 days. The applicant must submit finalized noise easements to the Department for review and approval no later than 90 days of the effective date of this Order. In addition to the noise easements, RSE further indicates that in order to comply with Department noise level limits, the applicant must implement simple noise mitigation for certain aspects of the proposed operations. Therefore, the applicant must design the new block plant building so that there are no large openings or open overhead doors to the north or east that will provide a direct sound path to the block production area. In addition, the applicant must operate the portable screen and cement silo only during daytime hours.

5. SCENIC CHARACTER:

No adverse effects on scenic character are anticipated.

6. BUFFER STRIPS:

The applicant has cleared, stumped and grubbed, and partially developed upland areas proposed for development up to the edge of freshwater wetland associated with Belgrade Stream, toward the westerly side of the project parcel. The applicant will remove fill and re-establish a 50-foot vegetated buffer adjacent to the wetland area to provide protection to the wetland from the development and operational activity. In addition, the applicant proposes to plant vegetation on the fill side slopes associated with the development. The applicant will re-establish the buffer by planting white pines staggered approximately 15 feet to 20 feet apart, and groundcover consisting of a wildflower seed mix, all shown on site plan #C-1, entitled "Proposed Overall Site Plan," last dated by revision March 4, 2002. The Department has determined that the proposed buffers are sufficient to protect freshwater wetland areas associated with Belgrade Stream, provided that the 50-foot buffer and sideslopes are planted by no later than May 15, 2003. The wetland buffer areas must be protected from alteration through the execution of a declaration of covenants and restrictions. The covenants and restrictions must provide the Department third-party rights of enforcement to the covenants and restrictions.

7. SURFACE WATER QUALITY:

The project includes approximately 54 acres of new impervious area since 1975 and is located within the watershed of Messalonskee Lake. Because of the project's location and size, stormwater runoff from the project site must be treated to meet the sliding scale total suspended solids (TSS) and basic stabilization standards outlined in Chapter 500 of the Department Rules. The applicant proposes to remove at least 40 per cent of TSS from the project's stormwater runoff.

As discussed in Finding 9, the applicant's proposed stormwater management system was reviewed by, and revised in response to, comments from the Division of Watershed Management of the Bureau of Land and Water Quality (DWM). Specific aspects of the system, including measures to protect water quality, are further discussed in Finding 9.

Based on the stormwater management system's design and the comments discussed above, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the stormwater quality standards contained in Department Rules, Chapter 500 and to ensure that the project will not have an unreasonable adverse impact on surface water quality.

8. SOILS:

The applicant has submitted a Class B high intensity soil survey of the project site prepared by Marceau Environmental Consultants. This survey indicates that the soils on the site present no limitations to the proposed project which cannot be overcome through standard engineering practices.

9. STORMWATER MANAGEMENT:

The majority of the project parcel has been previously altered and is currently lacking vegetation. There is an approximate north-south ridgeline, creating an east-west drainage divide. Accordingly, runoff is divided to the east, across Route 27 to Belgrade Bog, and to the west, to Belgrade Stream. Both drainage areas eventually drain to Messalonskee Lake, which is not considered a lake most at risk from development.

The applicant has submitted a stormwater management plan for the site based on estimates of the assumed pre-development and post-development runoff flows for the 2, 10, and 25-year storms using the methodology outlined in "Urban Hydrology for Small Watersheds," Technical Release #55, U.S.D.A., Soil Conservation Service.

A. STORMWATER QUANTITY CONTROL: After the completion of the proposed facility expansion, the total new impervious area created since 1975 will substantially increase stormwater runoff rates over the assumed pre-existing (pre-1975) conditions. To mitigate for these increases, the applicant proposes to modify an existing process water pond and construct a new retention basin on the site to capture and infiltrate runoff. Combined, these two ponds will keep post-expansion flow rates below pre-1975 rates for the portion of the site draining toward Route 27. The portion of the project parcel that drains toward Belgrade Stream will not incorporate runoff controls to reduce peak flow rates, rather the applicant proposes to discharge stormwater flow into a wooded buffer. As a result, the applicant has requested a waiver from the peak flow standard pursuant to Department Rules, Chapter 500 (3)(A)(2). This section provides that the Department may grant a variance from the peak flow standard if the project discharges directly into a wooded buffer 50 feet or more in width and the runoff is discharged into the buffer in sheet flow. Based upon the calculations and stormwater system design, the Department finds that a variance from the peak flow standard may be approved.

Runoff from the gravel storage areas draining to the wooded buffer will be delivered to the buffer through either riprap apron spreaders or through a stone sheet flow barrier at the bottom of the embankment slopes. The wooded buffer will be 200 feet in width and largely consists of forested freshwater wetland. A minimum 50-foot upland buffer will precede the wetland portion of the 200-foot wooded buffer. Due to the extensive wetland area, the runoff volume from the gravel storage areas will not significantly alter the depth or duration of flooding within the wetland except, perhaps, in localized pockets.

B. STORMWATER QUALITY CONTROL: The project site is located within the watershed of Messalonskee Lake via either Belgrade Bog or Belgrade Stream. Development within this watershed must incorporate measures to meet the sliding scale TSS standard for water quality control. Specifically, the proposed development must meet 40% removal in order to comply with the sliding scale TSS standard. To meet this goal, the applicant will use the existing process water pond, the new retention basin, and a 200-foot wooded buffer to treat runoff from portions of

the site's impervious areas. As proposed, the ponds and wooded buffer will provide runoff treatment and will remove approximately 66% TSS from the runoff before discharge from the site. This is acceptable to meet the State stormwater management standards.

The location of the existing process water pond and its new storm drain system can be found on plan sheet C-2 entitled "Proposed Site Plans," dated by revision January 28, 2002. The location of the proposed retention basin can be found on plan sheet C-3 entitled "Proposed Site Plan," dated by revision January 28, 2002. Cross-sections for the ponds can be found on plan sheet PND-1, entitled "Pond Sections," and is dated by the engineer January 18, 2002. The location of the proposed wooded buffer is shown on plan sheet C-1 entitled "Proposed Overall Site Plan," and dated by revision March 4, 2002. All plans were prepared by Coffin Engineering & Surveying, LLC.

The Bureau of Land and Water Quality's Division of Watershed Management (DWM) has reviewed the stormwater management plan and has stated that the plan meets the standards set forth by the Department, provided the following conditions are met:

A. The applicant shall file a finalized Declaration of Covenants and Restrictions for the stormwater and wetland buffer areas referencing the revised site plans, last dated by revision March 4, 2002, with the Kennebec County Registry of Deeds. Evidence of filing shall be submitted to the Bureau of Land and Water Quality, Division of Land Resource Regulation, by no later than October 15, 2002. Evidence shall consist of copies of the restrictions stamped with the book and page numbers or accompanied by a letter from the Registrar.

B. The construction of the proposed new retention pond and the modifications to the existing process water pond shall be completed and stabilized prior to the construction of the proposed Block Plant Building and Post-Barn Building, and prior to any further grading of the surrounding areas proposed for product storage.

10. EROSION AND SEDIMENTATION CONTROL:

The applicant has submitted an Erosion and Sedimentation Control Plan as section 24 of the application. This plan and plan sheets containing erosion control details have been reviewed by the Bureau of Land and Water Quality's Division of Watershed Management, which has found the plans to be in accordance with Departmental standards for erosion and sediment control.

11. GROUNDWATER:

The Department finds that the proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.

Petroleum contamination remediation was performed at the project site in the vicinity of the Oil Facility Building in 2000, as a result of leaking underground storage tanks that were removed in 1997.

Contaminated soil was removed from the site according to the Department's Decision Tree cleanup requirements. The cleanup requirements allowed contaminated soil to remain beneath an existing building. The Department's Bureau of Remediation and Waste Management, Division Technical Services, has commented that neither the volume of water proposed to be withdrawn for production purposes, nor the proposed new well's location are likely to increase the threat of the contamination plume migrating to the location of wells currently used as a drinking water supply, provided that the applicant does not drill any new wells within 300 feet of the Oil Facility Building or contamination plume.

12. WATER SUPPLY & WASTEWATER DISPOSAL:

Water for the development has been supplied by a groundwater wells. The applicant proposes to drill a new well near the proposed new Block Plant Building to provide process water and drinking water. The applicant has provided a summary of water usage per day to operate the facility. Employee consumption is estimated to be approximately 320 gallons per day (gpd), the block facility utilizes approximately 1,700 gpd, and the production of precast products consumes approximately 500 gpd. The proposed project was reviewed by the Bureau of Land and Water Quality's Division of Environmental Assessment (DEA), who indicated that this volume of water should be within the capacity of the aquifer, and pumping of this volume should not result in unreasonable adverse impacts on the quantity of groundwater available to support surface water resources and existing water supplies.

Wastewater on the westerly side of Route 27 will be disposed of in two subsurface wastewater disposal systems on the project site. The applicant submitted the soil survey map and report discussed in Finding 8. The system must be designed to meet the requirements of the Maine State Plumbing Code. The wastewater generated on the easterly side of Route 27 will be stored in a 4000 gallon holding tank. The wastewater will be pumped from the tank and disposed of at a licensed disposal site. The applicant has provided a letter from Pat Jackson, Inc., dated August 1, 2001, stating that they will provide the pumping and disposal service for this site. The letter states that the wastewater will be disposed of at their licensed disposal facility in Belgrade (#S-6061).

13. SOLID WASTE:

The applicant's current operation generates approximately 6 cubic yards of general solid waste per week. The proposed expansion will generate an additional 6 cubic yards of general solid waste per week. All general solid wastes from the proposed project will be disposed of at the Waste Management Facility in Norridgewock, which is currently in substantial compliance with the Solid Waste Management Regulations of the State of Maine.

The proposed expansion will generate approximately 2,400 cubic yards of stumps and grubblings. All stumps and grubblings will be buried on site. The Department's Division of Hazardous Materials & Solid Waste Control

has commented that the proposed project meets the Solid Waste Management Regulations of the State, provided the following:

A. The solid waste boundary for stump burial does not exceed the one-acre exemption for on-site stump burial.

B. The solid waste is disposed of on the same parcel of land where the waste was generated.

C. Only one exempt disposal area is located on the single parcel.

14. FLOODING:

No structures are proposed to be located within the 100-year floodplain of any river or stream and is not anticipated to cause or increase flooding or cause an unreasonable flood hazard to any structure.

15. AIR QUALITY:

The applicant has obtained an air emissions license from the Department, #L-00757-71-A-N, and subsequent Orders, for emissions generated by an on-site aggregate crusher. The facility currently has three heating units on site. This includes a 100,000 BTU unit that provides heating to the Office Building, a 6.2 million BTU unit at the existing Block Plant Building, and an identical 6.2 million BTU unit also at the Block Plant Building to serve as a back-up unit. The applicant has amended its existing Air Emissions license to incorporate the two-6.2 million BTU heating units in the existing Block Plant Building.

16. WETLAND CONSIDERATIONS:

The project parcel on the east side of Route 27 includes approximately 6.33 acres of impervious area that based on aerial photographs appears to have been in place prior to 1970. Forested freshwater wetland associated with the Belgrade Bog surrounds this filled area. The applicant proposes to construct a new 9,000 square foot manufacturing facility on this existing impervious area, however no wetland impacts are proposed as part of this project.

17. WILDLIFE AND FISHERIES:

Belgrade Stream and a large associated freshwater wetland system exists to the west of the project parcel. Belgrade Stream is designated as Significant Wildlife Habitat by the Maine Department of Inland Fisheries and Wildlife (IF&W). The proposed project has been reviewed by IF&W. In its comments IF&W stated that the proposed 50-foot upland buffer and adjacent forested freshwater wetland buffer to the stream will provide adequate protection from impacts to Belgrade Stream and associated significant wildlife habitat. Minimal, or no, impacts to

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities, provided that the project is completed as proposed and that the applicant meets all of the requirements described in Findings 4, 6, 9, 11, and 13.
- C. The proposed development will be built on soil types, which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C, provided that the project is completed as proposed and that the applicant meets all of the requirements described in Finding 9.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur, provided that the project is completed as proposed and that the applicant meets all of the requirements described in Finding 11.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities, solid waste disposal and roadways required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality or area served by those services, provided that the project is completed as proposed and that the applicant meets all of the requirements described in Findings 11 and 13.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the after-the-fact application of GAGNE & SON CONCRETE for structures built after 1974 and for the proposed expansion as described above, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable

- 1. The Standard Conditions of Approval, a copy attached.
- 2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in

noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.

3. The applicant shall submit copies of all necessary finalized noise easements to the Department for review and approval no later than 90 days of the effective date of this Order. The applicant shall design the new block plant building so that there are no large openings or open overhead doors to the north or east that will provide a direct sound path to the block production area. In addition, the applicant shall operate the portable screen and cement silo only during daytime hours.
4. The 50-foot upland buffer areas protecting wetlands along the westerly side of the development shall be protected from alteration through the execution of a declaration of covenants and restrictions. The applicant shall file a finalized Declaration of Covenants and Restrictions for both the stormwater and wetland buffer areas referencing the revised site plans, last dated by revision March 4, 2002, with the Kennebec County Registry of Deeds. Evidence of filing shall be submitted to the Bureau of Land and Water Quality, Division of Land Resource Regulation, by no later than October 15, 2002. Evidence shall consist of copies of the restrictions stamped with the book and page numbers or accompanied by a letter from the Registrar. The 50-foot upland buffer and fill sideslopes shall be planted by no later than May 15, 2003.
5. The construction of the proposed new retention pond and the modifications to the existing process water pond shall be completed and stabilized prior to the construction of the proposed Block Plant Building and Post-Barn Building, and prior to any further grading of the surrounding areas proposed for product storage.
6. The applicant shall not drill any new wells within 300 feet of the Oil Facility Building or contamination plume.

- 7. The solid waste boundary for stump burial shall not exceed the one-acre exemption for on-site stump burial; the stump and grubbing solid waste generated shall be disposed of on the same parcel of land where the waste was generated; and only one exempt disposal area shall be located on the single parcel.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

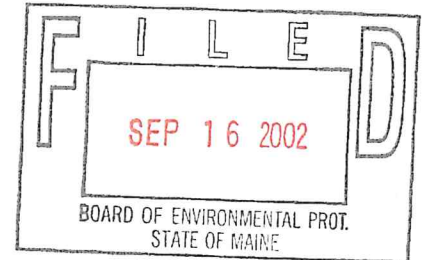
DONE AND DATED AT AUGUSTA, MAINE, THIS 13th DAY OF September, 2002.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: *Martha G. Kirkpatrick*
 MARTHA G. KIRKPATRICK, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application October 1, 2001
 Date of application acceptance October 1, 2001
 Date filed with Board of Environmental Protection
 MM/L20623BN



James Coffin

From: Beyer, Jim R <Jim.R.Beyer@maine.gov>
Sent: Tuesday, May 25, 2021 5:41 AM
To: James Coffin
Subject: RE: Gagne

Jim,
This permit was issued with the old standard conditions of approval. Those had the condition that as long as the work started within 2 years, it was essentially good forever. The 9,000-square foot building is permitted and that does not count against the 30,000 or 60,000-square foot thresholds in the manufacturing exemption.

James R. Beyer
Regional Licensing and Compliance Manager
Bureau of Land Resources
Maine Department of Environmental Protection
(207) 446-9026
www.maine.gov/dep

From: James Coffin <jcoffin@coffineng.com>
Sent: Monday, May 24, 2021 10:00 AM
To: Beyer, Jim R <Jim.R.Beyer@maine.gov>
Subject: Gagne

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jim,
I just need clarification in regard to the Gagne permit (attached). The permit states that there were three buildings proposed:

1. A 9,000 sf manufacturing building
2. A 30,000 sf block plant and
3. A 15,600 sf storage building

The 9,000 sf building was the only one of the three that didn't get built. It's my understanding that we can build up to 30,000 sf in a calendar year or 60,000 sf total before we need to submit a new permit application. Would we be allowed to build the 9,000 sf manufacturing building and still retain the 30,000 & 60,000 sf thresholds or has the timeframe elapsed for this?

Thanks,
Jim

James E. Coffin, P.E.
Vice President
E.S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687 432 Cony Road
Augusta, Maine 04330
(207) 623-9475 Phone
1-800-244-9475 Toll Free
(207) 623-0016 Fax

7. Exemption for expansion at existing manufacturing facility. New construction at a licensed manufacturing facility is exempt from review under this article provided that the additional disturbed area not to be revegetated does not exceed 30,000 square feet ground area in any calendar year and does not exceed 60,000 square feet ground area in total. When review under this article is required at a licensed manufacturing facility, the applicant shall provide plans for the new development, as well as for those activities that have been undertaken pursuant to this subsection. The permittee shall annually notify the department of new construction conducted during the previous 12 months pursuant to this exemption. The notice must identify the type, location and ground area of the new construction.

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

You can alter the aerial photograph to show the size of the proposed building and submit a comprehensive narrative describing the project (include the 2014 information). Send it to me and I'll add it to the file. Next time you make an improvement you'll need to include anything constructed under the exemption (so that eventually it will get treatment).

Dawn Hallowell

Licensing & Compliance Manager, Central Maine Region
Bureau of Land Resources | Land Division
Maine Department of Environmental Protection
(207) 557-2624 | Dawn.Hallowell@maine.gov

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

June 29, 2021

Town of Belgrade
Mr. Gary Fuller, CEO
990 Augusta Road
Belgrade, ME 04917

Subject: Phosphorus Waiver

Dear Gary,

E.S. Coffin has completed the stormwater analysis for Gagne & Sons, Inc. and their proposed precast plant located off Old Route 27 in Belgrade. The applicant is proposing to erect a 14,540 sf precast plant that will be used to produce concrete products such as: catch basins, man holes, etc. The project will result in 3,015 sf of new impervious area as the addition is being built mainly over existing gravel areas.

The proposed precast plant is being erected over existing gravel area. Pavement and gravel have an export coefficient of 1.25, grass is 0.60 and buildings are 0.50. In the **pre-development** condition there is 14,540 sf of gravel and 3,015 sf of lawn, which results in the following:

$(14,540 \text{ sf}/43,560) \times 1.25 =$	0.417 lbs P/year
$(3,015 \text{ sf}/43,560) \times 0.6 =$	<u>0.042</u> lbs P/year
Total	0.459 lbs P/year

In the **post-development** condition there is 14,540 sf of building and 3,015 sf of gravel, which results in the following:

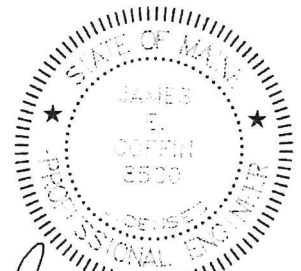
$(14,540 \text{ sf}/43,560) \times 0.50 =$	0.167 lbs P/year
$(3,015 \text{ sf}/43,560) \times 1.25 =$	<u>0.087</u> lbs P/year
Total	0.254 lbs P/year

The amount of phosphorus export will be reduced by **0.205 lbs. of phosphorus per year** as a result of this project. With this reduction we are asking for a waiver in regard to phosphorus for the project. If you should have any questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

James E. Coffin, PE

Professionals Delivering Quality Solutions



432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

June 22, 2021

Town of Belgrade
Mr. Gary Fuller, Code Enforcement Officer
990 Augusta Road
Belgrade, Maine 04917

Subject: Gagne & Sons Inc.
Traffic Report

Dear Gary,

Gagne & Sons Inc., herein called the applicant is proposing to erect a 14,540 sf pre-cast concrete plant that will manufacture catch basins, man holes, etc. The plant will be built on lot 37 on tax map 4 in the Town of Belgrade tax maps. The new one-story building will contain an office, bathroom, utility room with the remainder utilized for manufacturing. The Town of Belgrade's Commercial Development Review Ordinance requires that traffic be evaluated for the proposed project.

The entire site is utilized for manufacturing and this use can be found in the Institute of Transportation Engineers (ITE) Manual. There are 41 people currently employed by the applicant and this number will stay the same after the pre-cast plant has been built. Therefore the peak hour trips in the post-development will be the same as they are today. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Manufacturing" and are shown below:

Based on Employees (41):

AM Peak Hour Rate = 0.39

$(41 \text{ employees}) \times 0.39 = 16.0$ peak hour trips.

PM Peak Hour Rate = 0.40

$(41 \text{ employees}) \times 0.40 = 16.4$ peak hour trips.

Maximum Peak Hour Trips = 16.4 (PM)

The daily vehicle trip ends from the Institute of Transportation Engineers (ITE) Manual will be:

Average rate (2.13) x 41 employees = 87.3 weekday average vehicle trip ends (AWDVTE).

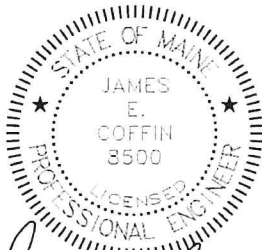
AWDVTE = 87.3 Trips

The maximum generator occurs during the PM peak hour (16.4 peak hour trips) for the entire site. As mentioned above the peak hour trips will remain the same as they are today because there will not be any additional employees hired. In addition there will be 87.3 AWDVTE, which represents the estimated total of all trips entering and leaving the site. The project will not require a turning movement permit from the MDOT because there are less than 100 peak hour trips. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



Manufacturing (140)

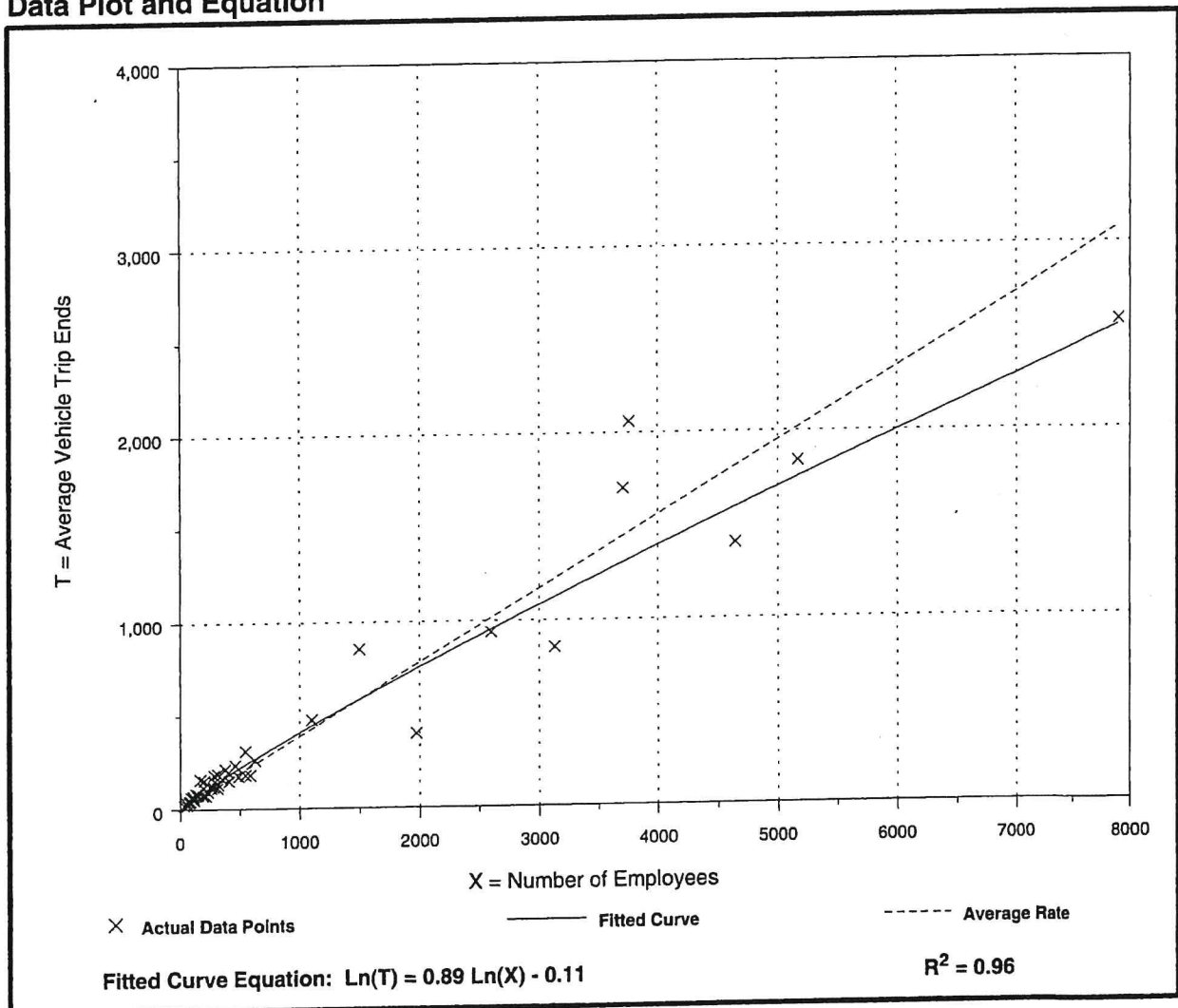
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 52
 Avg. Number of Employees: 881
 Directional Distribution: 80% entering, 20% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.39	0.20 - 0.94	0.64

Data Plot and Equation



Manufacturing (140)

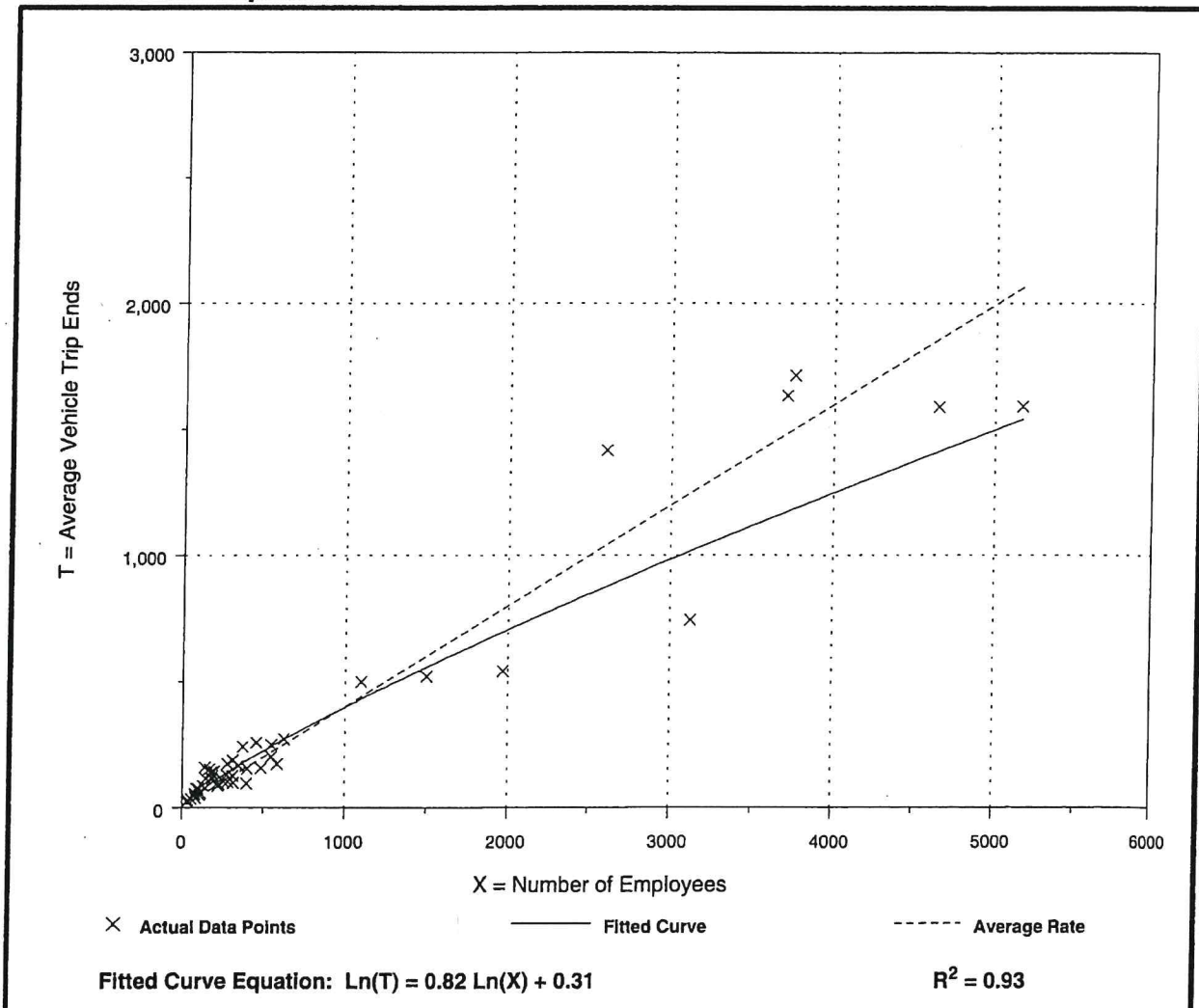
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 51
 Avg. Number of Employees: 744
 Directional Distribution: 48% entering, 52% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.40	0.24 - 1.11	0.65

Data Plot and Equation



Manufacturing (140)

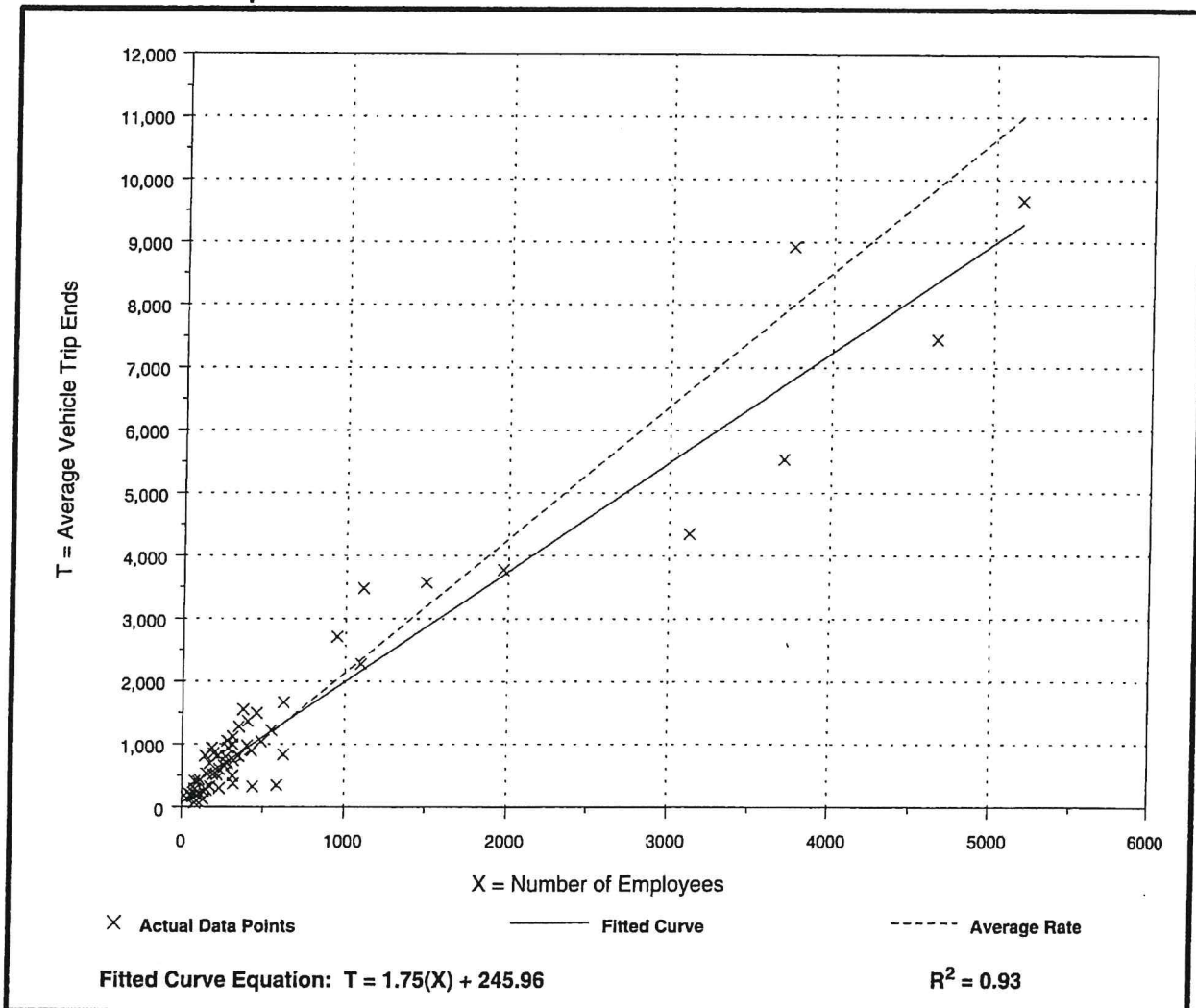
**Average Vehicle Trip Ends vs: Employees
On a: Weekday**

Number of Studies: 62
Avg. Number of Employees: 648
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.13	0.60 - 6.66	1.66

Data Plot and Equation



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Depart. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION		>> Caution: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Belgrade	Town/City _____	Permit # _____
Street or Road	Penny Road	Date Permit Issued ___/___/___	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Gagne & Son <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant	28 Old Route 27 Road Belgrade, ME 04917		
Daytime Tel. #	(207) 242-1080		
Owner/Applicant Statement		Caution: Inspections Required	
I state and acknowledge that the information submitted is correct to the best of my knowledge, that I have read and agree with the conditions on the back of this form, and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and on back of this form and found it to be in compliance with the Subsurface Wastewater Disposal Rules and local ordinances.	
Signature of Owner/Applicant _____		Local Plumbing Inspector Signature _____	
Date _____		(1 st) Date Approved _____	
		(2 nd) Date Approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector approval b. <input type="checkbox"/> State & Local Plumbing Inspector approval 5. <input type="checkbox"/> Minimum Lot Size Variance 6. <input type="checkbox"/> Seasonal Conversion Variance	DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Disposal Area 5. <input type="checkbox"/> Holding Tank, _____gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (+2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input checked="" type="checkbox"/> Pre-treatment, specify: <u>outlet filter on tank</u> 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY _____ sq. ft. 55 <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE: 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input checked="" type="checkbox"/> Other: <u>Precast Concrete Building</u> Specify _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> Proposed 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON CROSS-SECTIONAL VIEW)			
TREATMENT TANK <input checked="" type="checkbox"/> proposed 1. <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: 1,000 Gallons	DISPOSAL AREA TYPE/SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device <input checked="" type="checkbox"/> Cluster array <input type="checkbox"/> Linear <input checked="" type="checkbox"/> Regular load <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE: 374 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> Multi-compartment tank <input type="checkbox"/> _____ Tanks in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet	DESIGN FLOW 144 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 12 employees @ 12gpd
SOIL DATA & DESIGN CLASS PROFILE <u>5</u> / <u>B</u> CONDITION _____ at Observation Hole # <u>TP 1</u> Depth: <u>48"</u> OF MOST LIMITING SOIL FACTOR _____	DISPOSAL FIELD SIZING 1. <input checked="" type="checkbox"/> Medium 2.6 sq. ft./gpd. 2. <input type="checkbox"/> Medium Large 3.3 sq. ft./gpd. 3. <input type="checkbox"/> Large 4.1 sq. ft./gpd. 4. <input type="checkbox"/> Extra-Large 5.0 sq. ft./gpd.	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not required 2. <input checked="" type="checkbox"/> May be required 3. <input type="checkbox"/> Required >> Specify only for engineered systems Dose _____ Gallons	3. <input type="checkbox"/> Section 4G (meter readings) LATITUDE AND LONGITUDE at center of disposal area Lat. N <u>44</u> d <u>25</u> m <u>26.71</u> s Lon. W <u>69</u> d <u>50</u> m <u>00.27</u> s If g.p.s., state margin of error: _____

SITE EVALUATOR COMMENTS
System-2 rows of 3 concrete chambers (H-20, end feed, total of 6); Leach field designed for 12 employees. Changed date on plan.
SITE EVALUATOR STATEMENT

I Certify that on May 11, 2018 (date) I completed a site evaluation on this project and state that the data reported is accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241) as interpreted by me.

Kane P. Coffin
 Kane P. Coffin, an agent of E.S. Coffin Engineering & Surveying, Inc.
 E.S. Coffin Engineering & Surveying, Inc.
 432 Cony Road P.O. Box 4687

SE #331
 Licensed Site Evaluator
 (207) 623-9475 or 1-800-244-9475
 Augusta, Maine 04330-1687

November 17, 2020
 Date
 kcoffin@coffineng.com

ATTACHMENT FOR HHE-200 FORM

1. The OWNER/APPLICANT, by signing the front of this form, agrees to provide payment for services rendered as quoted and billed by COFFIN ENGINEERING & SURVEYING (CE&S). Payment on all billings are due within 30 days of billing date, otherwise a late charge of 1.5% per month (18% per year), simple interest, will be added to the total amount. In the event that any portion, or all of the final billing, remains unpaid for a period of 60 days, the OWNER/APPLICANT shall pay all costs of collection, including actual attorney's fees, court costs, CE&S's cost to collect bill. PLEASE NOTE THAT THE PERSON SIGNING THIS FORM UNDER OWNER/APPLICANT IS RESPONSIBLE FOR PAYMENT OF SERVICES AND SHOULD CONTACT CE&S IF HE/SHE HAS NOT RECEIVED A BILL.
2. All construction shall conform with Title 22 MRSA, §42, 10-144A CMR 241 "Maine-Subsurface Waste Water Disposal Rules," and all other pertinent sections. The OWNER/APPLICANT is responsible for the contractor installing the proposed septic system correctly and for obtaining all necessary permits. The OWNER/APPLICANT shall carefully examine all documents submitted by CE&S and promptly notify CE&S upon becoming aware of any defects. The OWNER/APPLICANT agrees to limit the liability of the site evaluator and/or CE&S to the amount of the total fee paid to CE&S and to a limit of five years from the date of this form. Visits to the site will be for information purposes only. CE&S will not be responsible for any site inspection duties.
3. This disposal system form shall not be transferable and becomes invalid if the authorized work has not commenced within two years after the issue date of the disposal system.
4. The OWNER/APPLICANT shall accurately describe the intended uses (present and future) for the system to the site evaluator. By signing the front of this form, the OWNER/APPLICANT agrees that the uses shown on said form is what was described to the site evaluator. Any change from the intended use described on this form requires a new design. Applicability of design must be reevaluated when location of structures are substantially different from those shown on the site plan or when other structures, additions, or appurtenances (i.e. swimming pools, garbage disposals) are considered.
5. The LPI shall inform the owner and designer of any local ordinance exceeding the Rules (Chapter 241) prior to issuing a permit, so that the application may be properly amended to conform to such ordinances.
6. The most recent revision of the Maine State Plumbing Code is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer for further construction details, material specifications, cautions, and other related details pertinent to the installation of this disposal system.
7. This HHE-200 form is intended to represent facts pertinent to the Plumbing Code only. The owner/applicant must check local, state, and federal regulations before considering this an approvable site. All information shown on this form relating to property lines, structures, and subsurface structures (such as, but not limited to water lines, septic tanks, cess pools, cellar drains, utility lines, wells, leach fields, etc.) are noted, shown, or left off as not affecting the system based on information provided by the owner/applicant or his agent. The OWNER/APPLICANT acknowledges and understands that CE&S's submissions may represent imperfect data and may contain errors, omissions, conflicts, inconsistencies, code violations, and improper use of materials. Such deficiencies will be corrected when identified. The OWNER/APPLICANT agrees to carefully study and compare the submissions and report at once in writing to CE&S any deficiencies discovered. The OWNER/APPLICANT further agrees to require each contractor and/or subcontractor to likewise study the submissions and report at once any deficiencies discovered. It is the responsibility of the owner/applicant or his agent to confirm, BEFORE CONSTRUCTION BEGINS, the above and/or any other features which may affect (or be adversely affected by) the installation of this system.
8. When a gravity system is proposed, BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given in the this HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or designer. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table.
9. The Septic System Owner's Manual written by the designer is made a part of this HHE-200 Form and shall be consulted by the owner/applicant and disposal system installer for other facts pertinent to the installation and operation of this disposal system.
10. The OWNER/APPLICANT bears the responsibility to show the location of property lines, subsurface structures (such as, but not limited to water lines, septic tanks, cess pools, cellar drains, utility lines), and wells to the Site Evaluator. Actual property lines must be confirmed by a boundary survey. By signing the front of this form, the OWNER/APPLICANT agrees that the property lines and wells on the accompanying plan(s) are shown correctly and any discrepancy found in the future is the responsibility of the OWNER/APPLICANT.
11. The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this HHE-200 Form without a re-evaluation of the system.
12. CE&S is not responsible for the actions of others, who affect the ultimate cost of the PROJECT; by vandalism, marker removal, changes in scope of work, approval agencies, redesign of septic system, etc. (OWNER/APPLICANT to be notified of any cost increase).
13. The laws of Maine will apply concerning the interpretation and performance of this AGREEMENT. If an item in this AGREEMENT is found to be in violation of any prevailing laws, it will not void the entire AGREEMENT. This AGREEMENT is superior and over-rides any Standard Subcontract Agreement signed by the parties involved in this AGREEMENT for this PROJECT when referenced in said Standard Subcontract Agreement.
14. CE&S is responsible for the actions of its' employees only. Insurance is provided for: vehicles, general liability, errors and omissions, and workman's comp. All other entities on the site are responsible for their own safety, work product, actions, conduct, etc.
15. CE&S is not responsible for any actual, alleged, or threatened, pollutant damage in regard to the services performed. Pollutants are defined as any environmentally threatening contaminants commonly regulated in this state.
16. In the event that the OWNER/APPLICANT hires subcontractors, workers, orders material, etc., and governs, directly or indirectly, the overall operation on the work site; then the OWNER/APPLICANT is deemed to be acting as his own general contractor, having the greater responsibility for the work site.
17. Other than the procedure of collections described above in (1), should the parties of this AGREEMENT have differences involving either the work site, or the PROJECT, that cannot be resolved between them; then the procedures of Alternate Dispute Resolution will be the only method of resolving those differences.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Belgrade

Penny Road

Owner's Name

Gagne & Son

FILL REQUIREMENTS

Depth of Fill (Upslope) N/A
Depth of Fill (Downslope) N/A

CONSTRUCTION ELEVATIONS

Reference Elevation is 00"
Bottom of Chambers -99"
Top of Chambers -86"

ELEV. REF. PT:

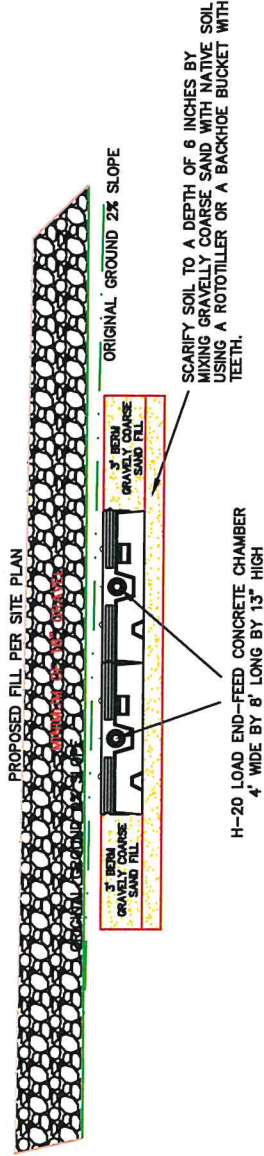
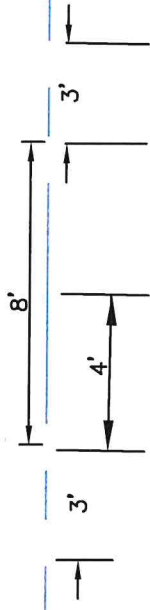
Floor of Warehouse (Building #3)

DISPOSAL AREA CROSS SECTION

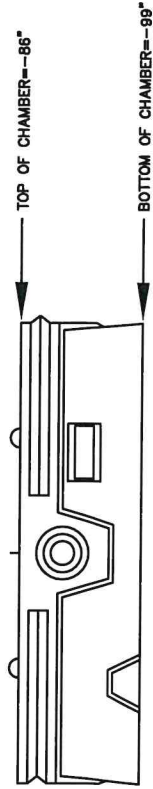
SCALE:

Vertical: 1 inch = 5 feet
Horizontal: 1 inch = 5 feet

E.R.P. EL. 00"



INSTALL 2 ROWS OF 3
CONCRETE CHAMBERS
(H-20) END FEED



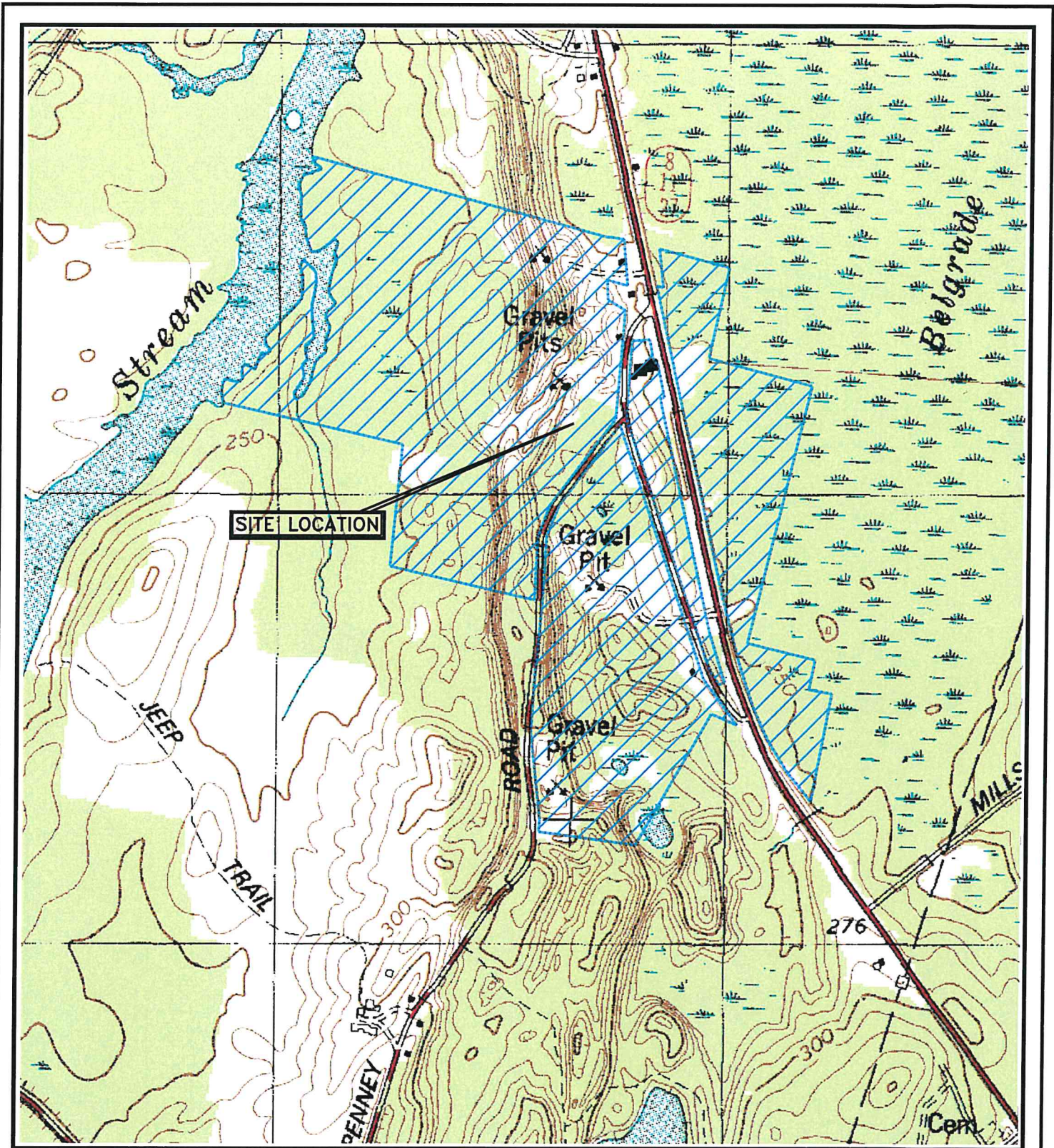
DISPOSAL FIELD SHOULD ONLY BE INSTALLED ACCORDING TO THE MAINE SUBSURFACE WASTE WATER DISPOSAL RULES 144A CMR 241 UNDER TITLE 22 MRSA 42.

Site Evaluator's Signature *Karen P. Coffin*

SE # 331

Date: 06/06/18

HHE-200



LOCATION MAP

SCALE: 1"=1000'

SLM

CLIENT/PROJECT:

GAGNE & SONS, INC.

LOCATION: OLD ROUTE 27

TOWN: BELGRADE COUNTY: KENNEBEC STATE: MAINE



E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cory Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9474 Fax (207) 623-0016 Toll Free 1-800-244-9475

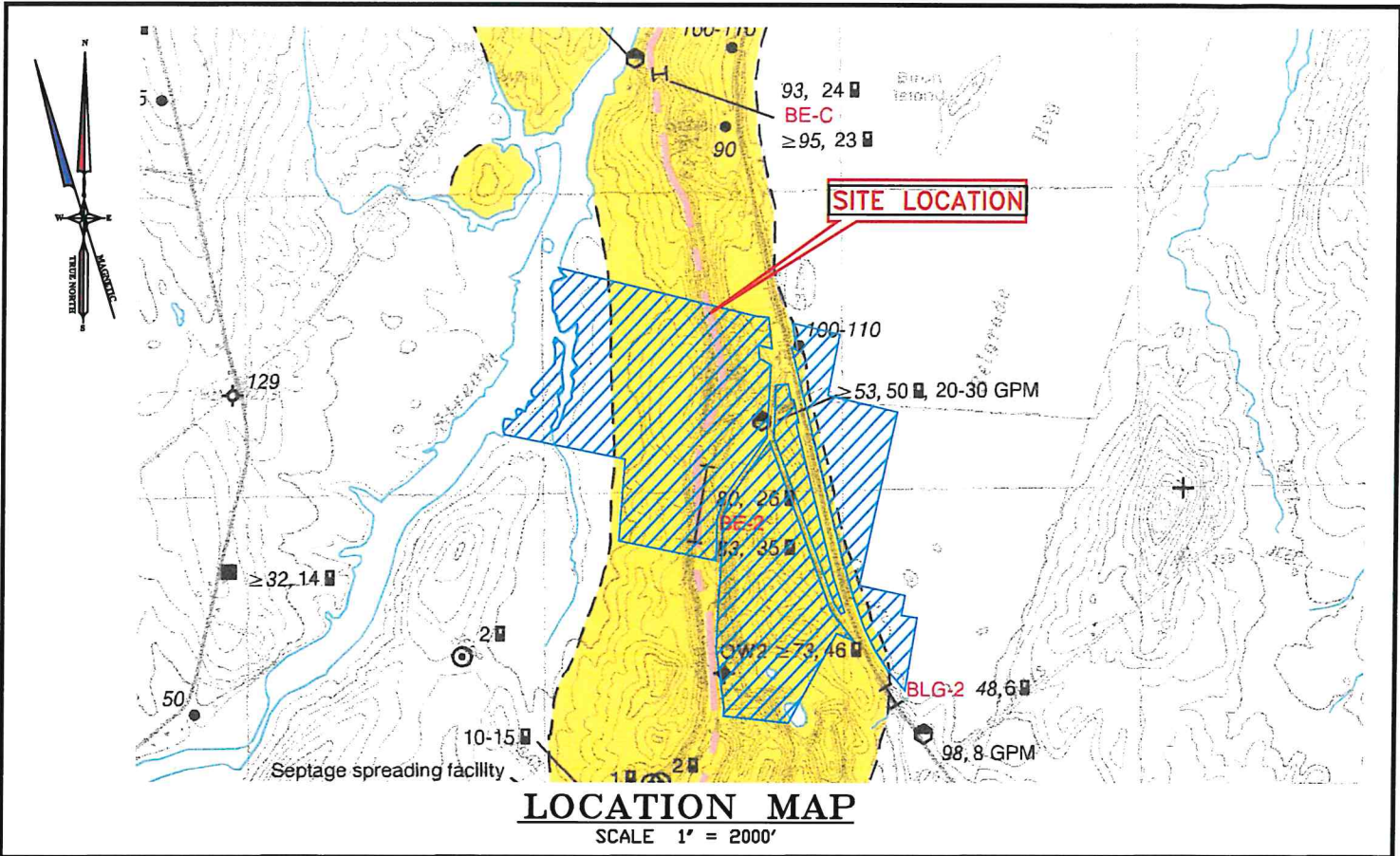
SHEET TITLE:

SITE LOCATION MAP

SCALE: 1" = 1000'

DATE: JUNE 17, 2021

PROJ. NO. 2017-257



LEGEND

SIGNIFICANT SAND AND GRAVEL AQUIFERS (yields greater than 10 gallons per minute)

- Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.
- Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.
- Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS (yields less than 10 gallons per minute)

- Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, collan deposits, alluvium, swamps, thin glacial sand and gravel deposits, or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

- Profiles for 12-channel seismic lines are shown in Figure 10 of Open-File Report 85-82a (Tepper and others, 1985), or may be viewed at the Maine Geological Survey. Length of 12-channel seismic lines as shown on the map is to scale. All single-channel lines ranged from 80 to 300 feet long and are not shown to scale.
- 53 Depth to bedrock, in feet below land surface.
 - ≥53 Depth to bedrock exceeds depth shown (based on calculations)
 - 12 Depth to water level, in feet below land surface.
 - MAP-7 131, 23 Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.
 - MAP-E 69, 12 Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.
- The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP-7, MAP-4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP-E, MAP-P), the line is a single-channel line. Single-channel seismic interpretations by D. H. Tepper. Twelve-channel seismic interpretations by D. H. Tepper and C. D. Neil.

GEOLOGIC AND WELL INFORMATION

- 50 Depth to bedrock, in feet below land surface
- ≥13 Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal
- 6 Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)
- × Gravel pit (overburden thickness noted in feet, e.g. 5-12)
- ✕ Quarry
- 4 GPM Yield (flow) of well or spring in gallons per minute (GPM)
- ↓ Spring, with general direction of flow
- ⊙ Drilled overburden well
- Dug well
- + Observation well (project well if labeled, nonproject well if unlabeled)
- ⊕ Test boring (project boring if labeled, nonproject boring if unlabeled)
- ↓ Driven point
- ⊙ Test pit
- Drilled bedrock well
- ▽ Potential point source of ground-water contamination
- + Bedrock outcrop
- V Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.

NOTES:

This map is a scanned image of a portion of a plan entitled "Significant Sand and Gravel Aquifers, Belgrade Quadrangle, Maine" by Maine Geological Survey, Augusta, Open-File No. 99-30, dated 1999.

CLIENT/PROJECT: GAGNE & SONS, INC.	<p style="font-size: small;">E.S. COFFIN ENGINEERING & SURVEYING, INC. 432 Cony Road P.O. Box 4687 Augusta, Maine 04330 Ph. (207) 623-9474 Fax (207) 623-0916 Toll Free 1-800-244-9475</p>	SHEET TITLE: SIGNIFICANT SAND & GRAVEL AQUIFERS MAP	PROJ. NO. 2017-257	SIGNIFICANT SAND & GRAVEL AQUIFERS
LOCATION: OLD ROUTE 27		SCALE: 1" = 2000'		
TOWN: BELGRADE COUNTY: KENNEBEC STATE: MAINE		DATE: JUNE 29, 2021		

LITEPAK SERIES LNC2

Cat.# LNC2 12L U 4K 4

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L configuration
- Electronic drivers: One in 5L, 7L, 9L and 12L units
Two drivers in 18L units
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

LED(s) CCT:

- 3000K CCT nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available see page 2 for electrical and photometric details

Optical:

Type II, III and IV distributions with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

Options:

Controls:

- Button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (includes factory installed back box)

Egress (includes factory installed back box):

- Battery back-up option - 12L configuration only
- Provides 1 fc minimum over 10' x 10' at 11' mounting height (exceeds NEC requirement)
- 1,546 initial lumens in battery mode
- Meets UL924 90 minute discharge schedule
- -20°C to 30°C operating temperature

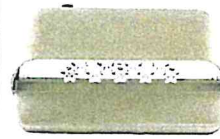
Listings:

- DLC Qualified (Types III and IV) Consult DLC website for details:
<http://www.designlights.org/OPL>
- Listed to UL 1598 for use in wet locations, 40° C ambient environments

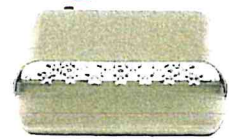
Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)
- IES Progress Award Winner - 2013
- Building Operating Management 2014 Top Products Award - LNC2-18LU

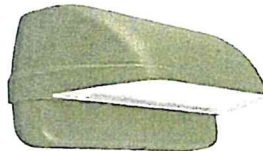
PRODUCT IMAGE(S)



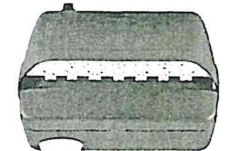
LNC2-12LU



LNC2-18LU

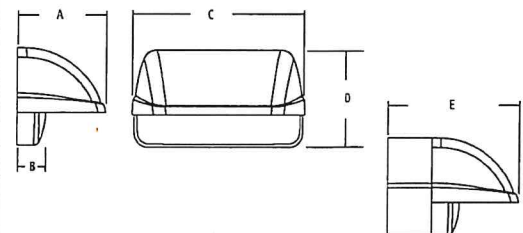


With diffuser



Battery Back-up or Sensor - See Page 2,3

DIMENSIONS



With Battery Back-up or sensors

A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

CERTIFICATIONS/LISTINGS



US

Turtle Friendly

*3000K and warmer CCTs only

ORDERING INFORMATION – ORDERING EXAMPLE: LNC2-12LU-5K-3-1

SERIES	NUMBER OF LEDs	VOLTAGE ⁷	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 LNC2	5L 5 LEDs	U 120V-277V	3K ² 3000K nominal 80 CRI	2 ² Type II	1 Bronze	PC Photocontrol
	7L 7 LEDs	1 120V	4K 4000K nominal 70 CRI	3 Type III	2 Black	BBU ^{1,5} Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C
	9L 9 LEDs	2 208V	5K 5000K nominal 67 CRI	4 Type IV	3 Gray	SCP ^{4,5,6} Programmable motion sensor, factory default dimming is 10% light output
	12L ³ 12 LEDs	3 240V	AM Amber (590 µm available for "Turtle Friendly"/observatory applications, 350 mA (18L only versions)		4 White	
	18L 18 LEDs	4 277V			5 Platinum	
	12L5 12 LEDs, 480V	5 480V (12L only)				
	12LF 12 LEDs, 347V	F 347V (12L only)				

¹ Battery backup only available on 12L models, not available for Canada

² Does not qualify for DLC

³ Replace U with 1 for 120V or 4 for 277V for 12L with BBU

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only

⁵ PC option not applicable, included in sensor

⁶ BBU and motion sensor options cannot be combined

SPECIFY SCP HEIGHT

8F Up to 8ft mount height
20F Up to 20ft mount height



HUBBELL
Outdoor Lighting

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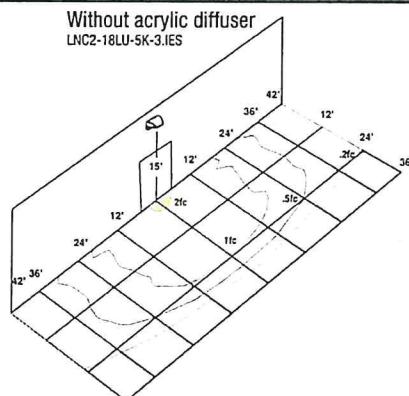
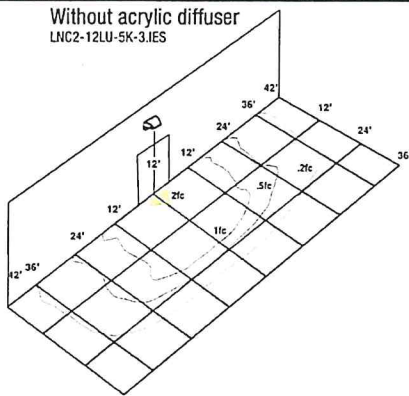
LAREDD/LNC2-SPEC 3/17

REPLACEMENT PART/ACCESSORIES

CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction
SCP-REMOTE	Remote control for SCP option. Order at least one per project to program and control fixtures
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, XX = specify finish, eg. Dark Bronze - DB
LNC2-SCBB-XX	Plate to be used with GEO-BB-XX surface conduit box, XX=finish (see page 3)

*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

PHOTOMETRICS



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)	
				LUMENS	LPW'	LUMENS	LPW'	LUMENS	LPW'
5	STD. (700mA)	13W	2	1,150	88.5	1,052	81	883	68
			3	1,132	87	1,077	83	833	64
			4	1,146	88	1,053	81	849	65
7		17W	2	1,515	89	1,369	80.5	1,272	75
			3	1,500	88	1,539	90.5	1,392	82
			4	1,557	91.5	1,535	90	1,425	84
9		22W	2	2,069	94	2,033	92	1,588	72
			3	2,024	92	1,989	90	1,623	74
			4	2,095	95	2,059	93.5	1,680	76
12	28W	2	2,869	102.5	2,465	88	2,047	73	
		3	2,868	102.5	2,662	95	2,160	77	
		4	2,716	97	2,715	97	2,104	75	
18	42.7W	2	4,166	97.5	3,631	85	3,304	77	
		3	4,106	96	3,806	89	3,128	73	
		4	3,995	93.5	3,998	93.5	3,122	73	

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. LNC2-12L battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					
	0	25,000	50,000	TM-21-11' L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

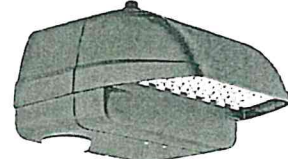
AMBIENT TEMPERATURE	32° F	LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

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

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
7	STD. (700mA)	120	-	18
		277	-	18
9	STD. (700mA)	120	0.183	22
		277	0.09	22.1
12	STD. (700mA)	120	0.24	28.9
		277	0.10	27.7
		347	0.10	33.7
		480	0.06	28.9
18	STD. (700mA)	120	0.35	41.0
		277	0.15	41.5
18 Amber	STD. (700mA)	120	2.68	32.0

MOTION SENSOR OPTION



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information

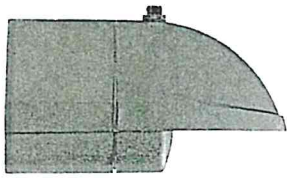


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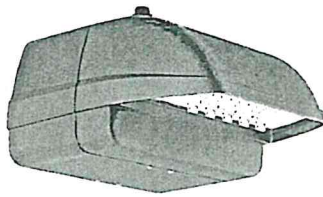
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LAREDLNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

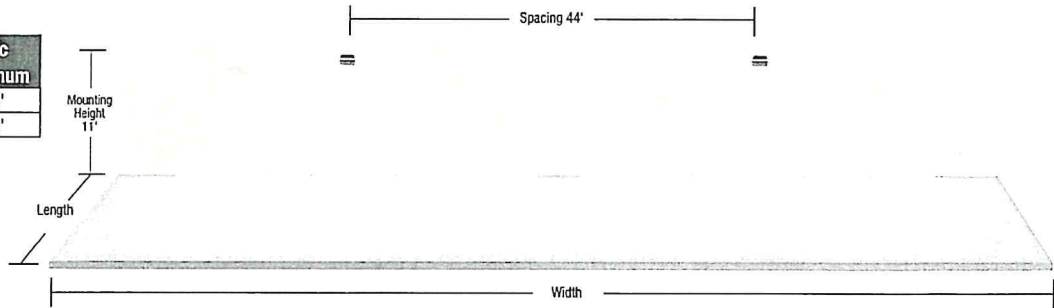


Side View

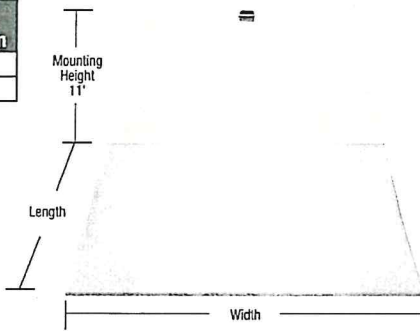


3/4 View

Multi Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	112'	68'

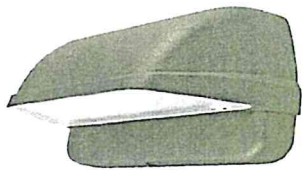


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'

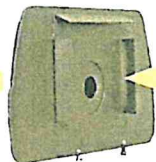


Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.
Diagrams for illustration purposes only, please consult factory for application layout.

LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



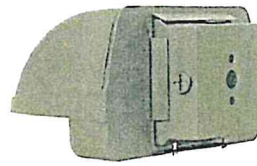
LNC2 FIXTURE



LNC2-SCBB-XX



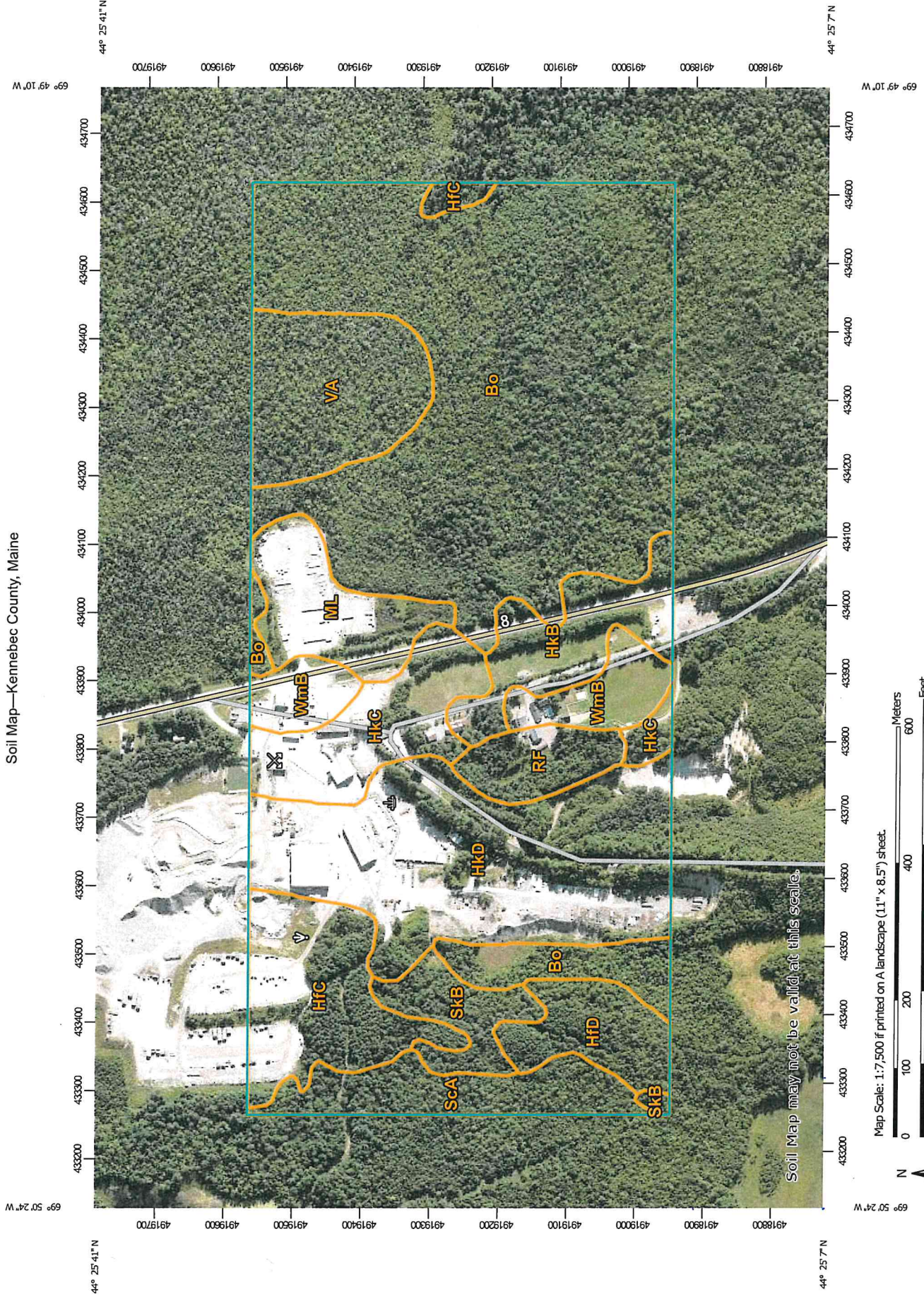
BB-GE0-XX



LNC2-SCBB-XX and BB-GE0-XX SHOWN ATTACHED TO FIXTURE

To Wall

Soil Map—Kennebec County, Maine



































Soil Map may not be valid at this scale.

Map Scale: 1:7,500 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Kennebec County, Maine
 Survey Area Data: Version 19, May 29, 2020

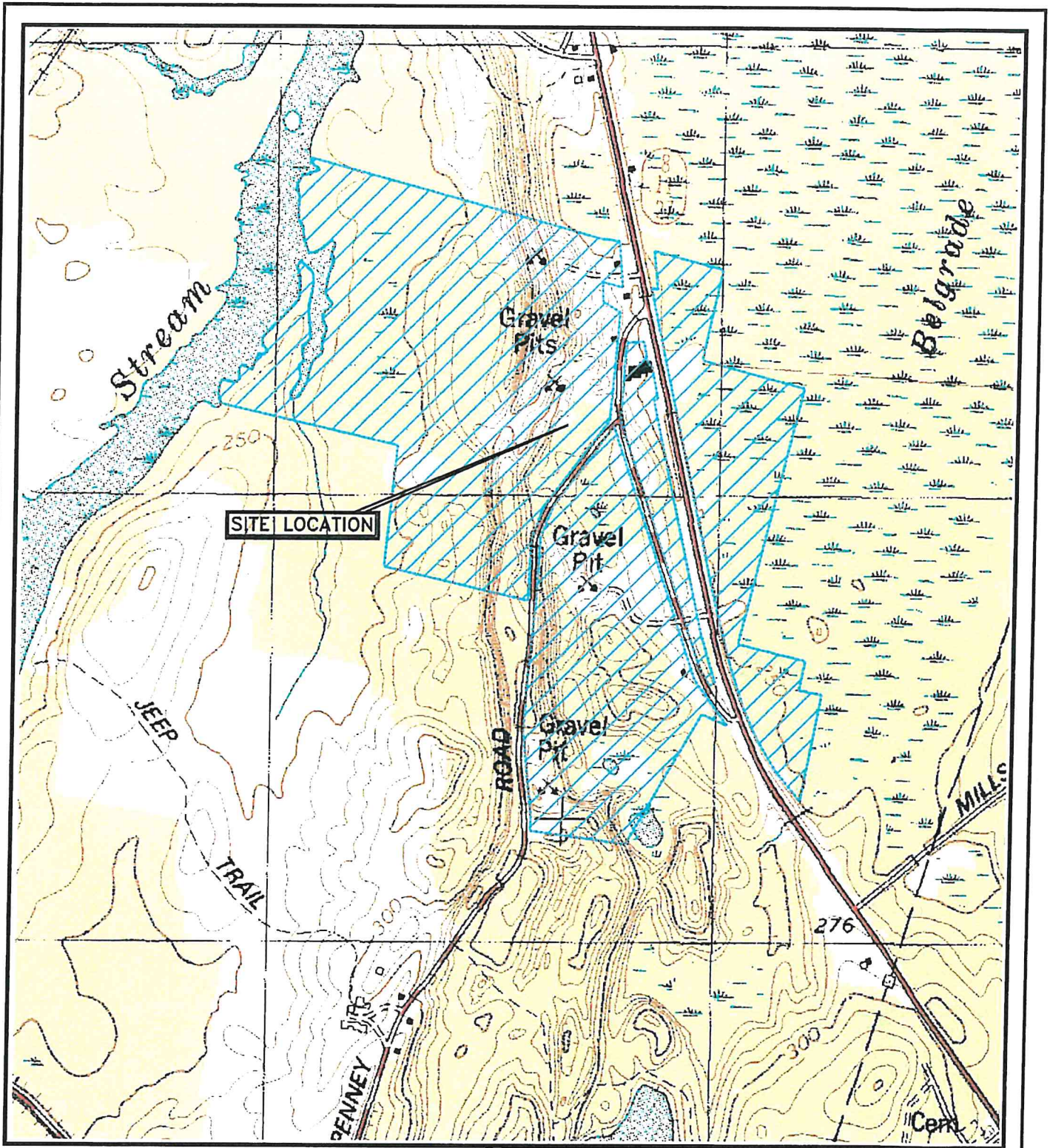
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—Aug 31, 2010

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
Bo	Biddeford mucky peat, 0 to 3 percent slopes	80.8	38.7%
HfC	Hartland very fine sandy loam, 8 to 15 percent slopes	14.6	7.0%
HfD	Hartland very fine sandy loam, 15 to 25 percent slopes	6.9	3.3%
HkB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	9.6	4.6%
HkC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	12.2	5.9%
HkD	Hinckley gravelly sandy loam, 15 to 30 percent slopes	33.7	16.1%
ML	Made land	9.2	4.4%
RF	Rifle mucky peat	5.0	2.4%
ScA	Scatic silt loam, 0 to 3 percent slopes	8.9	4.3%
SkB	Scio very fine sandy loam, 3 to 8 percent slopes	5.7	2.7%
VA	Vassalboro fibrous peat	13.8	6.6%
WmB	Windsor loamy sand, 3 to 8 percent slopes	8.3	4.0%
Totals for Area of Interest		208.8	100.0%



LOCATION MAP

SCALE: 1"=1000'

CLIENT/PROJECT:
GAGNE & SONS, INC.

LOCATION: OLD ROUTE 27

TOWN: BELGRADE COUNTY: KENNEBEC STATE: MAINE



SHEET TITLE:
SITE LOCATION MAP

SCALE: 1" = 1000'

DATE: JUNE 17, 2021

PROJ. NO. 2017-257

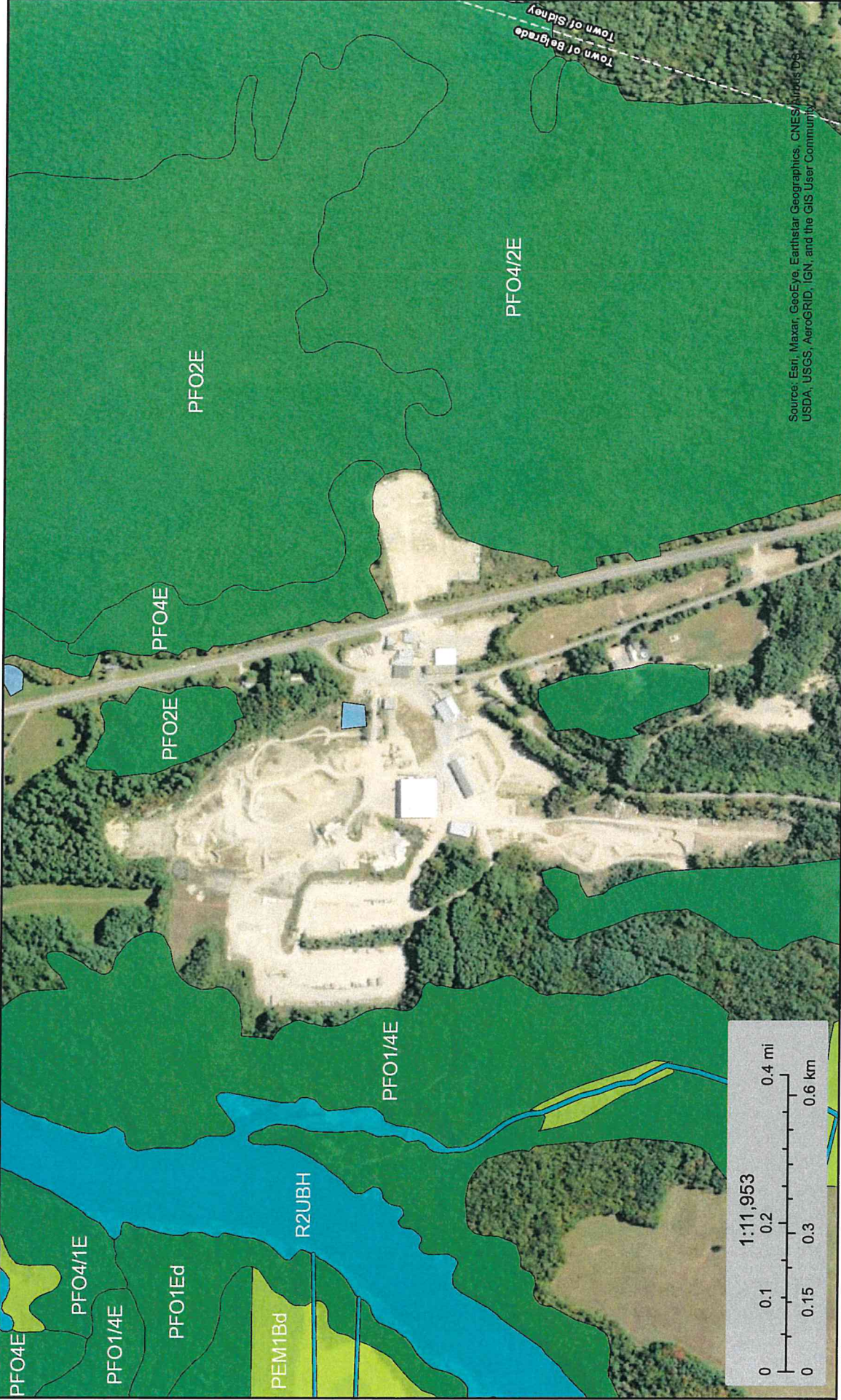
SLM



U.S. Fish and Wildlife Service

National Wetlands Inventory

Gagne & Sons Inc.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

June 16, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette

69°50'12"W 44°25'44"N



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, Area 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 X*

GENERAL STRUCTURES

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

OTHER FEATURES

- 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

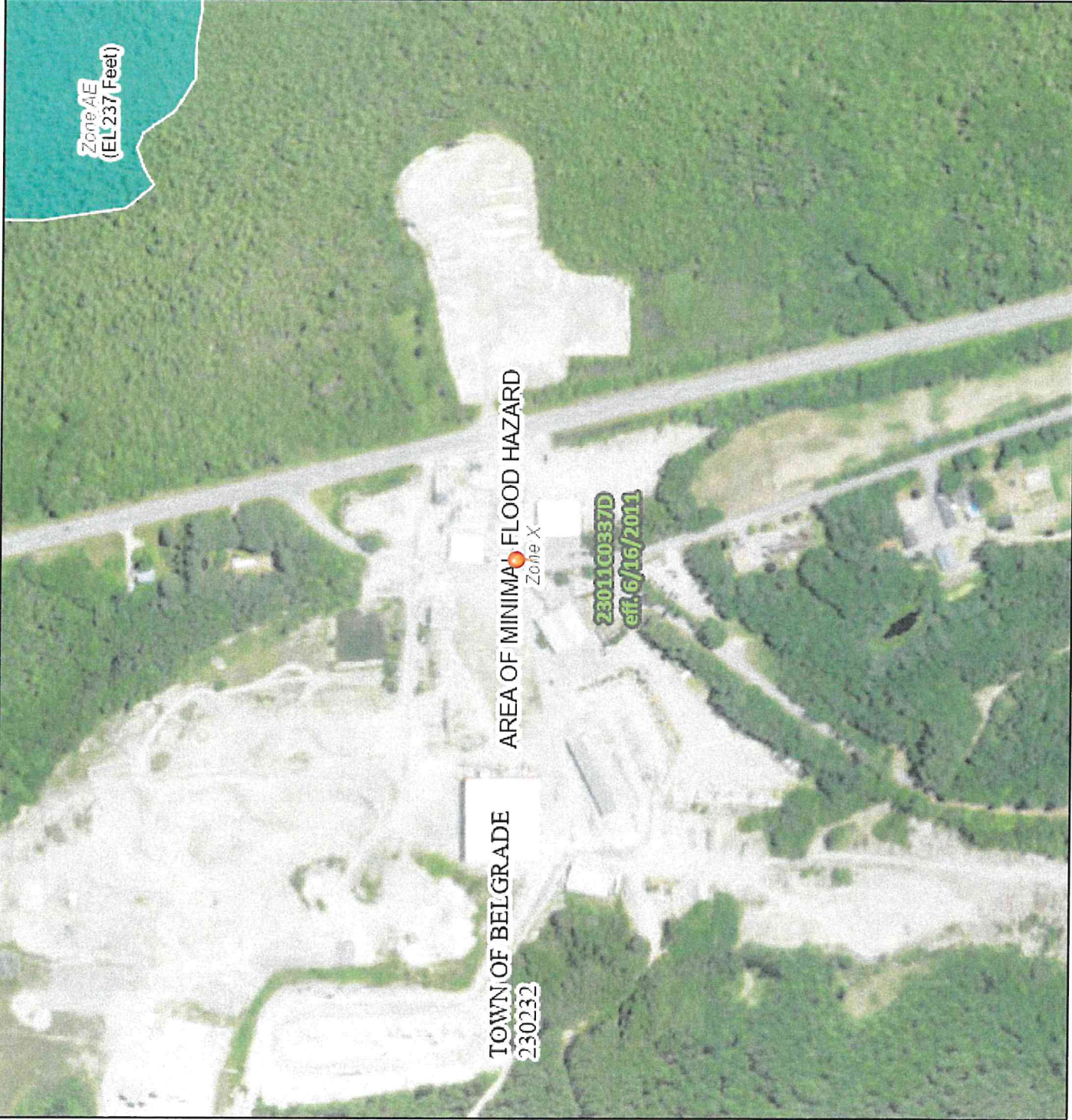
- Digital Data Available
- No Digital Data Available
- Unmapped

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.

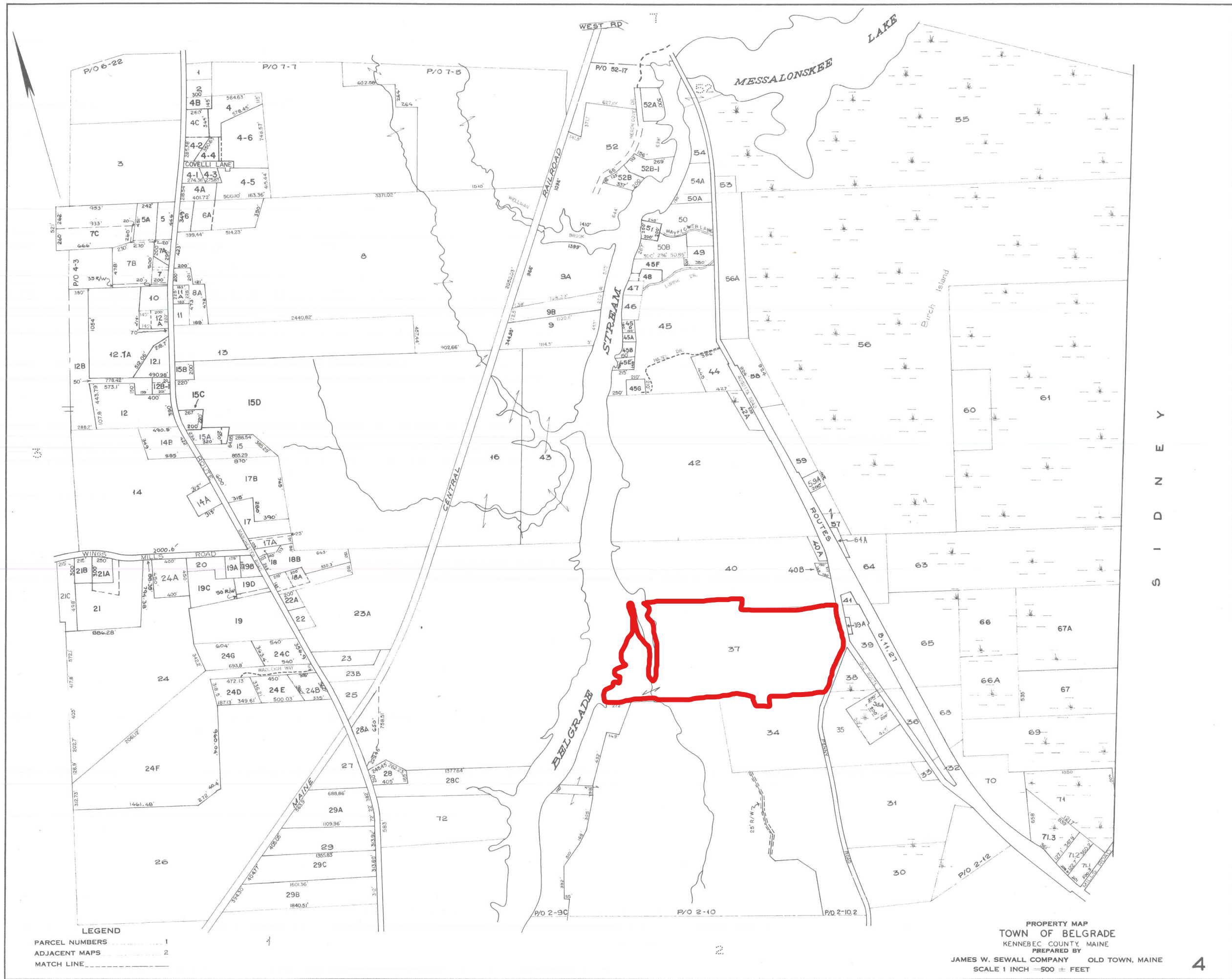
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/16/2021 at 2:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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, FIRMs panel number, and FIRMs effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



69°49'35"W 44°25'18"N





S I D N E Y

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 3

PROPERTY MAP
 TOWN OF BELGRADE
 KENNEBEC COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 500 ± FEET

APR 01 2014

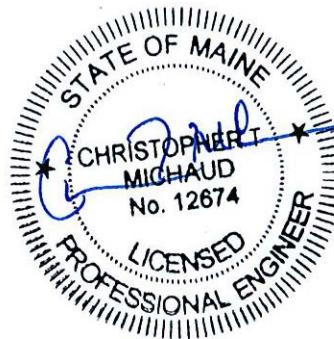
SENSIBLE SOLUTIONS



**OIL SPILL PREVENTION CONTROL
AND
COUNTERMEASURE (SPCC) PLAN**

**UNDER
TITLE 40 CFR PART 112
FOR
GAGNE & SON**

Prepared for: **GAGNE & SON**
28 Old Route 27 Road
Belgrade, Maine 04917



**MARCH 2020
JN: 10085.003**

Report Prepared By:
CES, Inc.
465 South Main Street
PO Box 639
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Appendix E	Applicability of Substantial Harm Criteria
Appendix F	Facility Installations and Implementation Schedule

PROFESSIONAL ENGINEER CERTIFICATION (112.3(d)(1))

I hereby certify that I have reviewed this Plan and the Plan satisfies the requirements of 40 CFR Part 112. By means of this certification I attest to the following:

1. That I am familiar with the requirements of 40 CFR Part 112;
2. That I, or my agent, has visited and examined the facility;
3. That the Plan has been prepared in accordance with good engineering practice, including consideration of applicable industry standards, and with the requirements of 40 CFR Part 112;
4. That procedures for required inspections and testing have been established; and
5. That the Plan is adequate for the facility for which it has been prepared.

Engineer: Christopher "Toby" Michaud P.E.

Signature: 

Registration Number: 12674

State: Maine

Date: March 2020

**MANAGEMENT APPROVAL
(112.7(d)(2))**

Gagne and Son is committed to the prevention of discharges of oil to navigable waters and the environment and maintains the highest standards for spill prevention control and countermeasures through regular review, updating, and implementation of this Spill Prevention Control and Countermeasure Plan.

Authorized Signature: _____

Title: _____

Date: _____

**SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC)
COMPLIANCE INSPECTION PLAN REVIEW PAGE
(40 CFR 112.5(b))**

Gagne and Son (Gagne) will review and evaluate this SPCC Plan at least once every five years and document the completion of the review and evaluation (see **Table 1** below). As a result of this review and evaluation, the SPCC Plan will be amended to include more effective prevention and control technology if: 1) such technology will significantly reduce the likelihood of a spill event from the facility, and 2) if such technology has been field-proven at the time of review. Additionally, amendments to the SPCC Plan are required at any time when there is a change in facility design, construction, operation, or maintenance that materially affects the facility's potential for a discharge of oil into or upon the navigable waters of the United States or adjoining shorelines. Amendments to the SPCC Plan are required no later than six months from the date when changes are identified as a result of the review and evaluation or six months from the date any change at the facility has been made which affects the potential for a discharge of oil. Each amendment to the Plan shall be implemented no later than six months following the preparation of the amendment. Any technical amendments to the SPCC Plan shall be certified by a Professional Engineer in accordance with 40 CFR Part 112.3 (d).

Table 1: Plan Review and Certification

DATE OF CHANGE/ REVIEW	PAGES AFFECTED	CHANGE	AMENDMENT REQUIRED? (Y/N)	SIGNATURE
6/24/19	All	Tank locations, and permanently closed tanks	Yes	CES, Inc.

SECTION 1 | APPLICABILITY

Section 1.1 Facility Operations Description and General Facility Information (112.7(a)(3))

Gagne’s Belgrade facility is approximately 41 acres and includes a quarry, retail space, and a concrete manufacturing plant. Gagne manufactures concrete and masonry products at this location for distribution to retail locations throughout Maine. A Site Plan in **Appendix A** depicts the buildings and layout of the facility.

The facility operates Monday through Friday from 7:00 AM to 5:00 PM and on Saturdays from 1:00 AM to 12:00 PM. Truck traffic to the site is approximately two trips per day, Monday through Friday, between the hours of 6:00 AM and 4:00 PM. The Site Plan in **Appendix A** depicts stormwater drainage directions and AST locations.

The facility stores oil for the purpose of heating buildings, kilns, and fueling ground equipment. A facility diagram that depicts the location of all bulk storage tanks, portable storage tanks, and oil-filled equipment is located in **Appendix A**. **Table 2-1** details the type of oil and storage capacity of each container, and also identifies the type and capacity of secondary containment measures in place for each source. The Plan also discusses the routine handling procedures and discharge prevention measures such as secondary containment and drainage controls.

Facility Operator

Gagne & Son
28 Old Route 27 Road
Belgrade, ME 04917
Tel: 207- 495-3313

Facility Owner

Gagne & Son
28 Old Route 27 Road
Belgrade, ME 04917
Tel: 207-495-3313

Section 1.2 General Applicability (112.1)

The facility has a total storage capacity of qualifying containers (≥55 gallons) that exceed the 1,320-gallon threshold defined in 40 CFR Part 112.1 and therefore requires the preparation and implementation of an SPCC Plan. A Site Plan of the facility with petroleum product storage locations is provided in **Appendix A**. **Table 2-1**, located in **Section 2**, provides an inventory of the oil discussed in this section.

Section 1.3 Qualified Facility Applicability (112.3(g))

Gagne does not meet the definition of a *Qualified Facility* due to the storage of greater than 10,000 gallons of petroleum oils on site. Gagne does not qualify for a Tier 1 SPCC Plan. The facility is required to have the Plan certified by a professional engineer.

Section 1.4 Facility Response Plan Applicability

The facility has evaluated their ability to cause substantial harm to the environment utilizing the *Flowchart of Criteria for Substantial Harm and the Certification of the Applicability of Substantial Harm Criteria* as provided in Attachment C-1 and Attachment C-II of **Appendix C** of 40 CFR 112. The flowchart and certification are located in **Appendix E** of this Plan.

SECTION 2 | GENERAL SPCC REQUIREMENTS

Section 2.1 Facilities and Procedures to be Implemented 40 CFR 112

Other planned installations of facilities, procedures, methods, or equipment proposed but not yet fully operational will be discussed and/or included in **Appendix F** as necessary.

Section 2.2 Conformance with 40 CFR 112 (112.7 (a)(1))

Gagne has prepared a SPCC Plan in accordance with the requirements in the applicable sections of 40 CFR 112. The following sections detail how the facility conforms to these regulations.

Section 2.3 Deviations, Nonconformance, or Alternative Measures (112.7(a)(2))

The facility has not deviated from the requirements of the rule.

Section 2.4 Physical Facility Layout (112.7(a)(3))

Physical facility layout is described in **Section 1.1**.

Section 2.4.1 Oil Storage Containers (112.7(a)(3)(i))

Storage of liquid petroleum products at Gagne & Son includes diesel fuel (on and off-road), gasoline, kerosene, lube oils, waste oil, and No. 2 heating oil. Diesel fuel is stored outside in one 3,000-gallon tanker truck and five 10,000-gallon steel storage tanks. Gasoline is also stored outside in a 1,000-gallon welded steel storage tank. No. 2 fuel is stored in 275-gallon and 330-gallon welded steel storage tanks throughout the site. Kerosene is stored in a single 275-gallon tank on the roof of the old block plant. Lube and waste oils are stored in the maintenance garage. No underground storage tanks are utilized at this facility.

The total volume of liquid petroleum products applicable to 40 CFR Part 112.1 and stored at the Gagne & Son facility is approximately 55,480 gallons. The site has a total storage capacity of qualifying containers (55 gallons or greater) which exceed the 1,320-gallon threshold defined in 40 CFR Part 112.1 and therefore requires the preparation and implementation of an SPCC Plan that covers the storage of all oil sources containing 55-gallons or more at the facility. A Site Plan of the facility with petroleum product storage locations is provided in **Appendix A. Table 2-1** provides an inventory of the oil discussed in this section.

**TABLE 2-1
GAGNE AND SON
OIL STORAGE INVENTORY, POTENTIAL SPILL SOURCES, VOLUMES, RATES**

SOURCE ID	LOCATION	STORAGE DESCRIPTION/CONTENTS	VOLUME (GAL.)	TYPE OF FAILURE	RATE (GPM)	DIRECTION OF FLOW	SECONDARY CONTAINMENT VOLUME (GAL)/ DESCRIPTION
BULK STORAGE CONTAINERS-ABOVE GROUND STORAGE TANK (AST)							
AST #1	East wall of the Retail Office basement	Welded steel tank/No. 2 Fuel	275	Rupture; Leakage	<5	East toward Route 27	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
AST #2	Parts Room	Welded steel tank/No. 2 Fuel	275	Rupture; Leakage	<5	Would remain in the parts room	Room is recessed and concrete. Provides approximately 1,250 gallons of containment.
AST #3	Roof of old Block Plant	Welded steel tank/Kerosene	275	Rupture; leakage	<5	South then east toward Route 27	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
AST #4-#6	East side of Precast Bldg.	Welded steel tank/No. 2 Fuel	3 X 330	Rupture; leakage	<6	East towards Route 27	204 gallons of containment, will require additional containment
AST #7	Approximately 50' south east of Precast Bldg.	Welded Steel Tank /Gasoline	1,000	Rupture; Leakage	<9	Northeast	Double-Walled AST
AST #8-#10	Approx. 100' North of maintenance garage	Welded Steel Tank /Waste Oil	3 X 275	Rupture; Leakage	<5	Northeast	Concrete, 1,444 gallon capacity
AST #11	Maintenance Garage	Welded Steel Tank /New Motor Oil	275	Rupture; Leakage	<6	Northeast	Double-Walled Roth Tank

SOURCE ID	LOCATION	STORAGE DESCRIPTION/CONTENTS	VOLUME (GAL.)	TYPE OF FAILURE	RATE (GPM)	DIRECTION OF FLOW	SECONDARY CONTAINMENT VOLUME (GAL)/ DESCRIPTION
AST #12	Maintenance Garage	Welded Steel Tank /New Motor Oil	275	Rupture; Leakage	<5	Northeast	Double-Walled Roth Tank
AST #13	Maintenance Garage	Welded Steel Tank /Hydraulic	275	Rupture; Leakage	<5	Northeast	Double-Walled Roth Tank
AST #14	Maintenance Garage	Welded Steel Tank /Waste Oil	250	Rupture; Leakage	<5	Northeast	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
AST #16	Bulk Plant	Welded Steel Tank /Off-road Diesel	10,000	Rupture; Leakage	<9	Northeast	Concrete, 14,428 gallon capacity
AST #17	Bulk Plant	Welded Steel Tank /2 Fuel	10,000	Rupture; Leakage	<9	Northeast	Concrete, 14,428 gallon capacity
AST #18	Bulk Plant	Welded Steel Tank / 2 Fuel	10,000	Rupture; Leakage	<9	Northeast	Concrete, 14,428 gallon capacity
AST #19	Bulk Plant	Welded Steel Tank / 2 Fuel	10,000	Rupture; Leakage	<9	Northeast	Concrete, 14,428 gallon capacity
AST #20	Bulk Plant	Welded Steel Tank / 2 Fuel	10,000	Rupture; Leakage	<9	Northeast	Concrete, 14,428 gallon capacity

SOURCE ID	LOCATION	STORAGE DESCRIPTION/CONTENTS	VOLUME (GAL.)	TYPE OF FAILURE	RATE (GPM)	DIRECTION OF FLOW	SECONDARY CONTAINMENT VOLUME (GAL)/ DESCRIPTION
AST #21-#23	West side of New Block Plant	Welded steel tank/No. 2 Fuel	3 X 330	Rupture; leakage	<6	North from the building and west after exiting the building	Concrete, 1,346 gallon capacity
AST #25	Outside Maintenance Garage	Welded steel tank/No. 2 Fuel	275	Rupture; Leakage	<5	Northeast	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
AST #29	Adjacent to Old Bulk Plant	Mobile Welded Steel Tanker Truck/Off-road Diesel	3,000	Rupture; Leakage	<9	Variable	Active secondary containment measures
BULK STORAGE CONTAINERS-PORTABLE STORAGE TANKS/CONTAINERS							
PST #1	Precast Building	HDPE Tote/ Q2 Form Release Agent	275	Rupture; Leakage	<5	Toward plugged drainage trough	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
PST #2	Precast Building	HDPE Tote/ Q2 Form Release Agent	275	Rupture; Leakage	<5	Toward plugged drainage trough	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)
PST #3	Precast Building	HDPE Tote/ Q2 Form Release Agent	275	Rupture; Leakage	<5	Toward plugged drainage trough	Will be provided with secondary containment adequate to prevent a discharge as described in 40 CFR 112.1(b)

Section 2.4.2 Discharge Prevention Measures & Product Handling (112.7(a)(3)(ii))

The facility has limited operations which involve the transfer of petroleum products to or from bulk storage tanks. Transfer of product to fuel tanks is performed by the fuel supplier. The forklift/front-end loader operator refuels the vehicle from the 3,000-gallon diesel tanker truck. Gagne transfers small volumes of motor oil and hydraulic fluid from 55-gallon drums to pails and other containers using a hand pump. The oil is added to the equipment such as the rip saw and moulder in feed hydraulic reservoirs using funnels. Spill kits are available to contain and clean up spills during these transfers. Gagne performs similar operations when adding used oil to the used oil drums. When the drums are full, Gagne secures the drum caps then loads them onto a transport truck. The drums are loaded by forklift equipped with a drum grapple then secured to the transport vehicle before leaving the facility. The vehicle is equipped with a spill kit when transporting used oil off-site.

Tank trucks unloading product at the Gagne & Son Belgrade facility and personnel refueling equipment at the facility are required to do so at the designated loading/unloading areas (shown on Site Plan in **Appendix A**). During unloading procedures, the delivery driver will be on hand to monitor the unloading procedures. Necessary spill supplies, provided by the delivery company, shall be made readily available at the time of transfer so immediate response to a spill can be accomplished. If a spill or overflow of the storage tank occurs or any other system upset is observed, unloading procedures will be halted and proper measures in accordance with **Section 2.4.4** of this Plan will be taken to prevent oil from reaching navigable waters.

The following precautions shall be considered before, during, and after the unloading of a tank truck.

1. When the transport truck arrives at the facility the fire extinguisher is removed from the truck and placed on the ground in a convenient location ready for immediate use before attempting to make any connections.
2. The transport driver checks the contents in each compartment of the transport truck before any product is unloaded.
3. The transport driver makes sure that the valves are set so that the product will be delivered into the proper tank. He determines that the pipelines, valves, and other connections are tight and in good working order before starting the pump and occasionally during the pumping operation, to see that no leaks have developed in the lines or connections during pumping and that the tank is not overfilled. Fuel deliveries only occur when facility personnel are on site.
4. The fire extinguisher is placed back on the truck.

The facility personnel utilize ASTs #7, #15, and #16 for fueling operational equipment and vehicles owned by Gagne & Son. Only personnel who are familiar with this SPCC Plan and have been trained in accordance with **Section 12** of this Plan are authorized to dispense fuel from these tanks. Spill control equipment is readily available in the case of a spill. Active secondary containment is provided with sufficient capacity to contain the magnitude of the most probable discharge. Should a spill occur the source of the spill will be immediately isolated and appropriate notifications will be made. The following procedure is used during fuel transfer:

1. Park equipment adjacent to the fuel tank to be used.
2. Shut off and secure the vehicle.
3. All equipment shall have workable fire extinguishers in the cab and all operators shall be trained in their proper use.
4. No Smoking will be allowed within 100 feet of the refueling operation.
5. All equipment operators will remain with the vehicle during refueling operations.
6. Any minor spills of fuels shall be quickly cleaned up with the proper absorbent material. See Section 2.4.4.
7. Major spills of fuel shall be secured by means of berms and the proper Authorities notified. See **Table 2-2** and **Section 2.5**.
8. The amount and type of fuel used shall be recorded.

Section 2.4.3 Discharge and Drainage Controls (112.7(a)(3)(iii))

The facility has provided adequate discharge and drainage controls through the implementation of this Plan. The SPCC Site Plan shows the direction of flow for each area and the drainage system (valves, culverts, berms, etc.) at the facility.

The facility has made provisions to protect all secondary containment structures from precipitation.

Section 2.4.4 Countermeasures for Discharge (112.7(a)(3)(iv))

The facility has provided adequate means for the discovery, response, and cleanup of oil discharges through the implementation of its personnel training session and strategic placement of emergency spill response equipment including the use of biomass (sawdust) for oil spill cleanup. All facility petroleum storage is located in areas visible during periods of normal operation at the facility. Any visible evidence of leaks or discharge would be responded to immediately. Facility personnel are trained on the facility's emergency response procedures contained within this Plan.

The person-in-charge of the facility or his designee shall take the following immediate actions.

1. Identify the source of discharge as to type of product, grade, and probability of local containment.
2. Make a preliminary assessment of the spill by the following criteria.

Minor Spills - These are spills that can be contained by facility personnel without aid from other units or outside parties utilizing manpower and equipment locally available. All bulk storage containers at the facility utilize secondary containment which provides sufficient protection in preventing a spill from reaching navigable waters. For this reason, it is likely that any spill that occurs at the facility would be considered a Minor Spill.

Major Spills - These are spills which escape beyond the local area or exceed the control capacity of facility personnel, thereby requiring the assistance of outside contractors specializing in oil spill clean-up, the local fire department, or a local cooperative oil spill organization. These spills possess the possibility of affecting large water areas, shorelines, beaches, or other properties. Major Spills at this facility would be an unlikely event due to secondary containment provisions employed at this facility.

3. Minor Spill Action

- a. Survey the scene to identify the possibility of personal hazards.
- b. Attend to injured personnel.
- c. Immediately upon observing an oil spill, find the source and take any corrective action required to stop the flow (provided it is safe to do so), including, if necessary, shutting down any operations which are contributing to the spill.
- d. In case of any oil spill, notification should be made to at least one of the facility contacts listed in **Table 2-2**.
- e. Discharges of oil must also be reported to applicable Federal and/or State agencies in accordance with **Section 2.5**.
- f. If necessary, contain the spill through the deployment of containment devices or remove the discharge via use of absorbents.
- g. Proceed with recovery and clean-up measures using skimmers, vacuum pumps, absorbents, such as pads, sawdust or shavings, etc., as dictated by the conditions.
- h. Under most Minor Spill conditions, a minimum of 2 to 3 persons will be required for deployment of containment devices and to quickly and efficiently affect recovery operations.
- i. Adequate number of personnel on hand and their assignments must be a primary consideration of the on-scene Supervisor.
- j. As required, truck driver, and all other plant personnel on duty should be used to effect speedy containment and clean-up.
- k. Containment and cleanup activities must continue until Federal and/or State agency representatives concur that such activities may be discontinued.
- l. Dispose of removed discharge in accordance with applicable legal requirements.

4. Major Spill Action

- a. Survey the scene to identify the possibility of personal hazards
- b. Attend to injured personnel
- c. Immediately upon observing an oil spill, find the source and take any corrective action required to stop the flow, including, if necessary, shutting down any operations which are contributing to the spill.
- d. In case of any oil spill, notification should be made to at least one of the facility contacts listed in **Table 2-2**.
Discharges of oil must also be reported to applicable Federal and/or State agencies in accordance with **Section 2.5**.

- e. Attempt to contain as much of the spill utilizing local containment devices for control of the discharge for subsequent removal.
- f. Major Spills or discharges require sufficient personnel not only for clean-up, but for containment and protection of critical areas as well.
- g. Special attention should be given to make certain that the following areas are adequately manned, and equipment is available.
 - 1. Adequate personnel and equipment to carry out containment and clean-up (a minimum of 6 to 8 personnel to handle, boom, truck trailers, pumps, boat, etc.).
 - 2. Adequate communication equipment and people for its operation.
 - 3. As required, Land, Water, and Air surveillance crews plus means of transportation.
 - 4. Trucks and drivers to pick up equipment and material.
 - 5. Oil and Hazardous Waste Spill Control Contractors. Refer to **Table 2-2** for a list of clean-up contractors.
- h. The person in charge will immediately assess the situation, giving particular attention to the following:
 - 1. Amount of spill.
 - 2. Type of product involved.
 - 3. Effectiveness of initial containment.
 - 4. Tide conditions and current velocities, if appropriate.
 - 5. Determine the probable volume and direction being taken by spilled material.
 - 6. Equipment on hand and immediately available for containment and protection.
 - 7. Adequate communication systems.
 - 8. Adequate number of personnel to cope with the situation.
 - 9. If necessary, provide for aerial and water surveillance.
- i. If the above assessment of the spill indicates a need for additional help, equipment or material, contact additional contractors as listed in **Table 2-2**.

- j. Assign duties and responsibilities, where applicable, to most efficiently effect continued clean-up and protection of:

Critical Areas

1. Water intakes and outfalls
2. Wildlife areas
3. Beaches
4. Wetlands
5. Marinas
6. Other waterfront properties that might be affected and need protection.

- k. Disposal of removed discharge:

1. If the recovered oil is reusable, pump into appropriate storage container.
2. If not reusable, contract removal and disposal with an appropriate waste hauler and a Treatment, Storage, and Disposal Facility.

- l. Containment and cleanup activities must continue until Federal and/or State agency representatives concur that such activities may be discontinued.

Section 2.4.5 Disposal Methods (112.7(a)(3)(v))

The facility will likely rely upon a contracted response/cleanup contractor for oil spill removal and disposal of the product in the case of a major spill. All disposal of oily debris will be approved by the MDEP.

If a major release occurs at the site, a response/cleanup contractor shall be contacted immediately to manage the release as necessary. Unless otherwise approved, all impacted material requiring removal shall be removed and disposed by the contracted contractor. Contact information for potential response/cleanup contractors is located in the Facility Emergency Notification Information in **Table 2-2**.

Section 2.4.6 Emergency Contact List (112.7(a)(3)(vi))

Table 2-2 provides a list of emergency contacts and phone numbers.

TABLE 2-2 EMERGENCY CONTACTS

EMERGENCY	ORGANIZATION/AGENCY	EMERGENCY NO.
Injury	Ambulance	911
	Maine General Medical Center	1-207-621-4680
	Poison Control	1-800-442-6305
Fire	Fire Department	207-435-6323 / 911
Police	State Police Department	1-800-482-0730
	Local Police Department	911
	Kennebec County Sheriff's Dept.	1-207-623-3614
Oil Spill (Agency Contacts)	National Response Center*	1-800-424-8802
	U.S. EPA Regional Office	617-223-7265
	Maine Department of Public Safety (Oil & Hazardous Materials) *	1-800-482-0777
	MDEP (Augusta)	1-207-287-7688
	Kennebec County Emergency Management Agency	1-207-623-8407
	State Emergency. Response Comm.	1-800-452-8735
Oil Spill (Gagne Internal)	Shawn Boothby (Cell) (Work)	1-207-495-5131 1-800-339-3313
Oil Spill (Cleanup Contractors)	Clean Harbors	1-207-799-8111
	ENPRO	1-800-966-1102

* Notification to these agencies is required. Refer to Section 2.5.

Section 2.5 Spill Reporting (112.7(a)(4))

The following notification procedures should be used when an accidental discharge of oil has been identified at the facility.

In case of any oil spill, immediately notify the following person-in-charge:

- ◆ Shawn Boothby, Human Resource Coordinator
Work: 207-495-3313
Cell: 207-496-5131

If the person-in-charge is unavailable, notification should be made to at least one of the Gagne contacts listed in **Section 2.4.6** and **Table 2-2**.

In accordance with 40 CFR Part 110, the person in charge of a vessel or of an on-shore or off shore facility shall, as soon as he or she has knowledge of any discharges of oil that either violate applicable water quality standards or cause a film or sheen upon or discoloration of the surface of the water or adjoining shorelines of navigable waters of the US or cause a sludge or emulsion to be deposited beneath the surface of those waters or upon those adjoining shorelines shall immediately notify the National Response Center (NRC).

In accordance with Maine Law 38 M.R.S.A. § 543 and § 550, any discharge of oil into or upon any coastal waters, estuaries, tidal flats, beaches and lands adjoining the seacoast of the State, or into or upon any lake, pond, river, stream, sewer, surface water drainage, ground water or other waters of the State or any public or private water supply or onto lands adjacent to, on, or over such waters of the State may be reported within 2 hours to avoid fines and civil penalties and promptly removed. Reports must be made to the Maine Department of Public Safety (which will notify MDEP). Refer to **Table 2-2** for a list of emergency contacts and phone numbers.

A blank form that should be used to report and record spills can be found at the end of this section. For each such spill event, a record will be maintained in **Appendix D** of this SPCC Plan. The form enables a person reporting a discharge to relate information on the following:

1. Facility location and phone number;
2. date and time of discharge;
3. type of material discharged;
4. estimate of total quantity discharged;
5. estimate of quantity discharge to navigable waters or adjoining shorelines in accordance with 40 CFR Part 110;
6. the source of the discharge;
7. a description of all affected media;
8. the cause of the discharge;
9. actions being used to stop, remove, and mitigate the effects of the discharge;
10. whether an evacuation may be needed; and
11. the names of individuals and/or organizations who have also been contacted.

If a facility has discharged more than 1,000 U.S. gallons of oil in a single discharge, or discharged more than 42 U.S. gallons of oil in each of two discharges occurring within any 12-month period, the facility must submit to the Regional Administrator within 60 days of the occurrence of such a discharge, the information prescribed in 40 CFR 112.4(a). Non-compliance with this requirement can result in a civil penalty of up to \$5,000/day.

Section 2.6 Plan Organization/Emergency Response (112.7(a)(5))

Section 2.4 of this Plan covers the applicable response, reporting, and disposal procedures in the case of a discharge.

Spill Notification Form

Part A: Basic Spill Data		
Type of Spilled Substance:	Notification Person:	
Quantity Released:	Spill Date and Time:	
Location of Spill:	Discovery Date and Time:	
	Spill Duration:	
Facility Name & Location: Gagne and Son 28 Old Route 27 Road Belgrade, Maine 04917	Release to: <input type="checkbox"/> air <input type="checkbox"/> water <input type="checkbox"/> ocean <input type="checkbox"/> well <input type="checkbox"/> soil <input type="checkbox"/> sewer <input type="checkbox"/> containment <input type="checkbox"/> other _____	
Owner / Company Name: Gagne and Son 28 Old Route 27 Road Belgrade, Maine 04917	Telephone: Facility: (800) 339-3313 24 hr.: (207) 495-5131	
Cause of Spill:		
Nature of spill and any environmental or health effects: <input type="checkbox"/> Injuries <input type="checkbox"/> Fatalities		
Part B: Notification Checklist		
Spill Type	Notification Date and Time	Name of Person that Received Call
Spill is any amount of petroleum product:		
Maine Department of Environmental Protection 1-800-482-0777		
Spill reaches groundwater or surface water:		
Maine Department of Environmental Protection 1-800-482-0777		
National Response Center 1-800-424-8802		

SECTION 3 | CONTAINMENT AND DISCHARGE PREDICTIONS

Section 3.1 Spill Prediction and Direction (112.7(b))

In accordance with 40 CFR 112.7(b), it is reasonably possible that a spill event could occur as a result of a failure of one or more of the following systems: oil storage equipment; equipment components; or personnel actions. Drainage is directed either south to the edge of the property boundary, or north to the opposite property boundary. The Site Plan (**Appendix A**) indicates the outfall locations that would be affected by a spill from any of the oil storage areas. The nearest downgradient water body is Messalonskee Lake, approximately 1.4 miles away. Potential spill sources are presented in **Table 3-1** below.

Table 3-1: Potential Spill Scenarios

SOURCE	TYPE OF FAILURE	TOTAL QUANTITY	RATE OF FLOW	CONTAINMENT / DIRECTION OF FLOW
ABOVE GROUND STORAGE TANKS				
Storage Tank	Human Error (Tank overfill)	20 gallons	40 gpm	Fill bucket and Active Secondary Containment; North (Diesel Tank), South (Fuel Oil Tank)
Storage Tank	Rupture	Total Capacity, Worst Case Discharge	Instantaneous	Interstices of Double Wall Tank; North (Diesel Tank), North or South (Fuel Oil Tank)
Storage Tank	Leakage	Varies	<1 gpm	Interstices of Double Wall Tank; North (Diesel Tank), North or South (Fuel Oil Tank)
OIL TRANSFER OPERATIONS				
Delivery Truck Unloading	Human Error (Over-fill)	20 gallons	40 gpm	Fuel Oil Tank Fill Bucket and Active Secondary Containment, North (Diesel Tank), South (Fuel Oil Tank)
Routine Oil Transfer	Human Error (Over-fill)	<10 gallons	<1 gpm	Active Secondary Containment, North (Diesel Tank),
Transfer Piping Outside Secondary Containment	Leakage to Rupture	<10 gallons	<1 gpm	Active Secondary Containment; South (Fuel Oil Tank)
Use Oil, Motor Oil, and Hydraulic Oil Transfers	Human Error (Over-fill)	<10 gallons	<1 gpm	Active and Stationary Secondary Containment;

A typical small spill at the facility could be due human error, equipment malfunction, transfer operations or routine maintenance operations. Small spills during business hours will be responded to immediately with active secondary containment materials (spill response equipment)). Therefore, the potential for a spill to reach navigable water is unlikely.

Section 3.2 Containment (112.7(c))

The facility is designed with containment structures for product storage, transfer, and handling areas where practicable. The structures and systems are designed to contain released product from traveling beyond the property line and towards navigable water. The facility provides sufficient secondary containment for its aboveground storage tanks, portable/mobile containers, transfers and off-loading areas.

Aboveground Storage Tanks

The fuel oil, gasoline, and diesel ASTs are either double-walled shop-built tanks or are located in concrete secondary containment structures that provide secondary containment capacity for the entire contents of each tank.

A detailed description of each tank and containment area is provided in **Table 2-1** of this Plan.

Portable/Mobile Storage Containers

The facility stores two to three 55-gallon drums in maintenance garage. The drums are stored on a secondary containment pallet designed to contain the contents of at least 55-gallons as described in **Table 2-1**.

The facility stores two 275-gallon plastic totes in the precast building, and 3,000 gallons of off-road diesel in a mobile tanker truck which are provided with active secondary containment sufficient to meet the general secondary containment requirements of 40 CFR 112.7(c).

Product Transfer Areas

The facility has two fuel (fuel oil and diesel fuel) off-loading areas where product is transferred from tanker truck to a storage tank. These transfer areas have active secondary containment measures with a containment capacity for the magnitude of the most probable discharge.

Section 3.3 Impracticability of Containment (112.7(d))

The facility does not have any areas where secondary containment is determined to be impracticable. The fuel ASTs are double-walled tanks which meet the secondary containment provisions of the SPCC rules by providing sufficient containment volume for at least 100 percent of the capacity of the largest tank.

All off-load and transfer areas utilize active secondary containment measures sufficient to provide containment capacity for the magnitude of the most probable discharge.

SECTION 4 | INSPECTION, TESTS, AND RECORDS

Section 4.1 Tank Inspections (112.7(e))

For certain smaller shop-built containers, visual inspections alone will suffice as long as all sides of the container are visible (i.e., the container has no contact with the ground); the containers are inspected monthly; and subject to good engineering practices. Visual inspections of certain smaller shop-built containers are acceptable because internal corrosion pose a minimal risk of failure. According to the EPA Region 1 SPCC Enforcement Coordinator, smaller shop-built containers typically include tanks that are integral with the base of emergency generators, day tanks on generators and fire pumps (if 55 gallons or larger), and the plastic lined-double walled new 1,000 liter (Dehoust or Roth) tanks, and 275- and 330-gallon oval tanks with a minimum of 12-gauge thickness. All other containers must combine a visual inspection with another integrity testing technique that meets the requirements of the above paragraph.

Visual Inspections Performed by Owner or Operator

All aboveground storage tanks at the facility are observed by the facility personnel during operations. Additionally, the Owner and/or Operator conduct formal visual inspections of all ASTs in accordance with the Steel Tank Institute (STI), *Standard for Inspection of Aboveground Storage Tanks*, SP001-5th Edition, a nationally recognized standard. The frequency of the visual inspections is specified in the standard and occurs on a monthly basis. Depending on the inspection parameter required by the SP001-5th Edition standard, monthly and yearly intervals will suffice. All visual inspections are documented using the *Visual Inspection Form* which can be found at the end of this section. Completed inspection forms are maintained at the facility.

Certified Inspections Performed by Qualified Tank Inspector

For those tanks at the facility requiring integrity testing, a certified API or STI above ground tank inspector to perform the necessary tank inspections can be retained. Inspections will be conducted in accordance with API 653, *Tank Inspection, Repair, and Alteration*, or STI's SP001-4th Edition, *Standard for Inspection of Aboveground Storage Tanks*. The tank inspections should be conducted in accordance with the appropriate inspection standard. If, due to the location of the tank, a complete UT test cannot be performed some other method for testing the tanks integrity shall be performed. The method used will be determined based on consultations with the certified inspector and non-destructive shell testing techniques available. The facility must receive a statement from the certified inspector indicating the results of the inspection and the tanks are suitable for service. All documentation related to the certified inspection will be maintained at the facility.

Inspection Summary

All Tanks and piping at the facility are observed by the facility personnel while conducting rounds during normal operating hours. Formal inspections (visual) are conducted monthly to examine the exterior of all containers. These inspections are documented using the report form which can be found at the end of this section.

TABLE 4-1: INSPECTION SCHEDULE

EQUIPMENT	INSPECTION PERIOD*	TYPE OF INSPECTION	INSPECTION PERSONNEL
Above Ground Storage Tanks	Monthly	Visual	Facility Personnel
Above Ground Storage Tanks	20 Years	Formal External Inspection	STI Certified Inspector
Secondary Containment Structure	Monthly	Visual	Facility Personnel
Oil Filled Operational Equipment	Monthly	Visual	Facility Personnel

* Personnel observe equipment during normal operations on a daily basis and make repairs as necessary.

All sides of these ASTs are currently visible and able to be inspected. All tanks have been installed in accordance with good engineering practices. Additionally, secondary containment has been provided for these tanks which are equivalent environmental protection. If at any time, due to the installation of secondary containment structures, all sides of these tanks cannot be observed, a method of integrity testing technique will have to be combined with visual inspections.

In accordance with STI standards, the 10,000-gallon diesel tanks are considered Category 1 Tanks and a STI certified tank inspector will perform an external inspection at 20-year intervals.

Section 4.2 Training (112.7(f)(1))

At the time of hire all new employees are required to be trained in accordance with facility training requirements. All new hires involved in operation and maintenance of oil storage facilities are required to review and become familiar with this SPCC Plan. All employees employed at the facility are trained in accordance with the scope and activity that they are to perform.

Section 4.3 Designated Person Accountable for Spill Prevention (112.7(f)(2))

Mr. Shawn Boothby, HR Coordinator, is the designated person accountable for spill prevention at the facility.

Section 4.4 Spill Prevention Briefings (112.7(f)(3))

The facility conducts annual spill prevention meetings for those personnel who are involved in oil handling at the facility. This training is documented and maintained by Gagne’s Human Resource Coordinator, Shawn Boothby. Additionally, all employees communicate on a daily basis and therefore any recent developments pertaining to the SPCC Plan, spill events, and/or malfunctions would be addressed on a daily basis.

**GAGNE MILLWORKS
MONTHLY OIL STORAGE INSPECTION**

	Water in Primary Tank (double walled Tanks), Secondary Containment, Interstice, or spill container?	Debris or Fire Hazard in containment?	Drain valves operable and in the closed position?	Containment egress pathways clear and gates/doors?	Visible signs of leakage around tank, concrete pad, containment, ringwall, or ground?	Ladder and platform structure secure with no sign of severe corrosion or damage?	Tank liquid level gauge readable and in good condition?	All Tank openings are properly sealed/closed?	Are there other conditions that should be addressed for continued safe operation or that may affect the site SPCC plan?	Comments, General Tank Condition & Appearance, Corrective Action	Date of Corrective Action
AST #1 – 275-Gallon No. 2 Fuel Oil AST											
AST #2 – 275-Gallon No. 2 Fuel Oil AST											
AST #3 – 275-Gallon Kerosene AST											
AST #4 – 330-Gallon No. 2 Fuel Oil AST											
AST #5 – 330-Gallon No. 2 Fuel Oil AST											
AST #6 – 330-Gallon No. 2 Fuel Oil AST											
AST #7 – 1,000-Gallon Gasoline AST											
AST #8 – 275-Gallon Waste Oil AST											
AST #9 – 275-Gallon Waste Oil AST											
AST #10 – 275-Gallon Waste Oil AST											
AST #11 – 275-Gallon New Motor Oil AST											
AST #12 – 275-Gallon New Motor Oil AST											
AST #13 – 275-Gallon Hydraulic Oil AST											
AST #14 – 250-Gallon Waste Oil AST											
AST #15 – 1,000-Gallon Off-Road Diesel AST											
AST #16 – 10,000-Gallon Off-Road Diesel AST											
AST #17 – 10,000-Gallon Off-Road Diesel AST											
AST #18 – 10,000-Gallon Off-Road Diesel AST											
AST #19 – 10,000-Gallon Off-Road Diesel AST											
AST #20 – 10,000-Gallon Off-Road Diesel AST											

**GAGNE MILLWORKS
MONTHLY OIL STORAGE INSPECTION**

	Water in Primary Tank (double walled Tanks), Secondary Containment, Interstice, or spill container?	Debris or Fire Hazard in containment?	Drain valves operable and in the closed position?	Containment egress pathways clear and gates/doors?	Visible signs of leakage around tank, concrete pad, containment, ringwall, or ground?	Ladder and platform structure secure with no sign of severe corrosion or damage?	Tank liquid level gauge readable and in good condition?	All Tank openings are properly sealed/closed?	Are there other conditions that should be addressed for continued safe operation or that may affect the site SPCC plan?	Comments, General Tank Condition & Appearance, Corrective Action	Date of Corrective Action
AST #21 – 330-Gallon No. 2 Fuel Oil AST											
AST #22 – 330-Gallon No. 2 Fuel Oil AST											
AST #23 – 330-Gallon No. 2 Fuel Oil AST											
AST #24 – 275-Gallon No. 2 Fuel Oil AST											
AST #25 – 275-Gallon No. 2 Fuel Oil AST											
PST #1 – 275-Gallon Plastic Tote											
PST #2 – 275-Gallon Plastic Tote											
PST #3 – 55-Gallon Drums											

ANNUAL FACILITY INSPECTION REPORT AND CHECKLIST

DATE: _____ INSPECTOR: _____ TIME: _____ TANK(S): _____			
ITEM	SYMBOL	FREQUENCY	COMMENTS
TANK CONTAINMENT			
Containment structure in satisfactory condition?			
Drainage pipes/valves fit for continued service			
TANK FOUNDATIONS AND SUPPORTS			
Evidence of tank settlement or foundation washout?			
Cracking or spalling of concrete pad or ring wall?			
Tank Supports in Satisfactory condition?			
Water able to drain away from tank?			
Grounding strap secured and in good condition?			
CATHODIC PROTECTION			
CP system functional?			
Rectifier reading:			
TANK EXTERNAL COATING			
Evidence of paint failure?			
TANK SHELL/HEADS			
Noticeable shell/head distortions, buckling, denting, or bulging?			
Evidence of shell/head corrosion or cracking			
TANK MANWAYS, PIPING, AND EQUIPMENT WITHIN SECONDARY CONTAINMENT			
Flanged connection bolts tight and full engaged with no signs of wear or corrosion?			
TANK ROOF			
Standing water on roof?			
Evidence of coating cracking, crazing, peeling, blistering?			
Holes in roof?			
VENTING			
Vents free of obstructions?			
Emergency vent operable? Lift as required?			

**ANNUAL FACILITY INSPECTION REPORT AND CHECKLIST
(Continued)**

DATE: _____ INSPECTOR: _____ TIME: _____ TANK(S): _____			
ITEM	SYMBOL	FREQUENCY	COMMENTS
INSULATED TANKS			
Insulation missing?			
Are there noticeable areas of moisture on the insulation?			
Mold on insulation?			
Insulation exhibiting damage?			
Is the insulation sufficiently protected from water intrusion?			
LEVEL AND OVERFILL PREVENTION INSTRUMENTATION OF SHOP-FABRICATED TANKS?			
Has the tank liquid level sensing device been tested to ensure proper operation?			
Does the tank liquid level sensing device operate as required?			
Are overfill prevention devices in proper working condition?			
ELECTRICAL EQUIPMENT			
Are tank grounding lines in good condition?			
Is electrical wiring for control boxes/lights in good condition?			

Authorized Signature: _____ Date: _____

Reports to be filed in Appendix D

ANNUAL SPILL PREVENTION BRIEFING

Note: New employees shall receive initial training in the contents and implementation of this SPCC plan upon start of their employment. All employees shall receive annual refresher training in the contents and implementation of this SPCC plan.

DATE OF TRAINING	TOPICS COVERED	NAMES OF EMPLOYEES ATTENDING	INSTRUCTOR(S)

Reports to be filed in Appendix D

SECTION 5 | SECURITY (112.7(g))

Section 5.1 Access to Handling, Processing, or Storage

All plants handling, processing, and storing oil should be fully fenced and entrance gates should be locked and/or guarded when the plant is not in production or is unattended.

All sources of fuel oil are located inside the facility or within locking buildings. The gasoline and diesel pumps are secured during non-operational hours. All fuel dispensing equipment has the power shut off and is secured with a padlock. Adequate lighting has been provided such that any person unauthorized to access the facility could be spotted. The General Manager of the facility resides in immediate proximity to the site. The security measures taken provide environmentally equivalent protection to fencing.

Section 5.2 Secure Flow Valves

The master flow and drain valves and any other valves that permit direct outward flow of the tank's content to the surface should be securely locked in the closed position when in non-operating or non-standby status.

All valves that permit direct outward flow of a tank's contents are securely locked and/or in the closed position when in non-operating or non-standby status.

Section 5.3 Secure Starter Controls

The starter control on all oil pumps should be locked in the "off" position or located at a site accessible only to authorized personnel when the pumps are in a non-operating or non-standby status.

As noted, pumping of the contents of ASTs #7, #15, and #16 are only conducted by authorized personnel during operational hours. At the end of each day, each pump is padlocked, preventing any unauthorized discharge.

Section 5.4 Pipeline Loading/Unloading Connection Securely Capped

The loading/unloading connections of oil pipelines should be securely capped or blank-flanged when not in service or standby for extended time. This security practice should also apply to pipelines that are emptied of liquid content either by draining or by inert gas pressure.

All filler pipes are securely capped before and after any product is transferred to or from a tank.

Section 5.5 Lighting

Lighting is positioned at the facility to illuminate the outside fueling areas and provide adequate lighting to prevent acts of vandalism and assist in the discovery of oil discharges.

SECTION 6 | FACILITY TANK TRUCK LOADING/UNLOADING OPERATIONS

Loading/unloading rack is defined as a fixed structure (such as a platform, gangway) necessary for loading or unloading a tank truck or tank car, which is located at a facility subject to the requirements of 40 CFR 112.8(c). A loading/unloading rack includes a loading or unloading arm and may include any combination of the following: piping assemblages, valves, pumps, shut-off devices, overfill sensors, or personnel safety devices. Based on this definition, this section is not applicable to this facility.

Section 6.1 Secondary Containment for Vehicles (112.7(h)(1))

Where loading/unloading, rack drainage does not flow into a catchment basin or treatment facility designed to handle discharges, use a quick drainage system for tank car or tank truck loading and unloading areas. The containment system must be designed to hold at least maximum capacity of any single compartment of a tank car or tank truck loaded or unloaded at the facility.

Since 40 CFR 112.7(h) (a facility tank car and tank truck loading/unloading rack) specifically addresses (loading/unloading racks) which is not defined in 40 CFR Part 112.2, Don Grant, SPCC Enforcement Coordinator of EPA Region 1, was contacted for an interpretation as what constitutes a (loading/unloading rack) and whether or not this section would apply to all loading/unloading areas. Mr. Grant's response was that the types of loading/unloading operations that occur at this facility (i.e., oil deliveries are into non-manifolded single bulk tanks and for intra-facility use only, or are directly into facility equipment) do not constitute loading/unloading racks, and therefore, need only to meet the general secondary containment requirements of 112.7 and must provide containment sufficient to contain the magnitude of the most likely discharge.

Gagne & Son does not currently operate the loading rack located on this site. The facility provides active containment measures in all fuel transfer areas to contain the magnitude of the most likely discharge. If the loading rack is put back into service, adequate secondary containment will be provided.

Section 6.2 Warning or Barrier System for Vehicles (112.7(h)(2))

An interlocked warning light, physical barrier system, or warning signs must be provided in loading/unloading areas to prevent vehicular departure before completing disconnect of flexible fixed transfer lines.

When the loading rack is placed back in service the facility shall post warning signs in the loading and unloading areas to remind personnel involved with fueling operations to disconnect transfer lines prior to departure from the facility.

Section 6.3 Lowermost Drainage Inspection Outlets (112.7(h)(3))

Prior to filling and departure of any tank car or tank truck, the lowermost drain and all outlets of such vehicles should be closely examined for leakage, and, if necessary, tightened, adjusted, or replaced to prevent liquid leakage while in transit.

Currently, filling of tank trucks does not occur at this facility, only filling of equipment and vehicles occur. As noted, personnel involved in the fueling of facility equipment and vehicles are required to monitor for any leaking and discontinue fueling and respond as described in **Section 4**.

SECTION 7 | BRITTLE FRACTURE EVALUATION

Section 7.1 Brittle Fracture Evaluations (112.7(i))

The facility does not maintain any field constructed tanks on site.

SECTION 8 | STATE RULES, REGULATIONS, AND GUIDELINES

Section 8.1 Conformance with Applicable State Rules and Regulations (112.7(j))

APPLICABLE?	MAINE LAW CITATION
<input checked="" type="checkbox"/>	Maine Fire Marshal's Chapter 34 Rule, all spills from registered containers must be reported to the MDEP within 2 hours.
<input checked="" type="checkbox"/>	Maine Law 38 M.R.S.A. § 543, any discharge of oil into or upon any coastal waters, estuaries, tidal flats, beaches and lands adjoining the seacoast of the State, or into or upon any lake, pond, river, stream, sewer, surface water drainage, ground water or other waters of the State or any public or private water supply or onto lands adjacent to, on, or over such waters of the State is prohibited.
<input checked="" type="checkbox"/>	Maine Law 38 M.R.S.A § 550 a spill must be reported within 2 hours to avoid fines and civil penalties and promptly removed. Reports must be made to the Maine Department of Public Safety (which will notify MDEP). Refer to Table 2-2 for a list of emergency contacts and phone numbers.
<input type="checkbox"/>	Maine Law 38 M.R.S.A. § 563 all motor fuel AST facilities with underground piping must register the facility with the MDEP. Facilities must submit annual inspection reports of the piping and retrofit piping as necessary to meet the MDEP's current standards for piping leak detection.
<input type="checkbox"/>	Maine Law 38 M.R.S.A. § 570-K, all underground piping associated with above ground storage tanks must be of cathodically protected steel, fiberglass, or other noncorrosive material approved by the MDEP.

SECTION 9 | QUALIFIED OIL FILLED OPERATIONAL EQUIPMENT

Section 9.1 Qualified Oil-Filled Operational Equipment (112.7(k)(1))

The facility maintains qualified oil-filled operational equipment with capacities equal to or greater than 55-gallons.

- ◆ Block Machine – AW 68 – 200 gal
- ◆ RTS – AW 46 – 300 gal
- ◆ Cuber – AW 46 – 200 gal
- ◆ Splitter – AW 46 – 80 gal

Section 9.2 Oil-Filled Equipment Inspection and Monitoring (112.7(k)(2))

The facility provides sufficient active secondary containment measures to meet the general secondary containment requirements of 40 CFR 112.7 (c) for qualified oil-filled operational equipment with capacities equal to or greater than 55-gallons.

SECTION 10 | FACILITY DRAINAGE

Section 10.1 Drainage from Diked Storage Areas (112.8(b)(1))

Drainage from diked storage areas must be restrained by valves to prevent a discharge from entering into the drainage system or facility effluent treatment system, except where facility systems are designed to control such discharge. Dike areas may be emptied by pumps or ejectors that are manually activated, but not before the accumulation is examined for oil to ensure no oil will be discharged.

All outdoor secondary containment structures are equipped with roofs to minimize the accumulation of precipitation. It is anticipated that drainage of the diked areas will not be necessary. If it should become necessary, prior to draining any diked area, the drainage must be inspected for sheen or any other evidence of oil contamination. For each drainage event, an entry must be made on the drainage discharge log and filed in **Appendix D**. Refer to **Section 10** for a copy of a blank Drainage Discharge Report Form.

Section 10.2 Valves Used on Diked Area Storage (112.8(b)(2))

Valves used for the drainage of diked areas must be of manual, open-and-closed design.

No secondary containment structures have valves or plugs.

Section 10.3 Drainage Systems from Undiked Areas (112.8(b)(3))

Plant drainage systems from undiked areas (such as where piping is located outside containment walls or where tank truck discharges may occur outside the loading area) must be designed to flow into ponds, lagoons, or catchment basins designed to retain oil or return it to the facility. Catchment basins should not be located in areas subject to periodic flooding.

Upon implementation of this Plan all storage tanks will be provided with adequate secondary containment; however, there are sources of piping located outside secondary containment. Piping located outside secondary containment is limited to copper fuel line piping connected to furnaces used to heat the facility. Copper fuel piping from ASTs #1-#6 and #21-#23 is outside secondary containment structures. All fuel lines outside secondary containment that are at a lower elevation than the top of the tank must be provided with a means of preventing the siphoning of the entire contents of the tank. This will prevent the contents of tanks from draining outside secondary containment in the event of a fuel line failure. This should be completed no later than 6 months from the date this Plan is implemented.

All dispenser pumps are continuously manned during fueling operations. Any release from the piping would be recognized immediately.

Section 10.4 Final Discharge of Drainage (112.8(b)(4))

If plant drainage is not engineered as described in **Section 10.1** above, the final discharge of all in plant ditches must be equipped with a diversion system that would, in the event of an uncontrolled discharge, retain oil in the facility.

As previously noted, all oil storage areas will have adequate secondary containment as described in **Table 2-1**.

Section 10.5 Facility Drainage Systems and Equipment (112.8(b)(5))

Drainage waters are not treated at this facility.

DRAINAGE DISCHARGE REPORT FORM

Facility Name:					
Operator Name:					
Containment Area:					
NAME	DATE	DISCHARGE CHECKED FOR SHEEN/PRODUCT	DRAIN START TIME	DRAIN END TIME	OBSERVATION

Reports to be filed in Appendix D

SECTION 11 | BULK STORAGE CONTAINERS

Section 11.1 Tank Compatibility with its Contents (112.8(c)(1))

All storage tanks and equipment containing oil are constructed such that they are compatible with their contents.

Section 11.2 Secondary Containment Construction (112.8(c)(2))

The ASTs located outside are either double-walled shop-built tanks which are equipped to provide integral secondary or are located within a concrete secondary containment structure. The 55-gallon drums are located with secondary containment sufficiently impervious and capable of containing greater than 100% of the capacity of at least one container. The manufacturer of the 55-gallon drum spill containment pallet lists the storage capacity of the unit as 66 gallons. All secondary containment structures which are proposed or currently exist are described in **Table 2-1** and **Section 3.2**.

The secondary containment volume for the 55-gallon drums are provided in **Table 2-1**.

Section 11.3 Diked Areas, Inspection and Drainage of Rainwater (112.8(c)(3))

Drainage of rainwater from the diked area into a storm drain or an effluent discharge that empties into an open water course, lake, or pond, and bypassing the in plant treatment system should not be allowed unless: 1) the bypass valve is normally sealed and closed; 2) inspection retained rainwater to ensure its presence will not cause a discharge as described in 112.1(b); 3) the bypass valve is opened and resealed following drainage under responsible supervision; and 4) adequate records are kept of such events.

All drainage discharge points under normal operations are sealed and closed. Prior to any discharge, the contents are inspected for a surface sheen or any other presence of oil contamination. Provided no contamination is present, the drain plug is released, and the discharge is supervised by a responsible official. Drainage records are kept by completing the Drainage Discharge Report Form (see **Section 10** of this Plan) and filing the completed form in **Appendix D** of this Plan.

Section 11.4 Corrosion of Buried Metallic Storage Tanks (112.8(c)(4))

This section is not applicable because there are no buried metallic storage tanks at this facility.

Section 11.5 Corrosion Protection of Partially Buried or Bunkered Metallic Tanks (112.8(c)(5))

This section is not applicable because there are no partially buried or bunkered metallic storage tanks at this facility.

Section 11.6 Bulk Storage Container Integrity Testing (112.8(c)(6))

Each aboveground container must be tested for integrity on a regular schedule, and whenever material repairs are made. The frequency and type of testing must take into account container size and design (such as floating roof, skid mounted, elevated, or partially buried). Visual inspections must be combined with another testing technique such as hydrostatic testing, radiographic testing, ultrasonic testing, acoustic emissions testing, or another system of non-destructive shell testing. Containers supports and foundations must be inspected, and comparison records of all inspections must be kept. In addition, the outside of the container must be inspected for signs of deterioration, discharges, or accumulation of oil inside the diked areas. Records of inspections and test kept under usual and customary business practices will suffice for the purposes of this paragraph.

For those tanks requiring integrity testing, Gagne & Son will utilize a certified API or STI above ground tank inspector to perform the necessary tank inspections. Inspections will be conducted in accordance with either API 653 Tank Inspection, Repair, and Alteration or STI's SP001 4th Edition, Standard for Inspection of In-Service Shop Fabricated Aboveground Tanks for Storage and Combustible and Flammable Liquids. At a minimum, the tank inspections should be conducted every 10 years beginning at the in service date of the tank, or less if necessary based on the corrosion rate of the tank and the testing should include an ultrasonic thickness (UT) test to evaluate the integrity of the tank and its suitability for service. If, due to the location of the tank, a complete UT test cannot be performed some other method for testing the tanks integrity shall be performed. The method used will be determined based on consultations with the certified inspector and non-destructive shell testing techniques available. Gagne & Son must receive a statement from the certified inspector indicating the results of the inspection and the tanks suitable for service. All documentation related to the certified inspection will be maintained in **Appendix D** of this Plan.

ASTs #16 - #20 must combine visual inspection with a method of integrity testing every 10 years.

Section 11.7 Control of Leakage through Internal Heating Coils (112.8(c)(7))

There are no internal heating coils present at this facility.

Section 11.8 Tank Installation Fail-Safe Engineered (112.8(c)(8))

Each container installation must be engineered or updated in accordance with good engineering practices to avoid discharges. One of the following devices must be provided:

1. High liquid level alarms with an audible or visual signal at a constantly manned operation or surveillance station (in smaller facilities an audible air vent may suffice).
2. High liquid level pump cutoff devices set to stop flow at a predetermined container level.
3. Direct audible or code signal communication between the container gauge and the pumping station.

4. A fast response system for determining the liquid level of each bulk storage tank such as digital computers, telepulse, or direct vision gauges. If this option is utilized, a person must be present to monitor the gauges and the overall filling of bulk storage container.
5. Liquid level sensing devices must be regularly tested and inspected to ensure proper operation.

ASTs #1-#7, #11-#14, #16, and #21-#23 are equipped with direct vision gauges. In addition to direct vision gauges tanks of 500-gallons or less are equipped with audible over-fill vents. The bulk plant tanks are equipped with an electronic alarm system to prevent overfills. The system consists of warning lights and audible alarms. The system is set to indicate when the tanks have reached 95% of capacity.

Personnel are on hand to monitor any loading or unloading operations. Inspections are conducted monthly in accordance with the Monthly Facility Inspection Report, found in **Section 5** of this Plan. Proper operation of gauges is included as part of these inspections.

Section 11.9 Observation of Disposal Facilities for Effluent Discharge (112.8(c)(9))

Drainage to surface waters from areas where there is a potential for oil to be present only occurs under the direct supervision of a responsible official. **Section 10.1** outlines discharge inspection requirements prior to any discharge. There are no “treatment systems” in place for the purpose of treating oil contaminated effluent.

Section 11.10 Oil Leak Corrections from Tank Seams and Gaskets (112.8(c)(10))

Visible oil leaks from any source of oil are reported to the person in charge so they can be fixed immediately. Measures are to be taken to minimize and mitigate the leak while awaiting repair. Any spilled oil is cleaned up by facility personnel immediately. Oil spill cleanup supply locations are shown on the site sketch located in **Appendix A**. All spill control equipment locations are marked, clearly visible, and discussed with facility personnel during SPCC training.

Section 11.11 Appropriate Position of Mobile or Portable Oil Storage Tanks (112.8(c)(11))

The portable storage tanks (PSTs; 55-gallons drums) at the facility are provided with adequate secondary containment as discussed in **Section 3.2** and identified in **Table 2-1**. The form release totes will need to have adequate secondary containment measures provided.

SECTION 12 | FACILITY TRANSFER OPERATIONS

Section 12.1 Buried Piping Installation Protection (112.8(d)(1))

There is no buried piping at facility. All piping is aboveground.

Section 12.2 Not-In-Service Terminal Connections (112.8(d)(2))

All transfer points are securely capped when not in service.

Section 12.3 Pipe Supports Design (112.8(d)(3))

Where necessary, pipe supports at the facility are designed to minimize abrasion and corrosion and allow for expansion and contraction.

Section 12.4 Aboveground Valve and Pipeline Examination (112.8(d)(4))

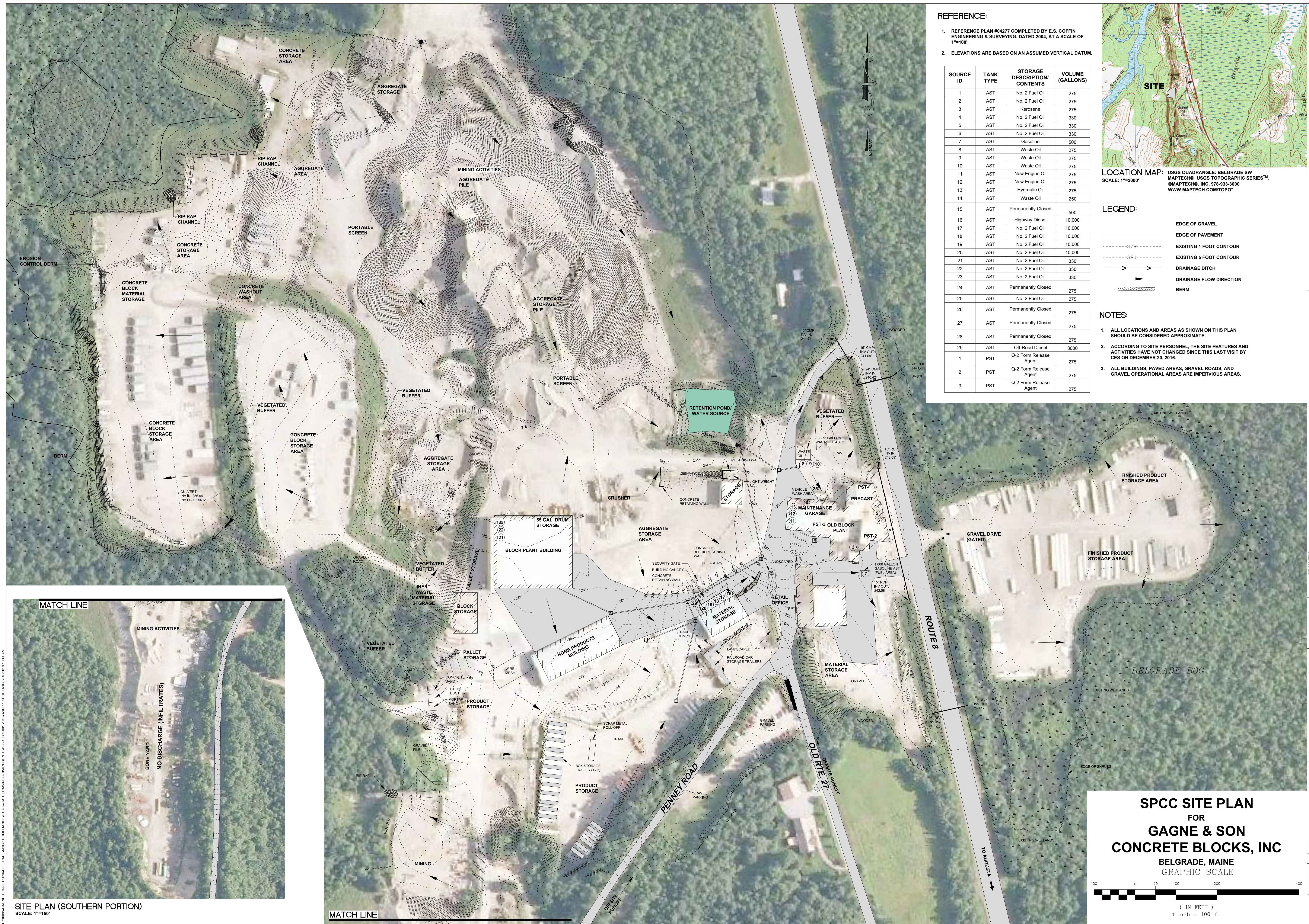
All aboveground valves, piping and appurtenances must be regularly inspected. During the inspection an assessment of the general condition of items, such as flange joints, expansion joints, valve glands and bodies, catch pans, pipeline supports, locking valves, and metal surfaces must be conducted. In addition, integrity and leak testing of buried piping at the time of installation, modification, construction, relocation, or replacement must be conducted.

Inspections are conducted at the facility which includes inspecting those items outlined in the *Facilities Inspection Report and Checklist* located at the end of this section.

Section 12.5 Aboveground Piping Protection from Vehicular Traffic (112.8(d)(5))

All piping is located in areas where vehicular traffic would not come into contact with piping. If fueling operations are taking place, any person granted access to the facility is warned verbally to avoid the area where the specific fueling is occurring.

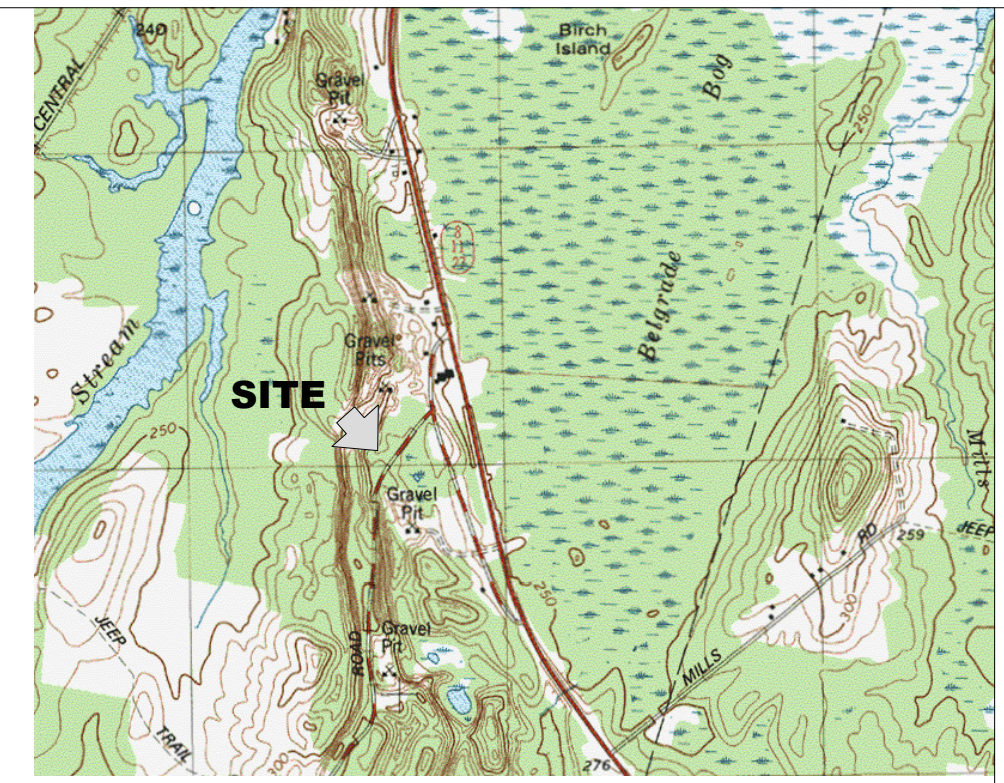
APPENDIX A
LOCATION MAP AND SITE PLAN



REFERENCE:

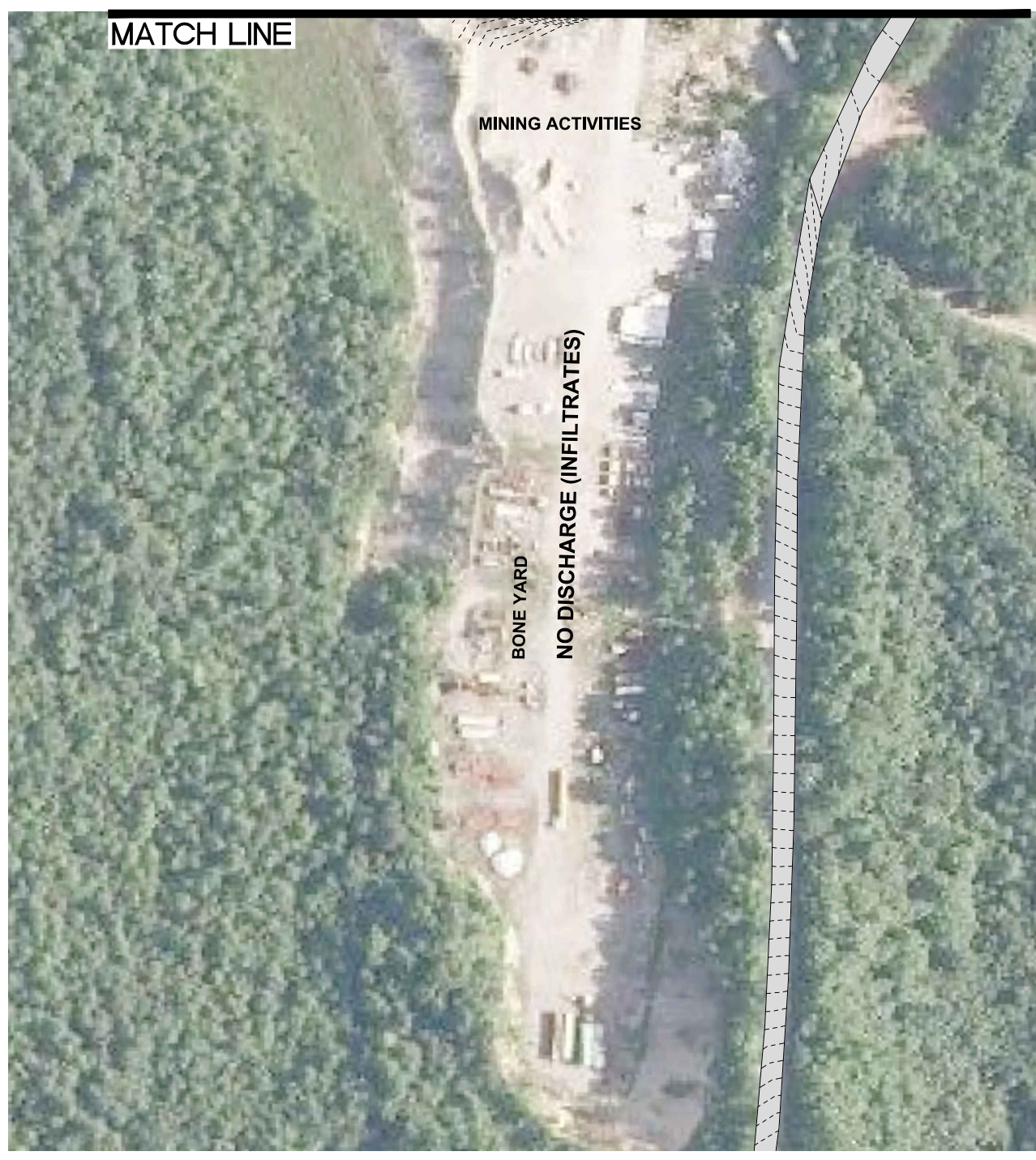
- REFERENCE PLAN #04277 COMPLETED BY E.S. COFFIN ENGINEERING & SURVEYING, DATED 2004, AT A SCALE OF 1"=100'.
- ELEVATIONS ARE BASED ON AN ASSUMED VERTICAL DATUM.

SOURCE ID	TANK TYPE	STORAGE DESCRIPTION/CONTENTS	VOLUME (GALLONS)
1	AST	No. 2 Fuel Oil	275
2	AST	No. 2 Fuel Oil	275
3	AST	Kerosene	275
4	AST	No. 2 Fuel Oil	330
5	AST	No. 2 Fuel Oil	330
6	AST	No. 2 Fuel Oil	330
7	AST	Gasoline	500
8	AST	Waste Oil	275
9	AST	Waste Oil	275
10	AST	Waste Oil	275
11	AST	New Engine Oil	275
12	AST	New Engine Oil	275
13	AST	Hydraulic Oil	275
14	AST	Waste Oil	250
15	AST	Permanently Closed	500
16	AST	Highway Diesel	10,000
17	AST	No. 2 Fuel Oil	10,000
18	AST	No. 2 Fuel Oil	10,000
19	AST	No. 2 Fuel Oil	10,000
20	AST	No. 2 Fuel Oil	10,000
21	AST	No. 2 Fuel Oil	330
22	AST	No. 2 Fuel Oil	330
23	AST	No. 2 Fuel Oil	330
24	AST	Permanently Closed	275
25	AST	No. 2 Fuel Oil	275
26	AST	Permanently Closed	275
27	AST	Permanently Closed	275
28	AST	Permanently Closed	275
29	AST	Off-Road Diesel	3000
1	PST	Q-2 Form Release Agent	275
2	PST	Q-2 Form Release Agent	275
3	PST	Q-2 Form Release Agent	275



- LEGEND:
- EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - EXISTING 1 FOOT CONTOUR
 - EXISTING 5 FOOT CONTOUR
 - DRAINAGE DITCH
 - DRAINAGE FLOW DIRECTION
 - BERM

- NOTES:
- ALL LOCATIONS AND AREAS AS SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
 - ACCORDING TO SITE PERSONNEL, THE SITE FEATURES AND ACTIVITIES HAVE NOT CHANGED SINCE THIS LAST VISIT BY CES ON DECEMBER 20, 2016.
 - ALL BUILDINGS, PAVED AREAS, GRAVEL ROADS, AND GRAVEL OPERATIONAL AREAS ARE IMPERVIOUS AREAS.



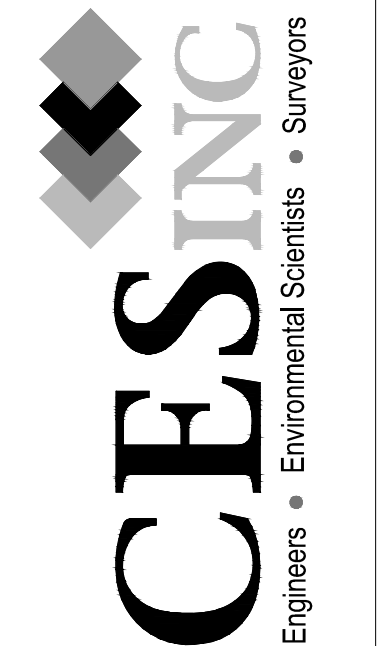
SITE PLAN (SOUTHERN PORTION)
SCALE: 1"=150'

Whitcomb
44 Main Street
Whitcomb, ME
T. 207-686-2302
F. 207-686-2302

Presque Isle
559 Main Street
Presque Isle, ME
T. 207-764-8412
F. 207-764-8414

Brewer
465 South Main Street
Brewer, ME
T. 207-686-4824
F. 207-686-4824

Bar Harbor
618 Deane Street
PO Box 897
Bar Harbor, ME
T. 207-256-5370
F. 207-256-5387



PROJECT TITLE
GAGNE & SON CONCRETE BLOCKS, INC
BELGRADE, MAINE

SHEET TITLE
SPCC SITE PLAN

NO.	REV.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

SPCC SITE PLAN
FOR
GAGNE & SON
CONCRETE BLOCKS, INC
BELGRADE, MAINE
GRAPHIC SCALE

SCALE: 1"=100'
DATE: 2019-06-27
DRAWN BY: WAB CHECKED BY: JNP
DESIGNED BY: APPROVED BY:
JOB NUMBER: 10085.001.2016
DRAWING NUMBER: 1

P:\10085\GAGNE_SON\001-2019-BELGRADE-SPCC\COMPLIANCE\SPCC-DRAWINGS\DWG\10085.001.2019-SPCC-DWG.dwg, 7/10/2019 10:11 AM

APPENDIX B

SECONDARY CONTAINMENT CALCULATIONS FOR DIKED STORAGE AREAS

Refer to **Table 2-1** for secondary containment volume calculations.

APPENDIX C

AID AGREEMENTS

40 CFR Part 112.7(a)(3)(vi) requires the facility to list contractors with whom they have an agreement for response. **Table 2-2** lists contractors who can respond to a spill event. The facility shall describe and document any response agreements in this Appendix.

APPENDIX D

**COMPLETED MONTHLY FACILITY INSPECTION REPORT AND CHECKLIST
COMPLETED SPILL/LEAK REPORT FORMS
COMPLETED SPILL PREVENTION TRAINING REPORTS
COMPLETED ANNUAL SPILL PREVENTION BRIEFING REPORTS
COMPLETED DRAINAGE DISCHARGE LOG**

**COMPLETED MONTHLY FACILITY INSPECTION
REPORT AND CHECKLIST**

COMPLETED SPILL/LEAK REPORT FORMS

COMPLETED SPILL PREVENTION TRAINING REPORTS

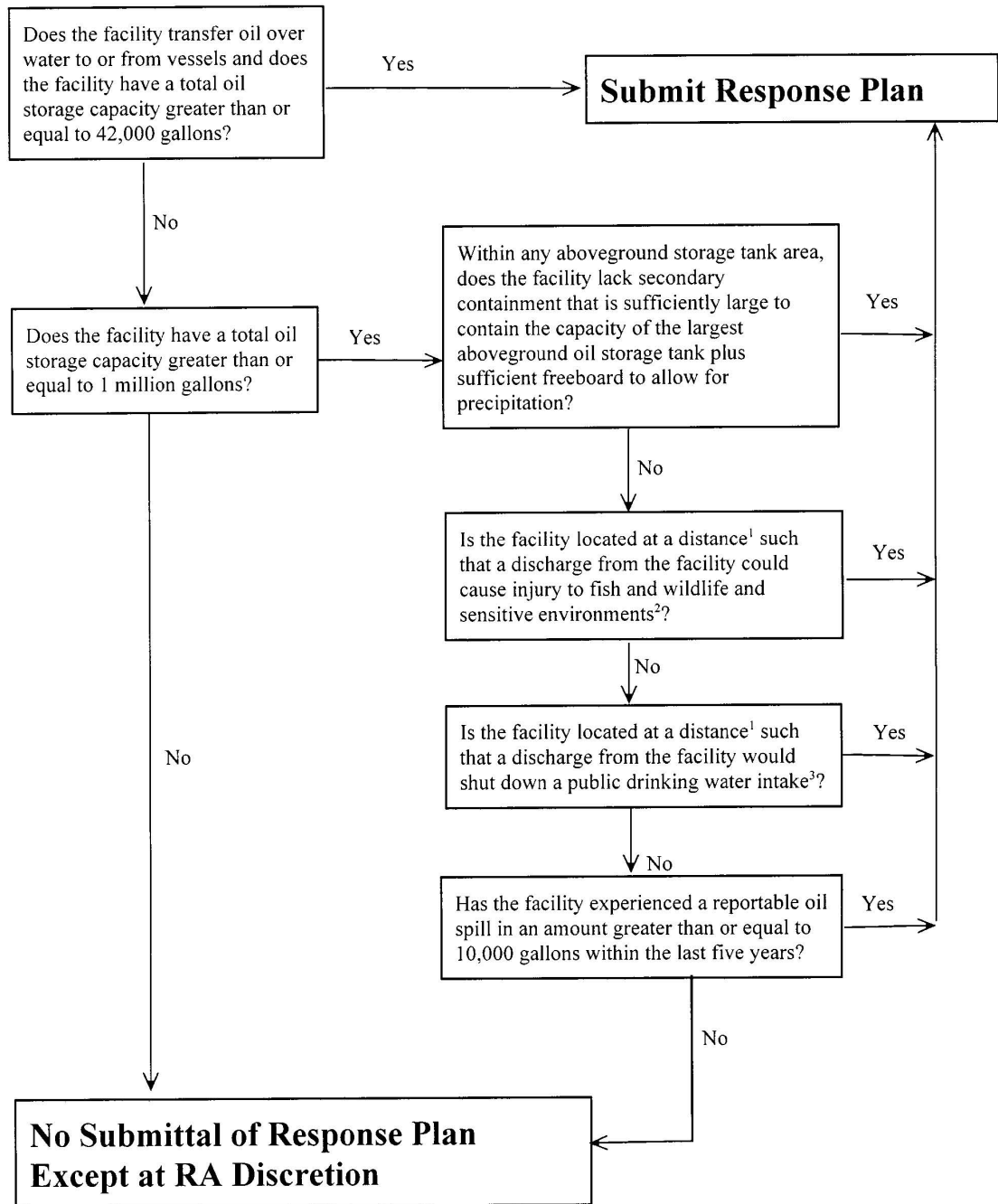
COMPLETED ANNUAL SPILL PREVENTION BRIEFING REPORTS COMPLETED

DRAINAGE DISCHARGE REPORTS

APPENDIX E

APPLICABILITY OF SUBSTANTIAL HARM CRITERIA

Flowchart of Criteria for Substantial Harm



¹ Calculated using the appropriate formula in Attachment C-III to this appendix or a comparable formula.

² For further description of fish and wildlife and sensitive environments, see Appendices I,II, and III to DOC/NOAA's "Guidance for Facility and vessel response Plans: Fish and Wildlife and Sensitive Environments" (59 FR 14713, March 29, 1994) and the applicable Area Contingency Plan.

³ Public drinking water intakes are analogous to public water systems as described at CFR 143.2(c).

Certification of the Applicability of the Substantial Harm Criteria

Facility Name: Gagne and Son

Facility Address: 28 Old Route 27 Road

1. Does the facility transfer oil over water to or from vessels and does the facility have a total oil storage capacity greater than or equal to 42,000 gallons?

Yes ___ No X

2. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and does the facility lack secondary containment that is sufficiently large to contain the capacity of the largest aboveground oil storage tank plus sufficient freeboard to allow for precipitation within any aboveground oil storage tank area?

Yes ___ No X

3. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance (as calculated using the appropriate formula in Attachment C-III to this appendix or a comparable formula¹) such that a discharge from the facility could cause injury to fish and wildlife and sensitive environments? For further description of fish and wildlife and sensitive environments, see Appendices I, II, and III to DOC/NOAA's "Guidance for Facility and Vessel Response Plans: Fish and Wildlife and Sensitive Environments" (see Appendix E to this part, section 13, for availability) and the applicable Area Contingency Plan.

Yes ___ No X

4. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance (as calculated using the appropriate formula in Attachment C-III to this appendix or a comparable formula¹) such that a discharge from the facility would shut down a public drinking water intake² ?

¹ If a comparable formula is used, documentation of the reliability and analytical soundness of the comparable formula must be attached to this form.

² For the purposes of 40 CFR part 112, public drinking water intakes are analogous to public water systems as described at 40 CFR 143.2(c).

Yes ___ No X

5. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and has the facility experienced a reportable oil discharge in an amount greater than or equal to 10,000 gallons within the last 5 years?

Yes ___ No X

Certification

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted information is true, accurate, and complete.

Signature

Name (please type or print)

Title

Date

APPENDIX F

FACILITY INSTALLATIONS AND IMPLEMENTATION SCHEDULE

Gagne and Sons must provide adequate secondary containment measures for the storage containers identified in **Table 2-1** as having inadequate secondary containment. This containment can be provided in the form of dikes constructed of sufficiently impervious materials or replacing tanks with new tanks of double walled construction.

Weeks & Sons Well Drilling
29 County Road
Oakland, ME 04963

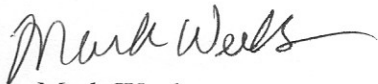
June 30, 2021

To whom it may concern:

This letter is in regard to a proposed project at Gagne & Son on Rt. 27 in Belgrade.

Having drilled in this area, my experience is that the aquifers will produce an adequate water supply for the project. They will have an average use of 1350 gallons per day.

If you have any further questions, please feel free to call me at 465-3753.



Mark Weeks
Weeks & Sons Well Drilling

6 Gerald Terrace
Fairfield, ME 04937

(207) 872-8257 phone
(207) 872-5882 fax



E.S. Coffin Engineering
432 Cony Road
Chelsea, ME 04330

June 28, 2021

Mr. Jim Coffin,

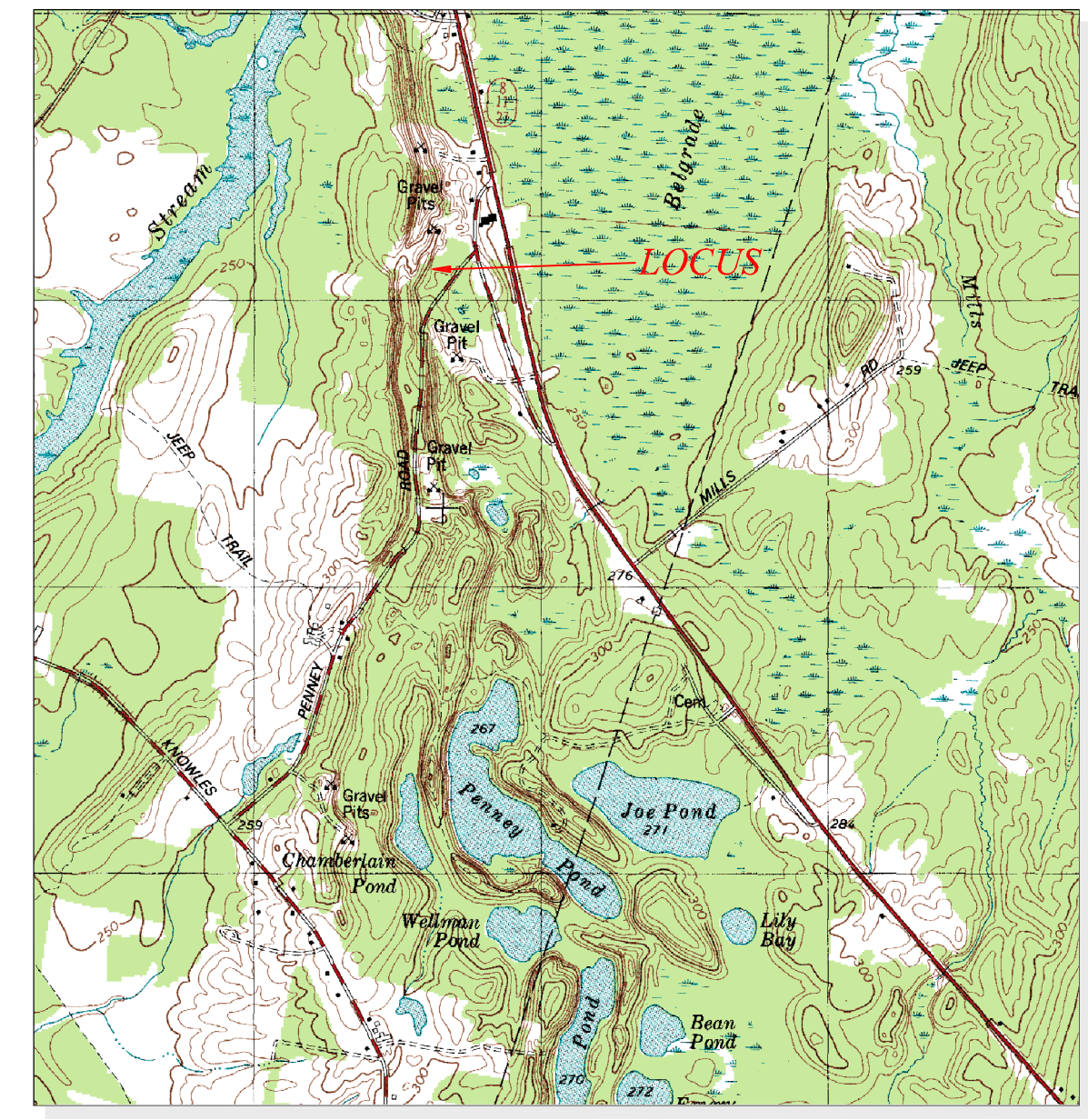
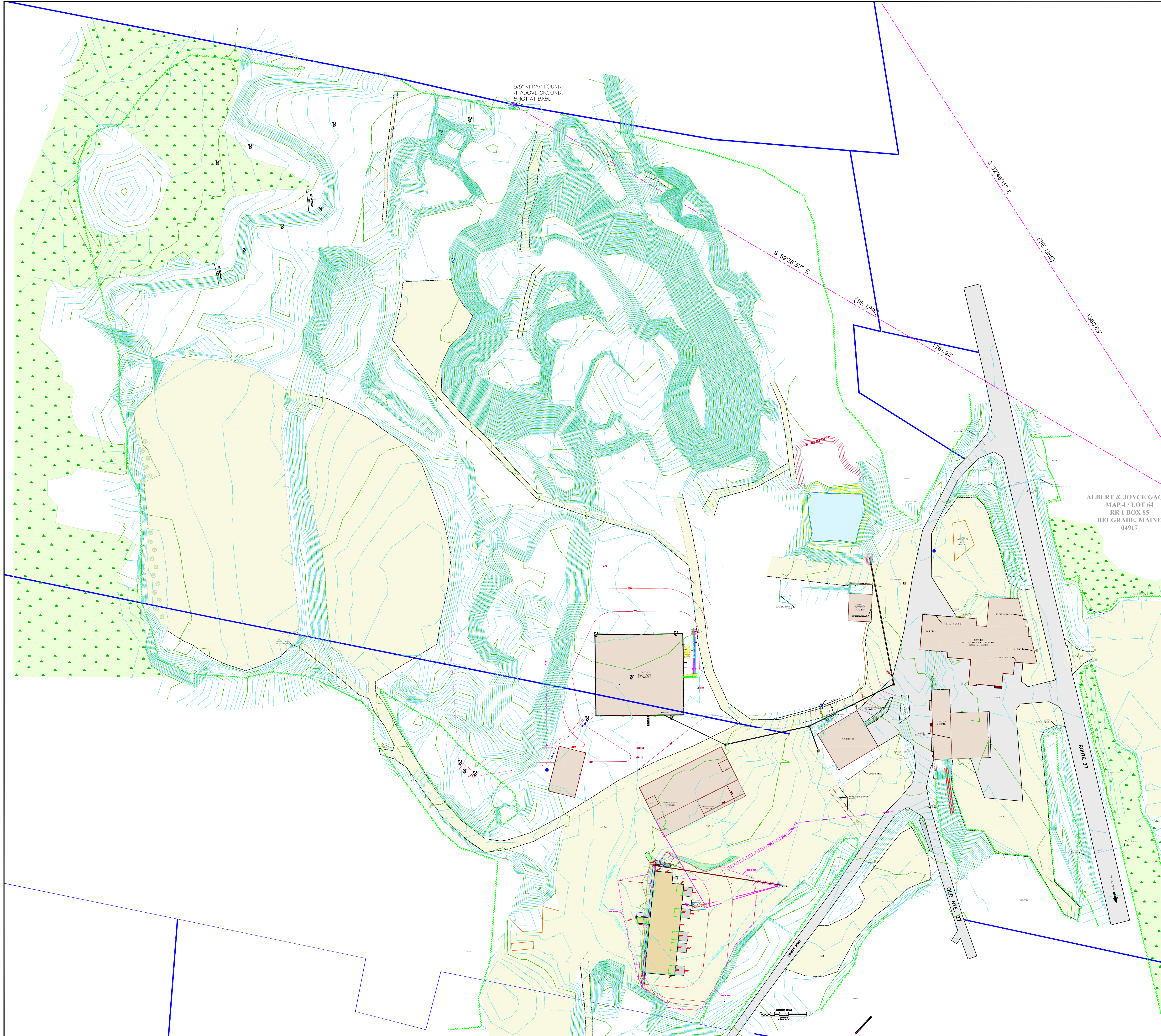
This letter confirms that Casella Waste is the current trash hauler for Gagne & Sons in all locations. We currently service them on a weekly basis however, we have the capacity to handle any disposal increase as a result of their future expansion.

Please feel free to contact us if you have any questions.

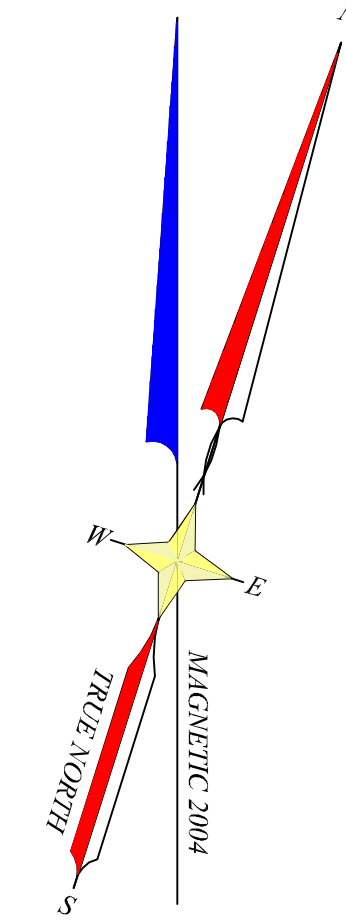
Thank you,

Michelle Boucher
Office Manager
Casella Waste Systems, Inc.

6 Gerald Terrace, Fairfield, Maine 04937
p. 207.872.8257 | o. 207.614.9571 | f. 207.872.5882

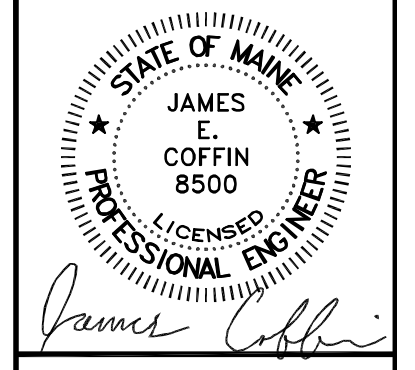


LOCUS MAP
BELGRADE
USGS QUAD SHEET
SCALE 1"=2000'



- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT PROPOSED
 - UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - EXISTING CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY PUMP STATION
 - SANITARY LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - APPROXIMATE WETLANDS

ALBERT & JOYCE GAGN
MAP 4 / LOT 64
RR 1 BOX 85
BELGRADE, MAINE
04917

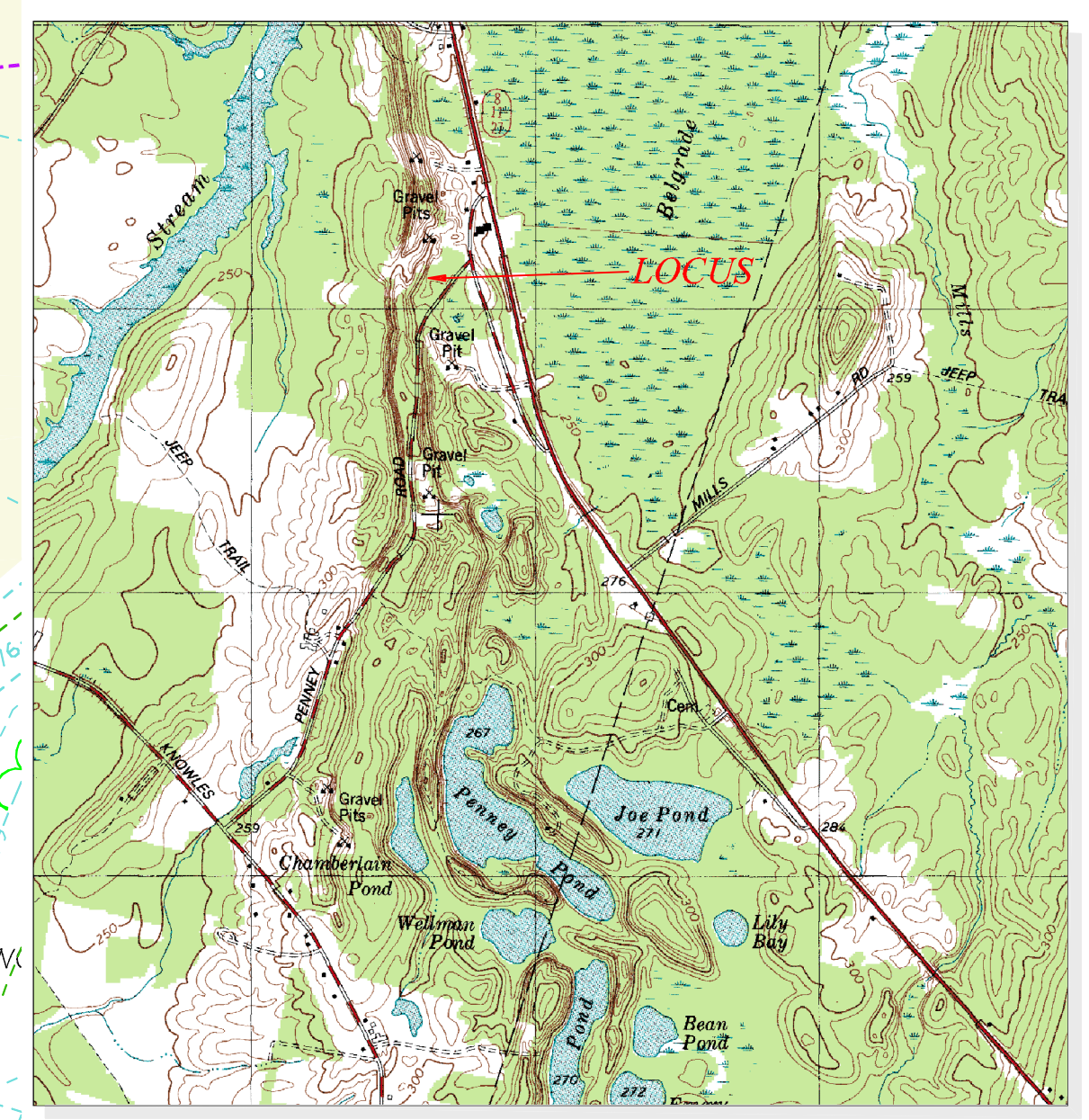
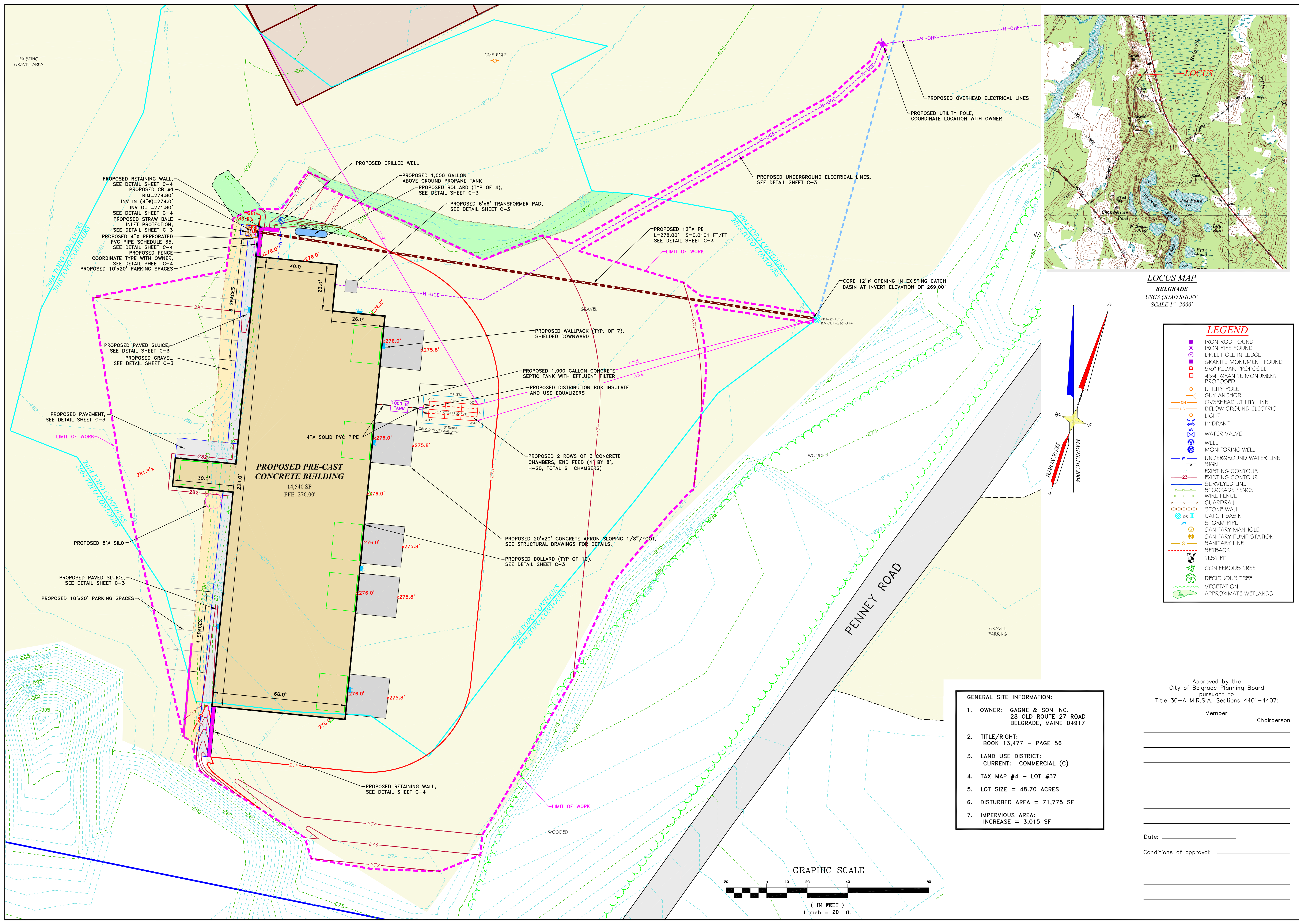


E.S. COFFIN
ENGINEERING
INCORPORATED
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Com Road, P.O. Box 4687, Augusta, Maine 04330
PH: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

CLIENT/PROJECT:	GAGNE & SON, INC.
LOCATION:	ROUTE 27
TOWN:	BELGRADE
COUNTY:	KENNEBEC
STATE:	MAINE
SHEET TITLE:	OVERALL PLAN
SCALE:	1 INCH=20 FEET
DRAWN BY:	TCH
CHECKED BY:	JEC
DATE:	JUNE 29, 2021

PROJ. NO. 2017-257
C-0



LOCUS MAP
 BELGRADE
 USGS QUAD SHEET
 SCALE 1"=2000'

LEGEND

	IRON ROD FOUND
	IRON PIPE FOUND
	DRILL HOLE IN LEDGE
	GRANITE MONUMENT FOUND
	UTILITY POLE
	GUY ANCHOR
	OVERHEAD UTILITY LINE
	BELOW GROUND ELECTRIC LIGHT
	HYDRANT
	WATER VALVE
	WELL
	MONITORING WELL
	UNDERGROUND WATER LINE SIGN
	EXISTING CONTOUR
	SURVEYED LINE
	STOCKADE FENCE
	WIRE FENCE
	GUARDRAIL
	STONE WALL
	CATCH BASIN
	STORM PIPE
	SANITARY MANHOLE
	SANITARY PUMP STATION
	SANITARY LINE
	SETBACK
	TEST PIT
	CONIFEROUS TREE
	DECIDUOUS TREE
	VEGETATION
	APPROXIMATE WETLANDS

GENERAL SITE INFORMATION:

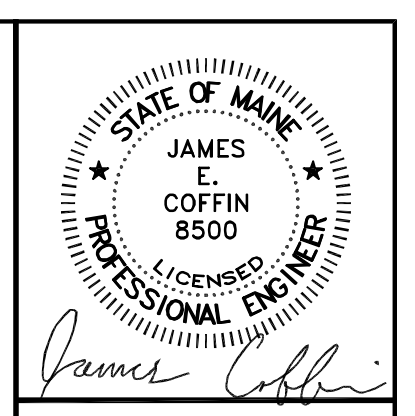
- OWNER: GAGNE & SON INC.
28 OLD ROUTE 27 ROAD
BELGRADE, MAINE 04917
- TITLE/RIGHT:
BOOK 13,477 - PAGE 56
- LAND USE DISTRICT:
CURRENT: COMMERCIAL (C)
- TAX MAP #4 - LOT #37
- LOT SIZE = 48.70 ACRES
- DISTURBED AREA = 71,775 SF
- IMPERVIOUS AREA:
INCREASE = 3,015 SF

Approved by the
 City of Belgrade Planning Board
 pursuant to
 Title 30-A M.R.S.A. Sections 4401-4407:

Member _____ Chairperson _____

Date: _____

Conditions of approval: _____



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Com Road, P.O. Box 4687, Belgrade, Maine 04917
 PH: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-242-9473

NO.	REVISIONS	DATE

SITE PLAN

SCALE: 1 INCH=20 FEET

DATE: JUNE 29, 2021

DRAWN BY: TCH
 CHECKED BY: JEC

CLIENT/PROJECT: **GAGNE & SON, INC.**

LOCATION: **ROUTE 27**

TOWN: **BELGRADE** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2017-257

C-1

EROSION AND SEDIMENTATION NOTES:

- 1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE KENNEBEC COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

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. **SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
2. **STONE CHECK DAMS:** STONE CHECK DAMS ARE TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE STONE CHECK DAMS IN FLOWING WATER OR STREAMS.
3. **RRIPRAP:** PROVIDE RRIPRAP 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 ARE THE END OF THIS SPECIFICATION.
5. **STRAW AND HAY MULCH:** USED TO COVER DENUDED AREA UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.
6. **MULCH NETTING:** SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

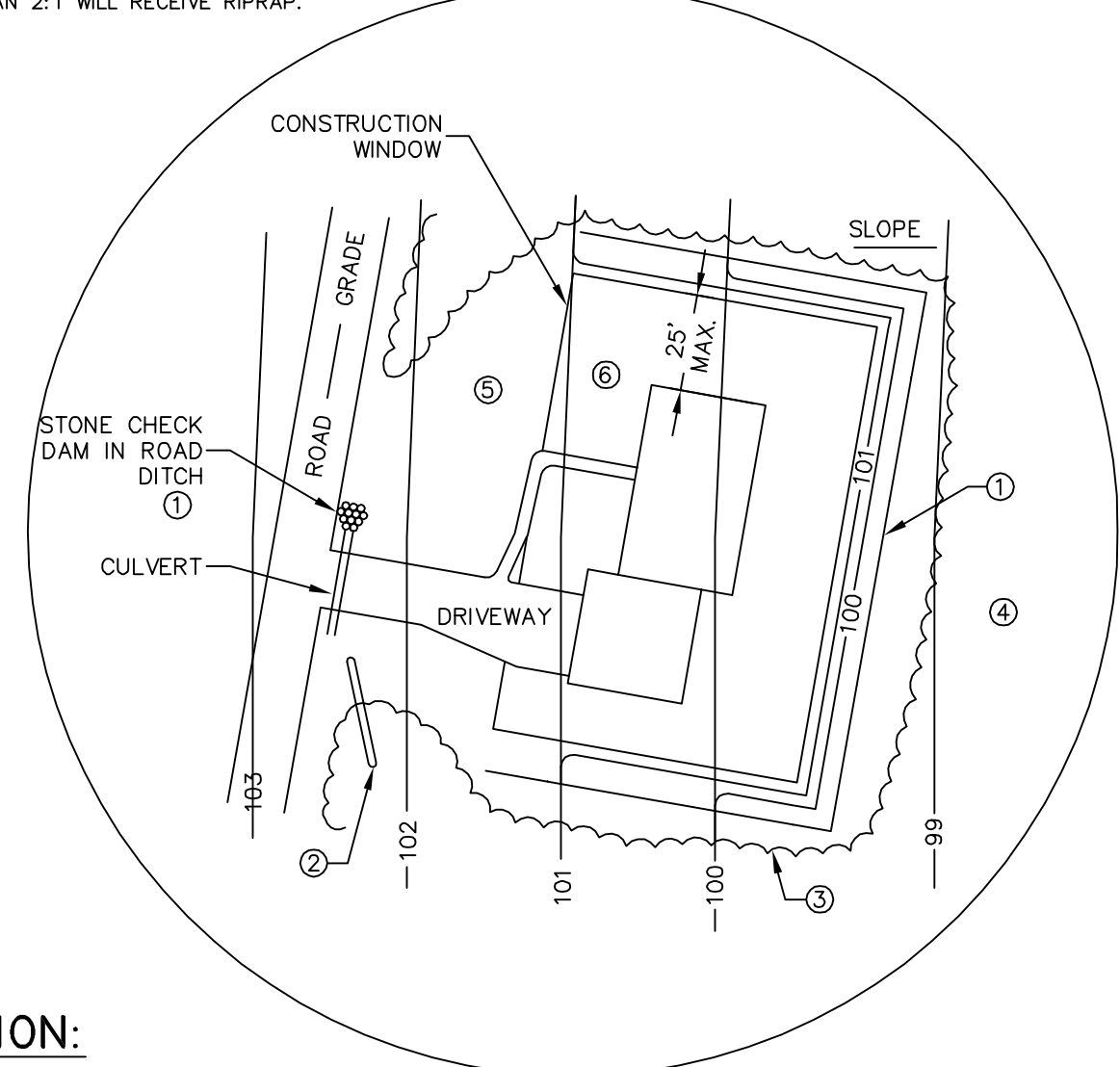
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- 1. SILTATION FENCE ALONG THE DOWN GRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
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 AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
(C) THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.
(D) SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
4. ALL DENUDED AREA WHICH HAVE BEEN ROUGH GRADED AND ARE NOTE LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOIL IN ANY AREA OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS IN ANY AREA, OR PRIOR TO ANY RAINFALL. 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 1 DAY MAXIMUM FOR WORK COMPLETED BETWEEN OCTOBER 15TH AND APRIL 15TH.
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.

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, RRIPRAP, 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 RRIPRAP.



INSTALLATION:

- 1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOIL OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE:

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

HOUSE SITE - BEST MANAGEMENT PRACTICES

NOT TO SCALE

CONSTRUCTION PHASE:

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

- 1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC ARE, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
(A) ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE TREATED WITH ANCHORED MUCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL), OR PRIOR TO ANY RAINFALL OR COVERED WITH AND ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
(B) ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE LONGER THAN 30 DAYS SHALL BE SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LB/1,000 SQ. FT.) AND MULCHED WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
(C) INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE, STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME ESTABLISHMENT AT BASE OF PILE.
4. DISTURBED AREAS:
(A) DISTURBED AREAS ANTICIPATED REMAINING UNDISTURBED FOR LESS THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED WITH ANCHORED MULCH WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
(B) DISTURBED AREAS ANTICIPATED TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1,000 SQ. FT.) AND MULCHED AT A RATE OF 150 LB. PER 1000 S.F. WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.) ALL SLOPES HAVING A GRADE GREATER THAN 8% WILL BE STABILIZED WITH RIP RAP OR PERMANENT SEEDING WITHIN 5 DAYS OF COMPLETING THE SLOPES FINAL GRADING.
6. THE CONTRACTOR SHALL WITHIN 24 HOURS OF PLACING A CULVERT PLACE STONE RIP RAP, APRON OR PLUNGE POOL, AT THE CULVERTS OUTLET. ALL CULVERTS WILL BE PROTECTED WITH STONE RIP RAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.
7. ANY DITCH SECTION BROUGHT TO FINAL GRADE WILL BE STABILIZED WITH RIP RAP LINED OR PROPERLY INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 5 DAYS.

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 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
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/1,000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1,000 SQ. FT. WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAMNS
KENTUCKY BLUEGRASS 0.46 LBS/1,000 S.F.
CREEPING RED FESCUE 0.46 LBS/1,000 S.F.
PERENNIAL RYE GRASS 0.11 LBS/1,000 S.F.

SWALES
RED TOP 0.05 LBS/1,000 S.F.
TALL FESCUE 0.46 LBS/1,000 S.F.

- 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 DEMED 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)
1. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
2. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
3. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, 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/1,000 SQ. FT.) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
(D) WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1,000 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. THE CONTRACTOR WILL CARRY OUT RESEEDING 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, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREA UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIP RAP 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 RIP RAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION:

- 1. WINTER CONSTRUCTION PRIOR: 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. ATE 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 TAT 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 1,000 B.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH TAT SOIL SURFACE IS NOT VISIBLE THROUGH THEY MULCH. NOTE: AN AREA TO BE USED AS A ROAD OR VEHICLE PARKING LOT IS ALSO CONSIDERED STABLE IF SOODED, COVERED WITH COMPACTED GRAVEL SUBBASE OR COMPACTED 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 EITHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS ABOVE 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. WINTER RYE IS RECOMMENDED FOR STABILIZATION UNTIL OCTOBER 1ST. AFTER OCTOBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. 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.

GUIDELINES FOR STABILIZING SITES FOR THE WINTER:

- 1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS. THE CONTRACTOR WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15TH. THE CONTRACTOR WILL CONSTRUCTION AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1ST. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1ST, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

(A) INSTALL A SOD LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

(B) INSTALL A STONE LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH STONE RIP RAP BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINE THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO AS TO PREVENT THE STONE LINING FORM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

- 2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES: THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

(A) STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS; IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD-WASTE COMPOST AS DESCRIBED IN ITEM 3 OF THIS STANDARD OR WITH STONE RIP RAP AS DESCRIBED IN ITEM 4 OF THIS STANDARD.

(B) STABILIZE THE SLOPE WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

(C) STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H: 1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

(D) STABILIZE THE SLOPE WITH STONE RIP RAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIP RAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIP RAP.

- 3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

(A) STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER PROTECTION AS DESCRIBED IN ITEM 3 OF THIS STANDARD.

(B) STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PRONTO ROOT GROWTH INTO THE DISTURBED SOIL.

(C) STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

SITE INSPECTION AND MAINTENANCE:

- 1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEARED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.

2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.

- 3. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER, TOWN OR THEIR DESIGNEE.

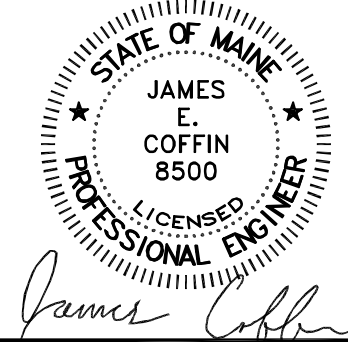


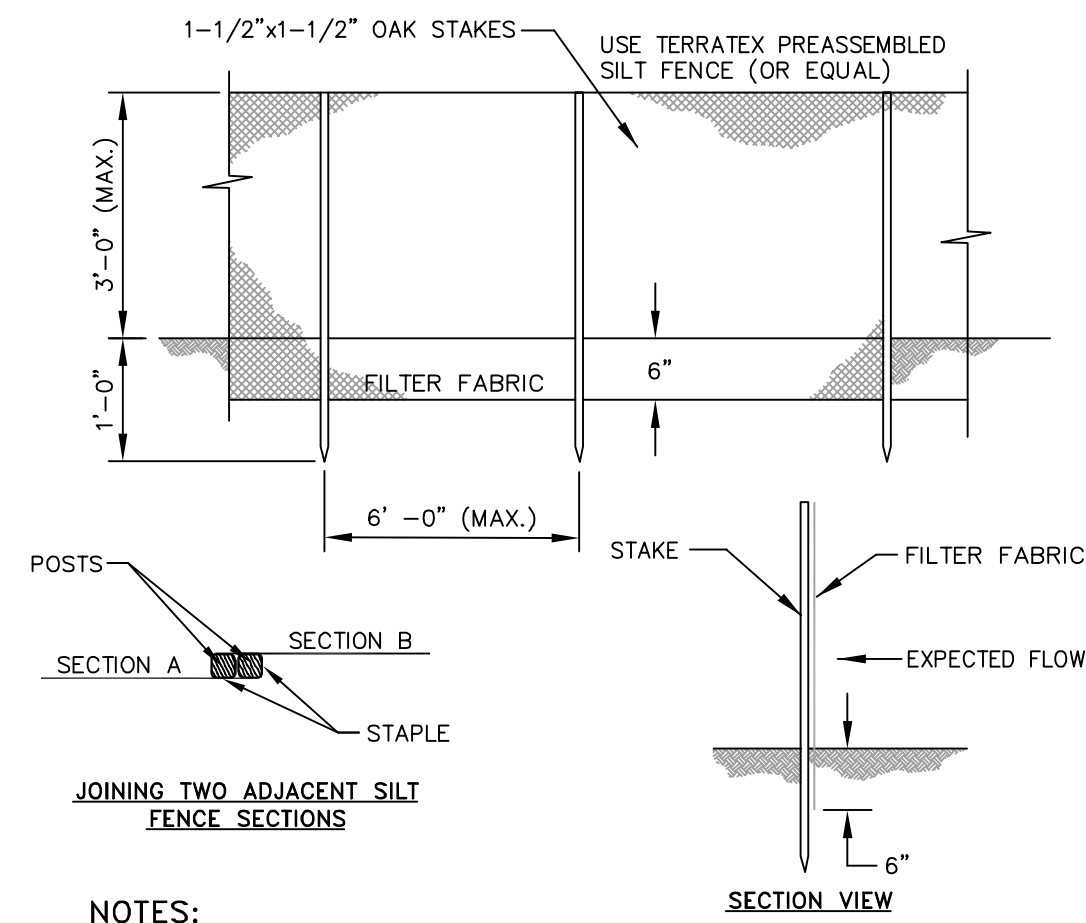
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SHEET TITLE: **SITE DETAILS I**
SCALE: AS SHOWN
DRAWN BY: TCH
CHECKED BY: JEC
DATE: JUNE 29, 2021

CLIENT/PROJECT: **GAGNE & SON, INC.**
LOCATION: **ROUTE 27**
TOWN: **BELGRADE** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2017-257**

C-2



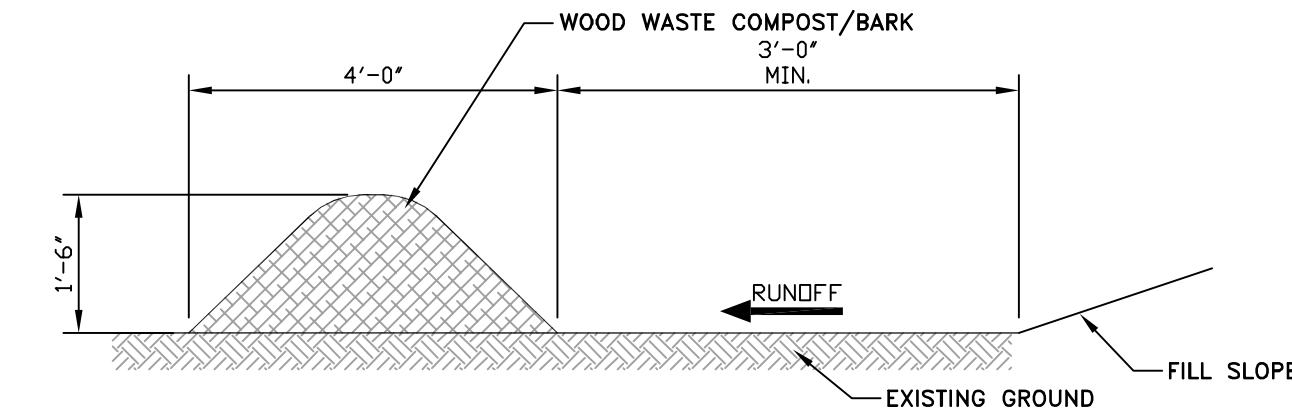
NOTES:
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE DETAIL
NOT TO SCALE



WOOD WASTE COMPOST/BARK FILTER BERMS

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

- MOISTURE CONTENT - 30-60%
- pH - 5.0-8.0
- SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1"
- NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
- NO STONES LARGER THAN 2" IN DIAMETER

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

NOTE:
WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE
NOT TO SCALE

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1 1/2 INCH	45-70	35-60	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEYS. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

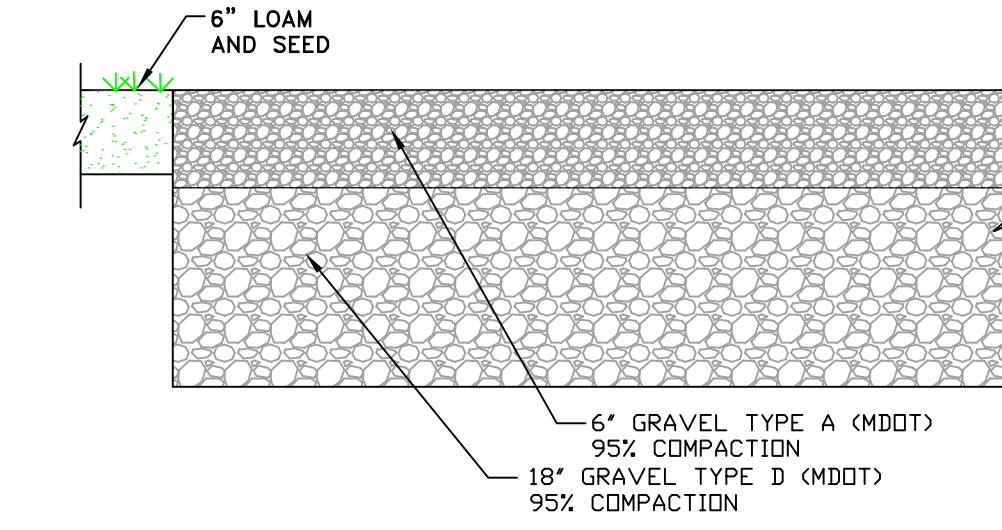
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

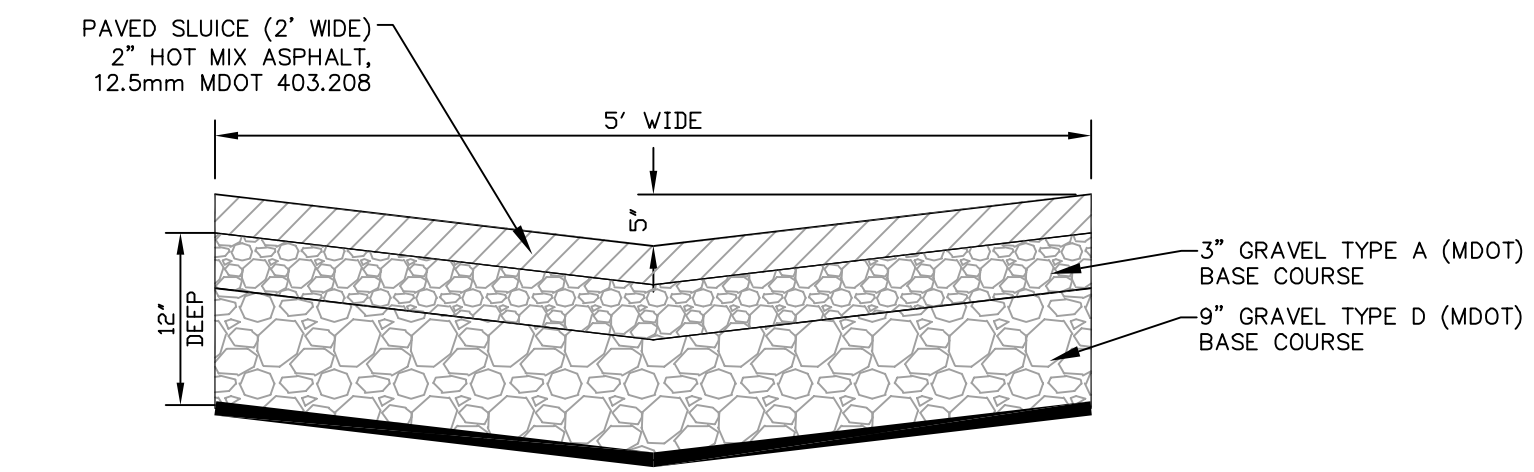
COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

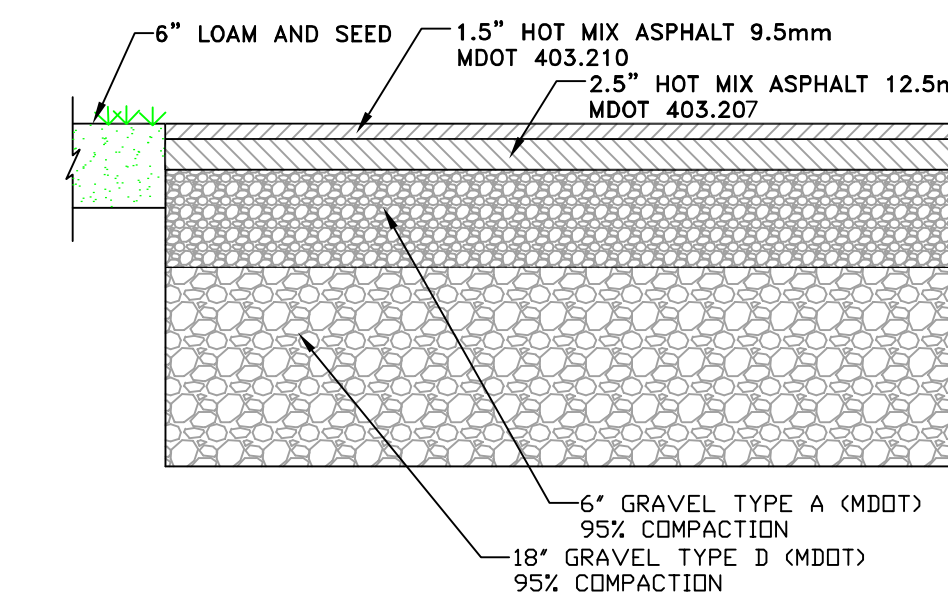
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



GRAVEL PARKING AND DRIVE DETAIL
NOT TO SCALE



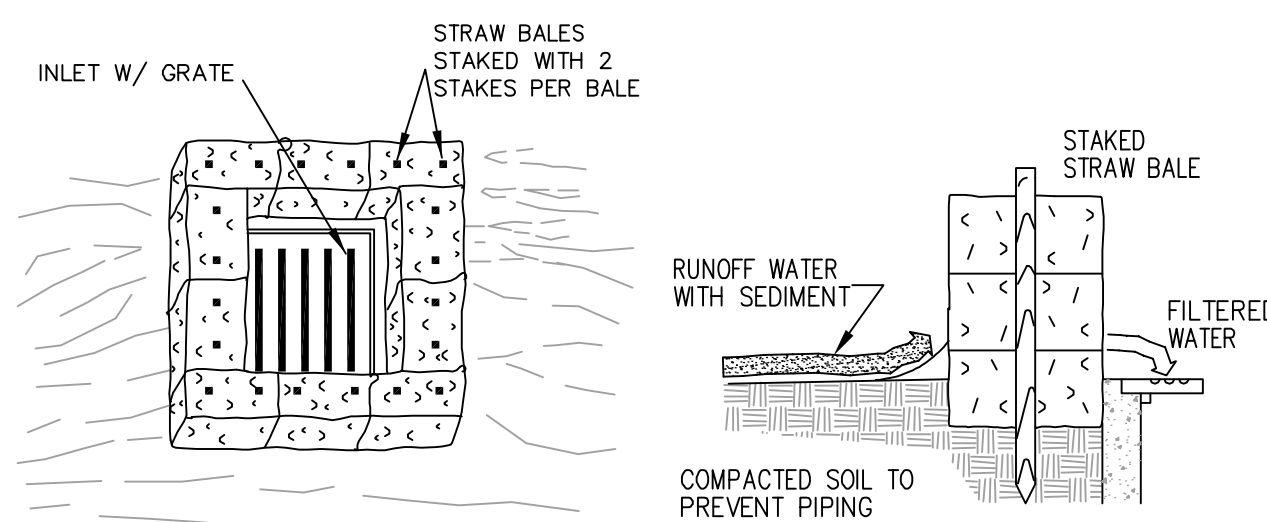
PAVED SLUICE DETAIL
NOT TO SCALE



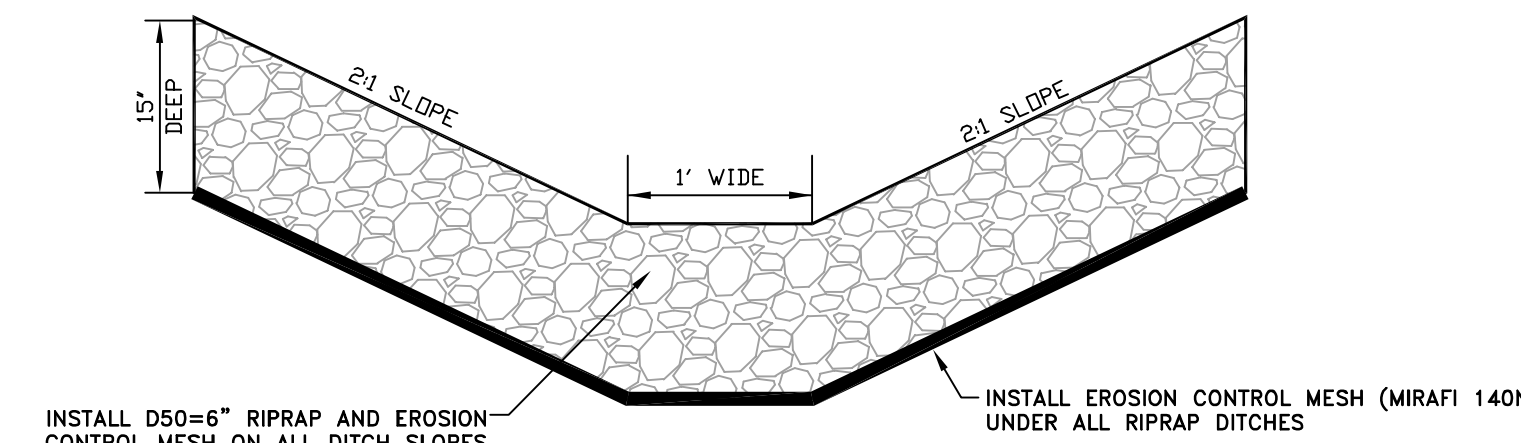
PAVEMENT DETAIL
NOT TO SCALE

STRAW BALE INLET NOTE
CONSTRUCTION SPECIFICATIONS

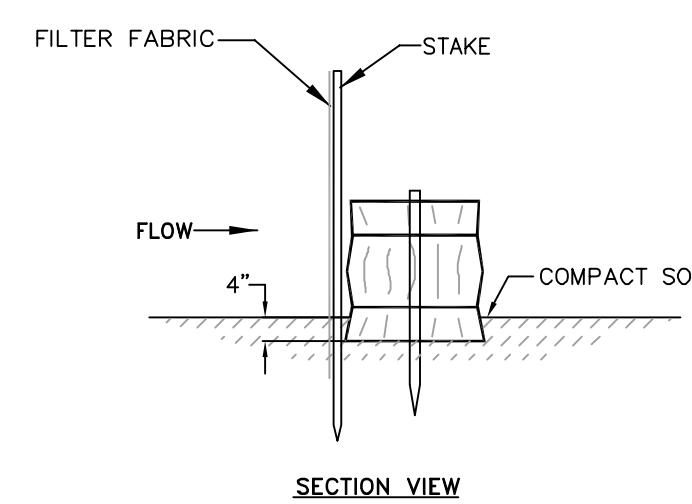
- STRAW BALE INLET STRUCTURE
 - BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDE RATHER THAN OVER AND UNDER THE BALES.
 - BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
 - THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
 - EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
 - LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



STRAW BALE INLET PROTECTION
NOT TO SCALE

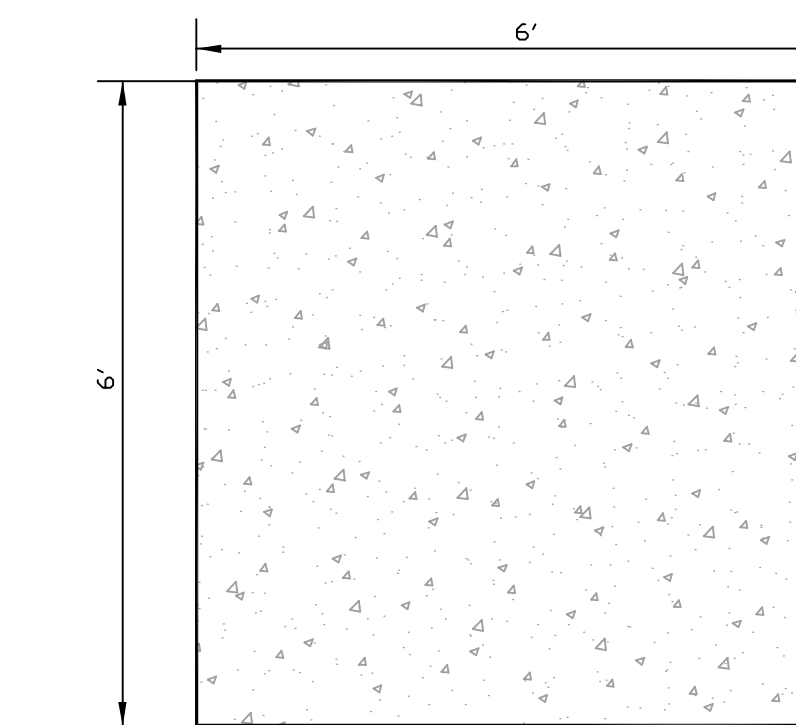


RIPRAP DITCH DETAIL
NOT TO SCALE



SILT FENCE/BALE BARRIER DETAIL
NOT TO SCALE

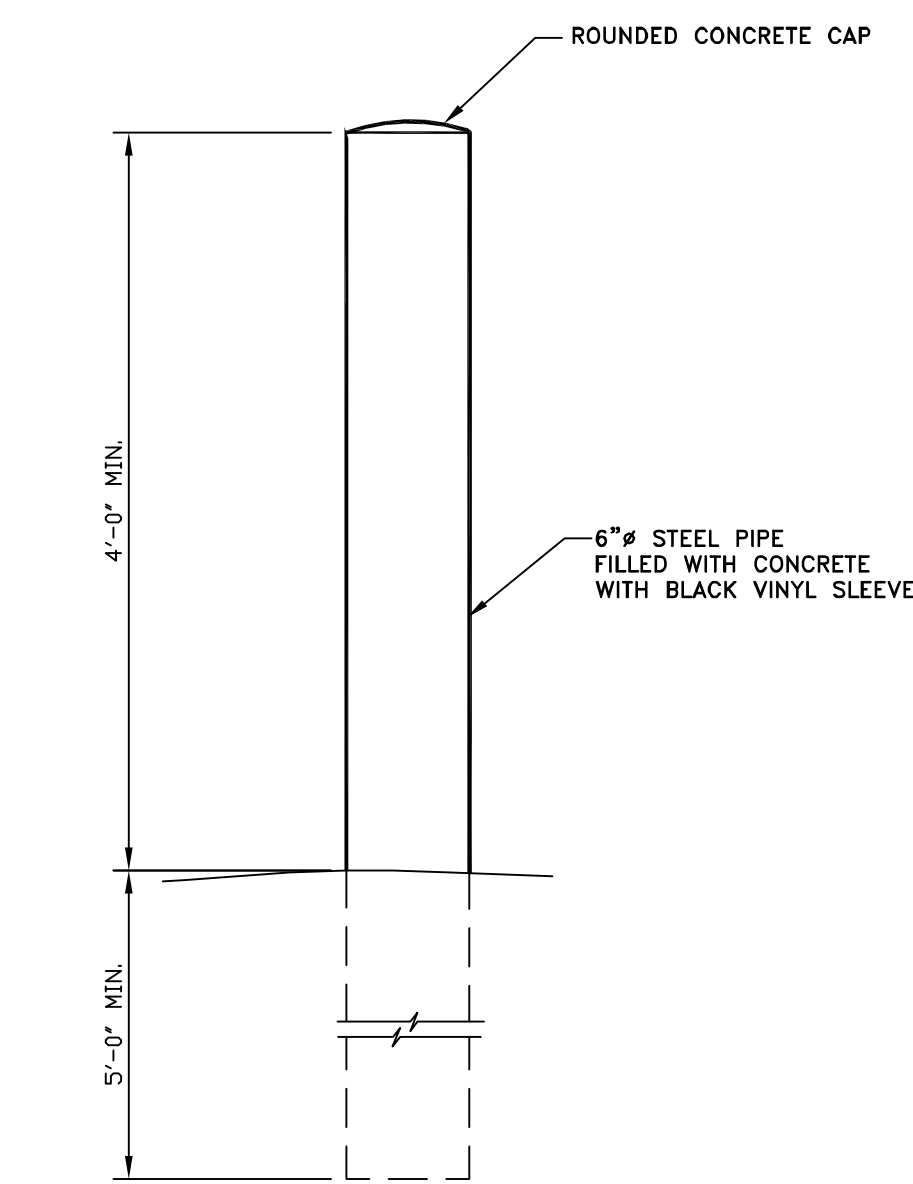
NOTES:
ANY SEDIMENT BARRIERS LOCATED AT LOW POINTS OR SUBJECT TO PONDING ALONG THE FENCE SHALL BE REINFORCED AS SHOWN ABOVE WITH A COMBINATION OF HAYBALES & SILT FENCE. THE CONTRACTOR SHALL REMOVE SEDIMENT TRAPPED AT THESE LOW POINTS AFTER EVERY STORM EVENT.



CONCRETE SPECIFICATION:

- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRAINMENT
- SLUMP = 3" ± 1"
- FINE BROOM FINISH

TYPICAL TRANSFORMER SLAB DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED PROFESSIONAL ENGINEER
James Coffin

E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 4687, Augusta, Maine 04331
PH: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SITE DETAILS II

CLIENT/PROJECT: **GAGNE & SON, INC.**

SCALE: **AS SHOWN**

LOCATION: **ROUTE 27**

TOWN: **BELGRADE** COUNTY: **KENNEBEC** STATE: **MAINE**

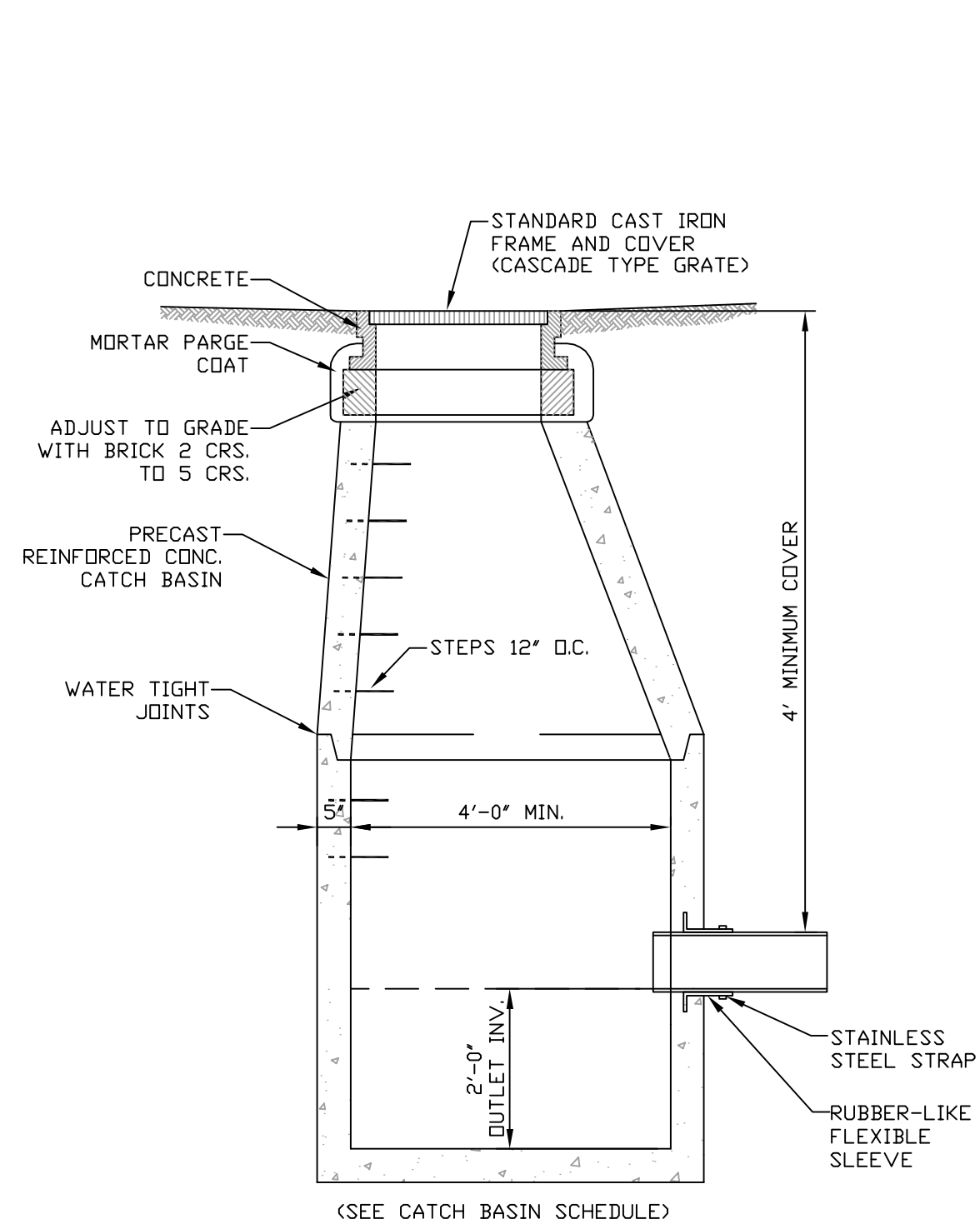
DRAWN BY: **TCH** CHECKED BY: **JEC**

DATE: **JUNE 29, 2021**

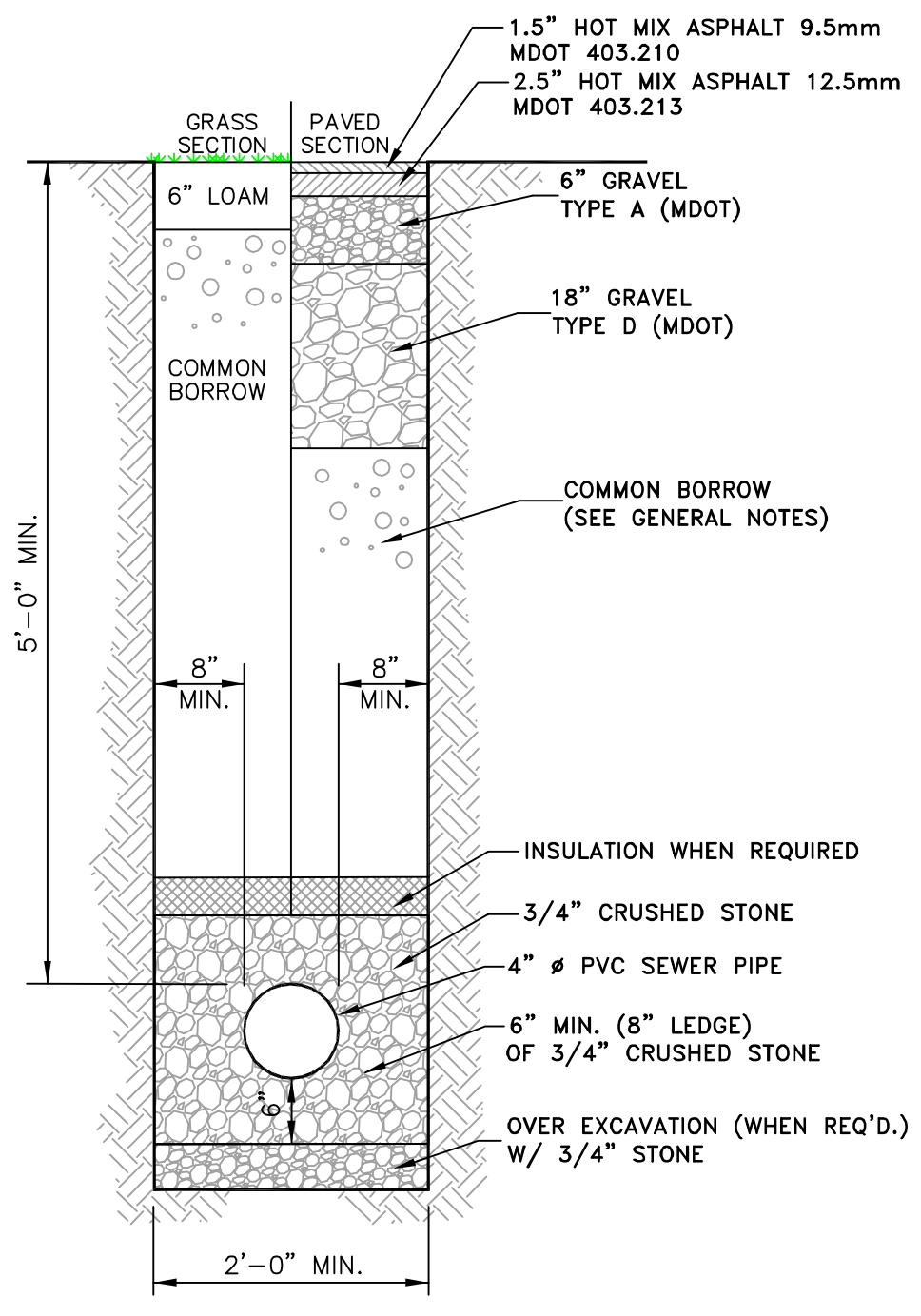
PROJ. NO. **2017-257**

TRENCH NOTES:

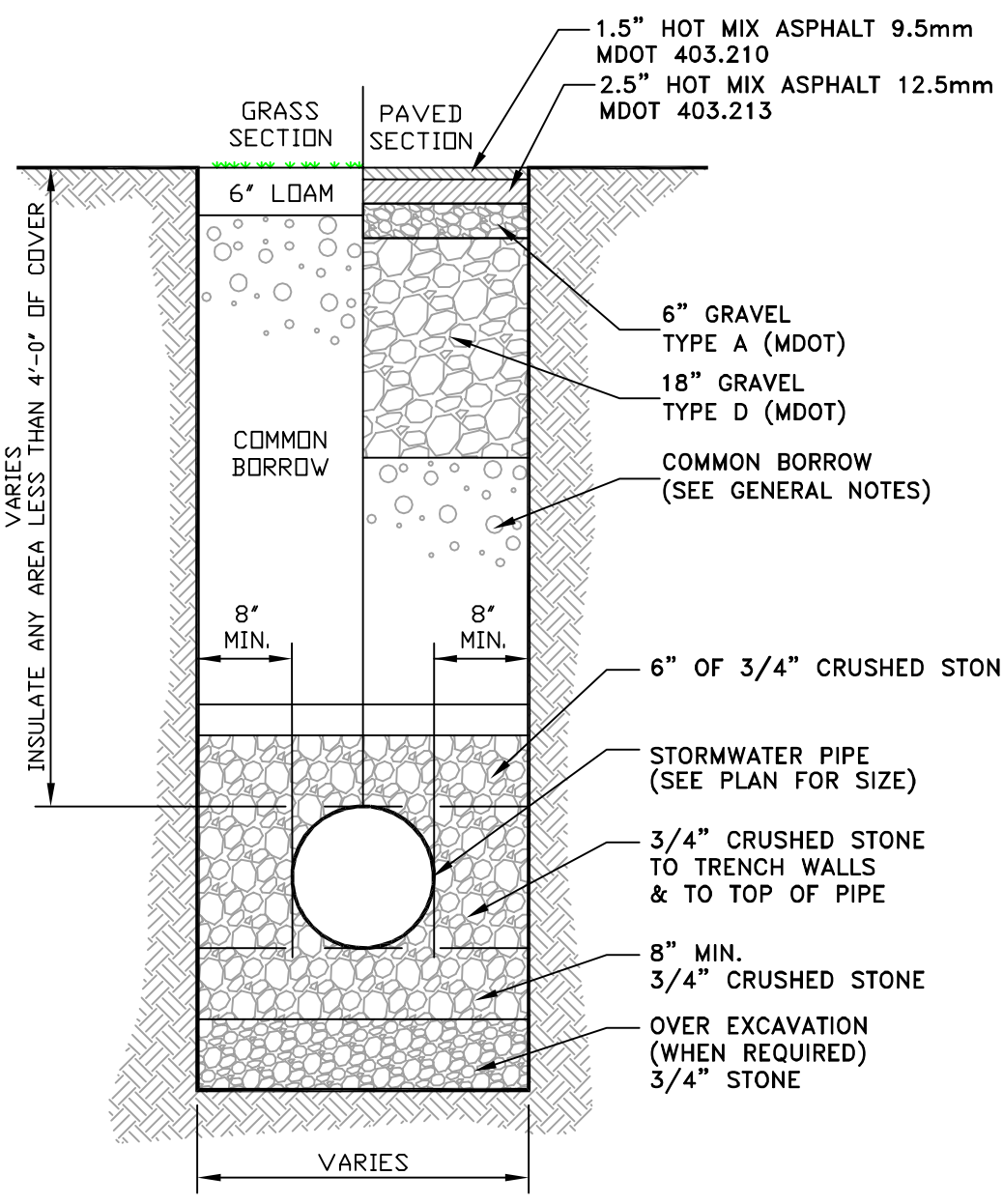
- CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
- ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



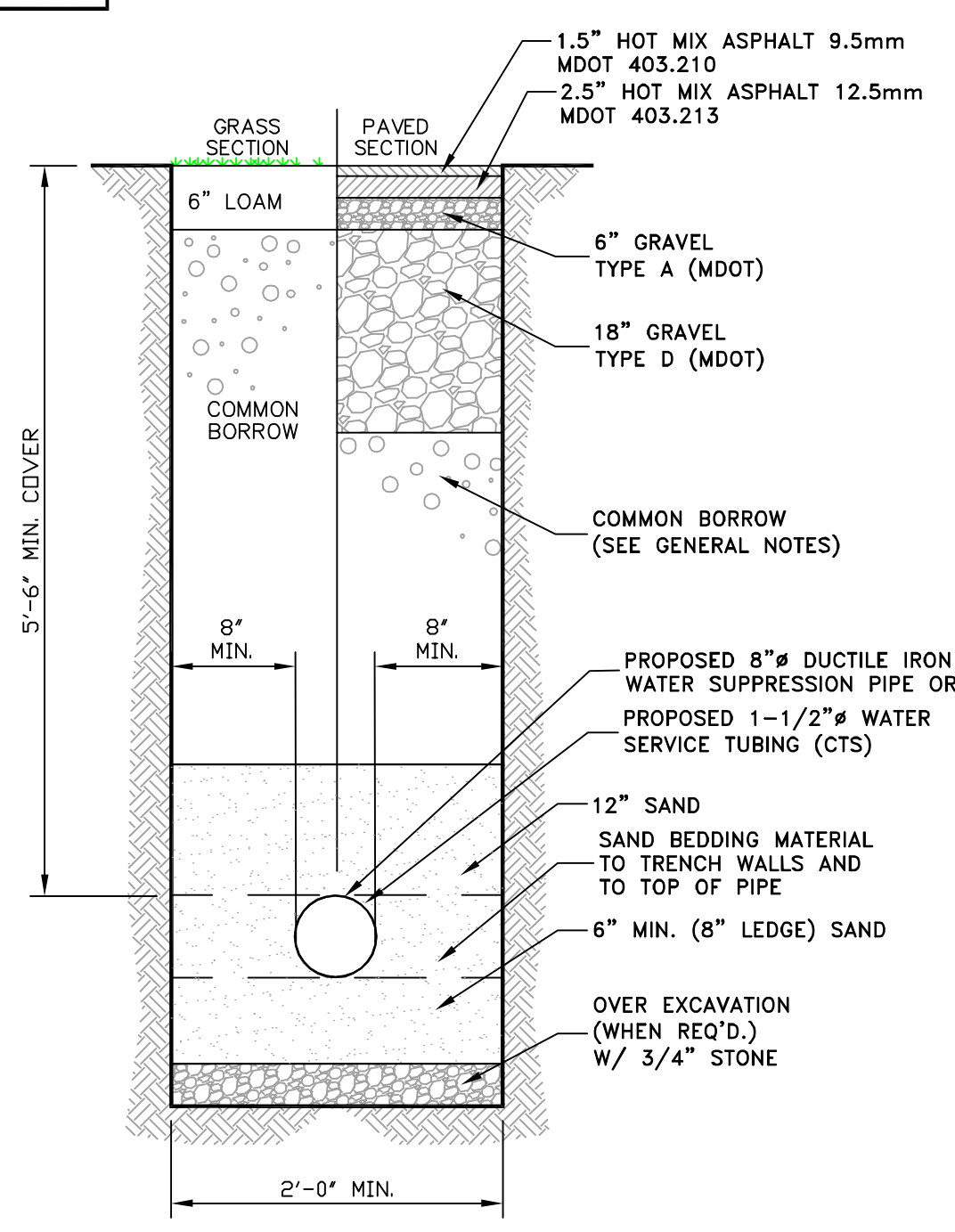
PRECAST CATCH BASIN WITH ELBOW
NOT TO SCALE



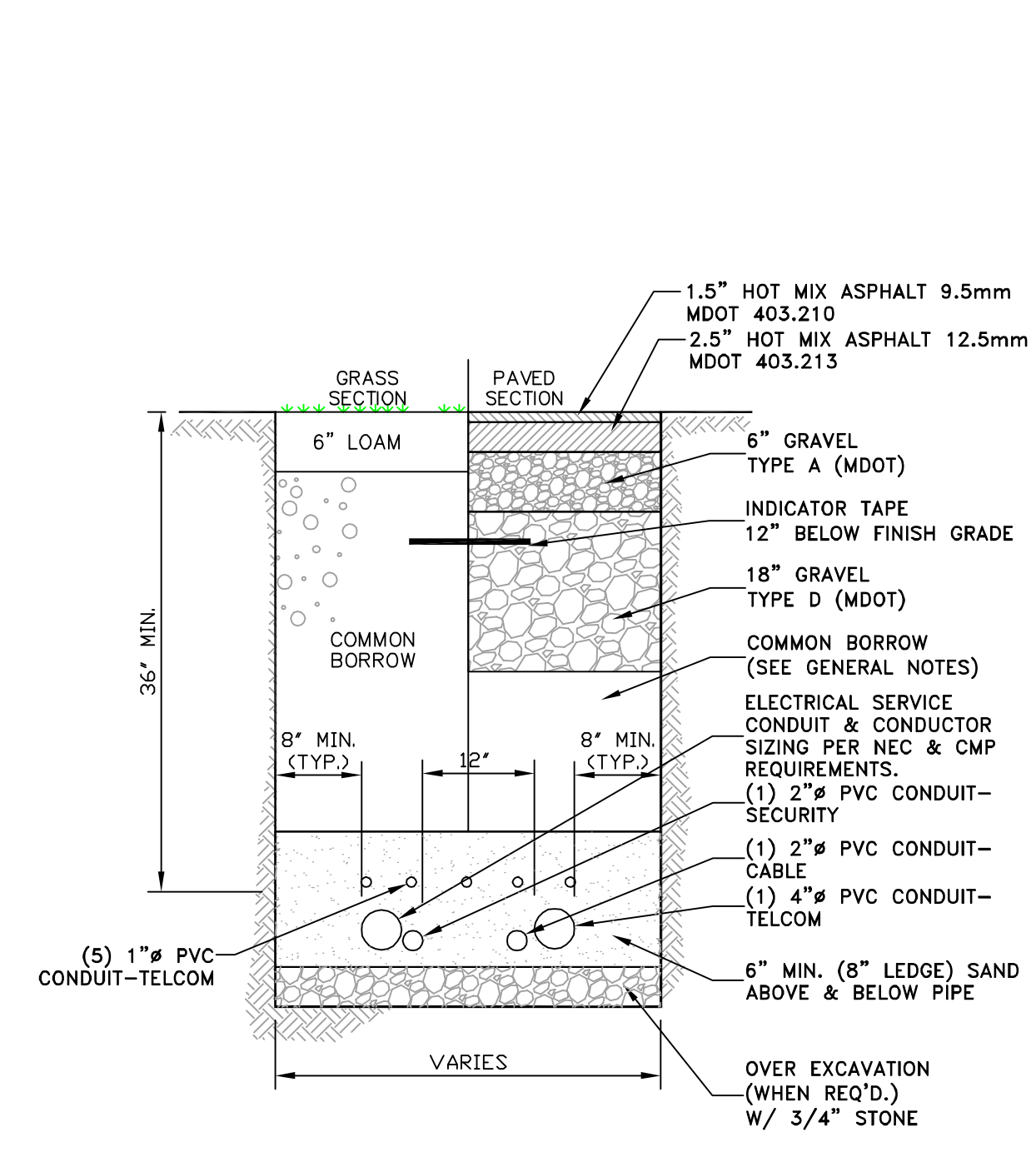
TYPICAL SANITARY TRENCH SECTION
NOT TO SCALE



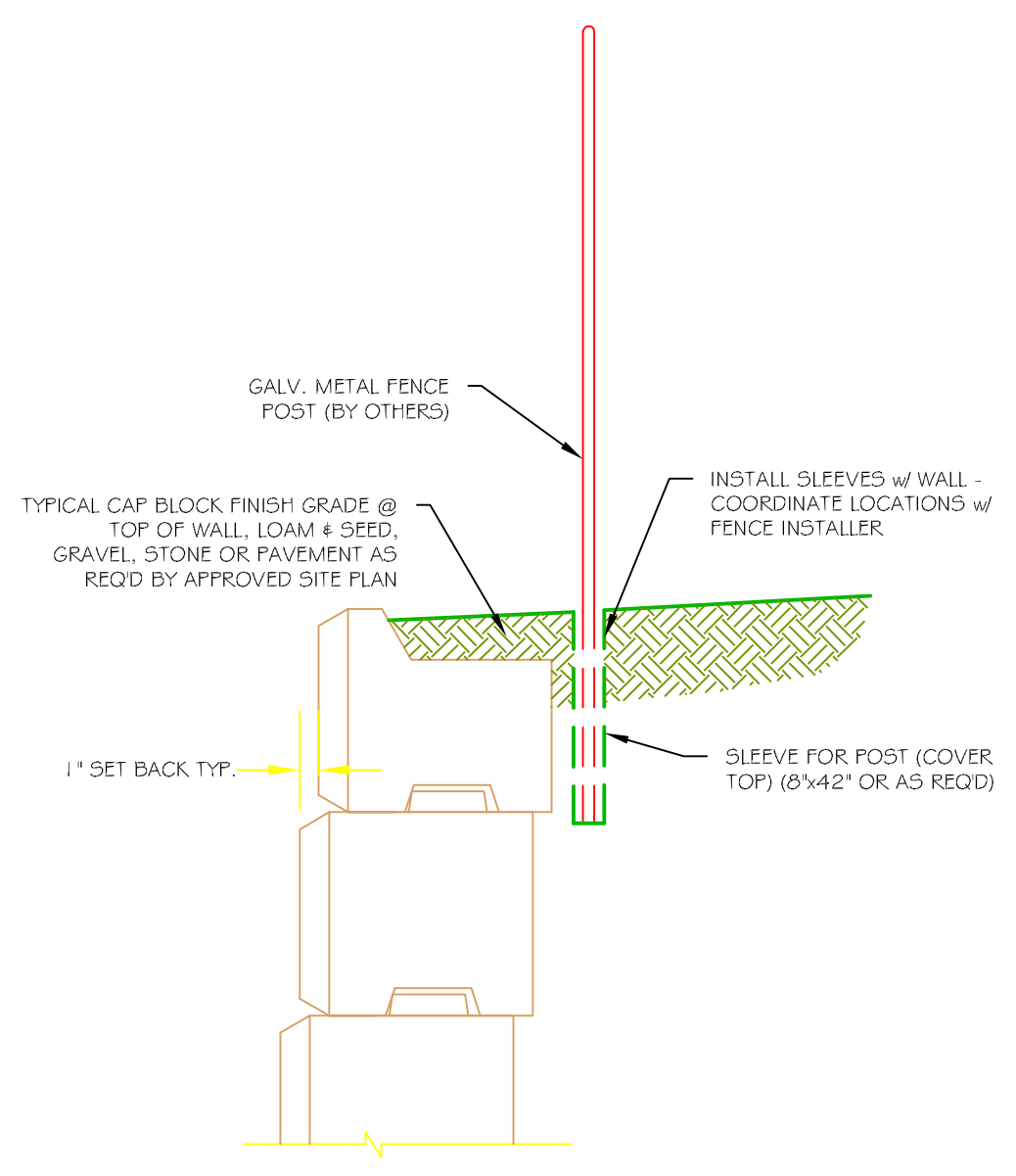
TYPICAL STORMWATER TRENCH SECTION
NOT TO SCALE



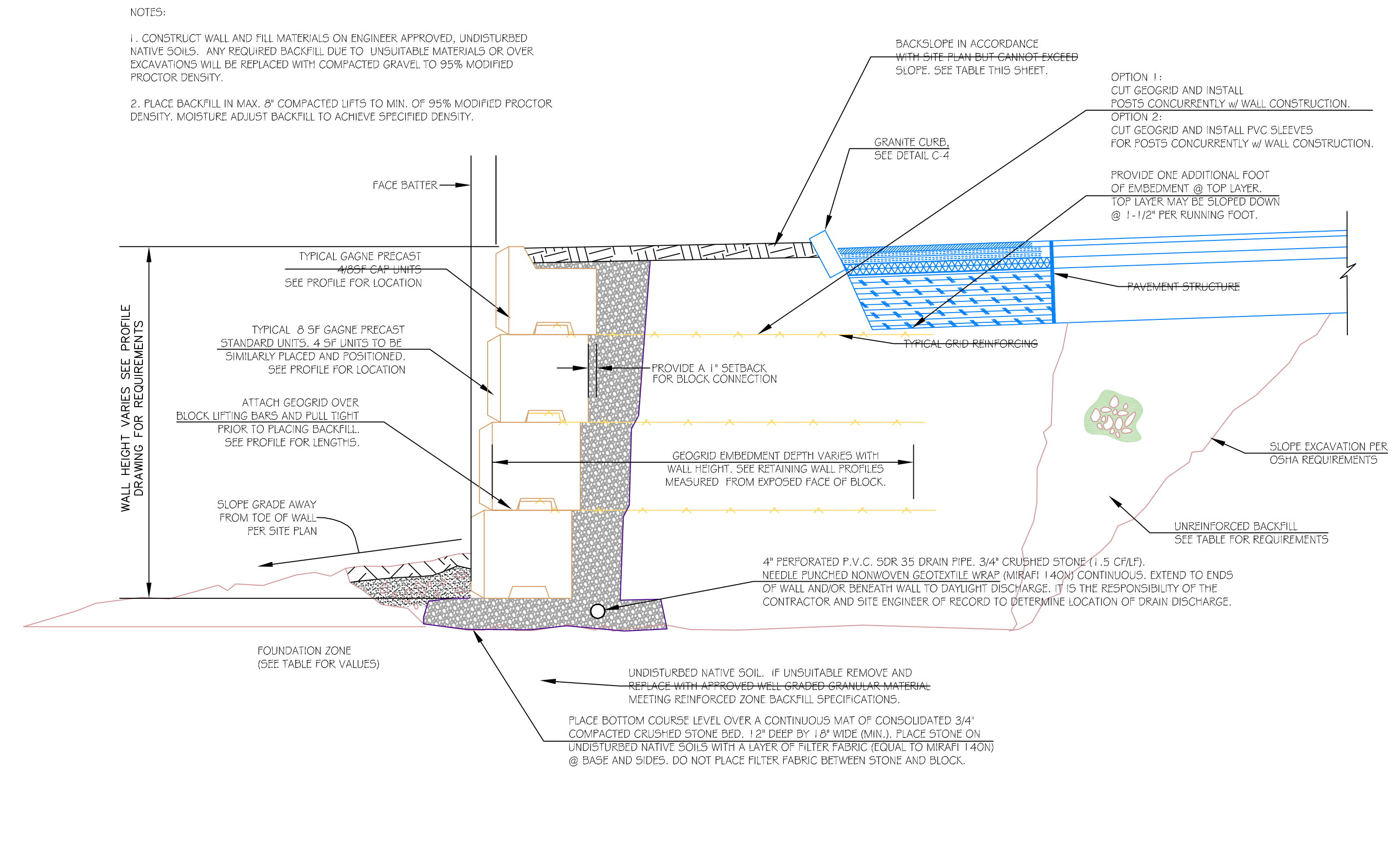
WATER SERVICE TRENCH SECTION
NOT TO SCALE



TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION
NOT TO SCALE



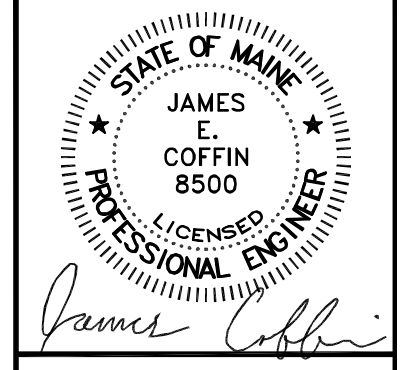
TOP OF WALL SECTION
NOT TO SCALE



MEGA WALL DETAIL
NOT TO SCALE

NOTES:

- CONSTRUCT WALL AND FILL MATERIALS ON ENGINEER APPROVED, UNDISTURBED NATIVE SOILS. ANY REQUIRED BACKFILL DUE TO UNSUITABLE MATERIALS OR OVER EXCAVATIONS WILL BE REPLACED WITH COMPACTED GRAVEL TO 95% MODIFIED PROCTOR DENSITY.
- PLACE BACKFILL IN MAX. 8\"/>



E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Com Road, P.O. Box 467, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SITE DETAILS III
SCALE: AS SHOWN
DRAWN BY: TCH
CHECKED BY: JEC
DATE: JUNE 29, 2021

CLIENT/PROJECT: **GAGNE & SON, INC.**
LOCATION: **ROUTE 27**
TOWN: **BELGRADE** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2017-257

C-4

DOOR SCHEDULE

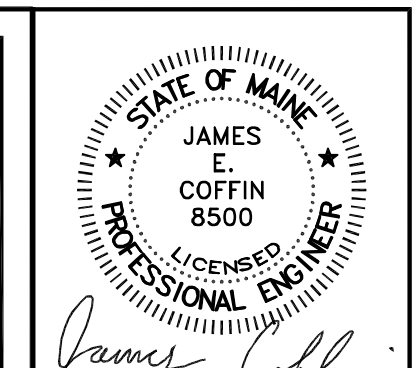
NO.	QUANTITY	SIZE	TYPE	FRAME	REMARKS
①	4	3'-0" x 7'-0"	HALF GLASS METAL INSULATED	METAL	HINGES, PANIC HARDWARE, LEVER HARDWARE, ENTRY LOCKSET, THRESHOLD, CLOSER
②	5	18'-0" x 14'-0"	INSULATED OVERHEAD	METAL	TRACK, HARDWARE, AUTOMATIC OPENER, ENTRY LOCKSET
③	1	20'-0" x 14'-0"	INSULATED OVERHEAD	METAL	TRACK, HARDWARE, AUTOMATIC OPENER, ENTRY LOCKSET

PLAN SUBMISSION NOTES

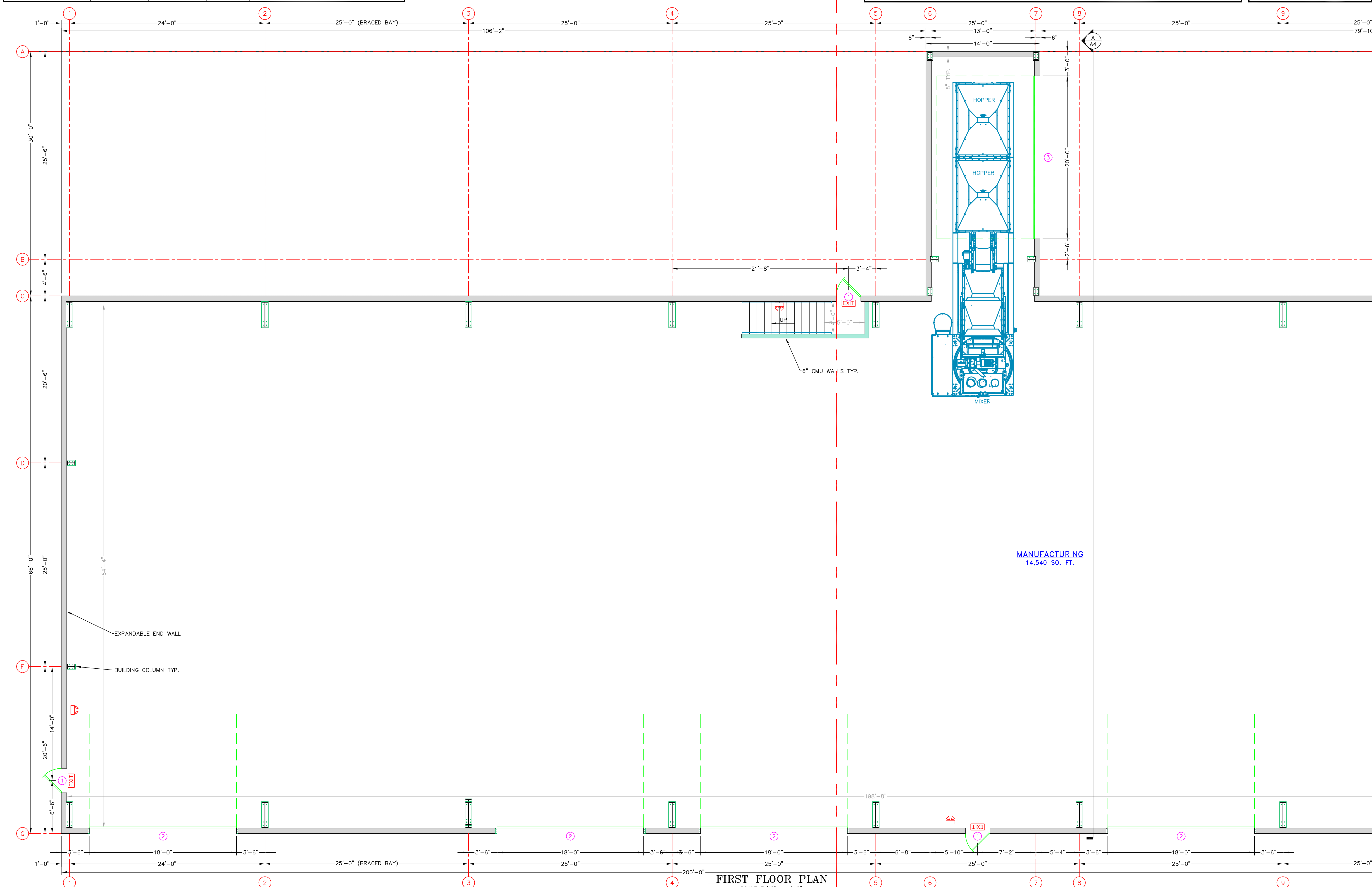
- THIS PLAN IS FOR TOWN OF JAY BUILDING CODE, LIFE SAFETY CODE, ADA, FIRE MARSHAL AND OCCUPANCY APPROVAL ONLY.
- PLAN BASED ON PLAN PROVIDED BY THE OWNER.
- THE PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN OF THE BUILDING IS BY THE OWNER.
- IBC 2009 USE GROUP: FACTORY (F-2)
- 2009 NFPA LIFE SAFETY OCCUPANCY: INDUSTRIAL
- CONSTRUCTION TYPE: TYPE II B (UNPROTECTED)

LEGEND

- PROPOSED WALL
- EXIT SIGN
- EXIT EMERGENCY LIGHTING
- EXIT FIRE EXTINGUISHER
- B BRAILLE SIGNAGE

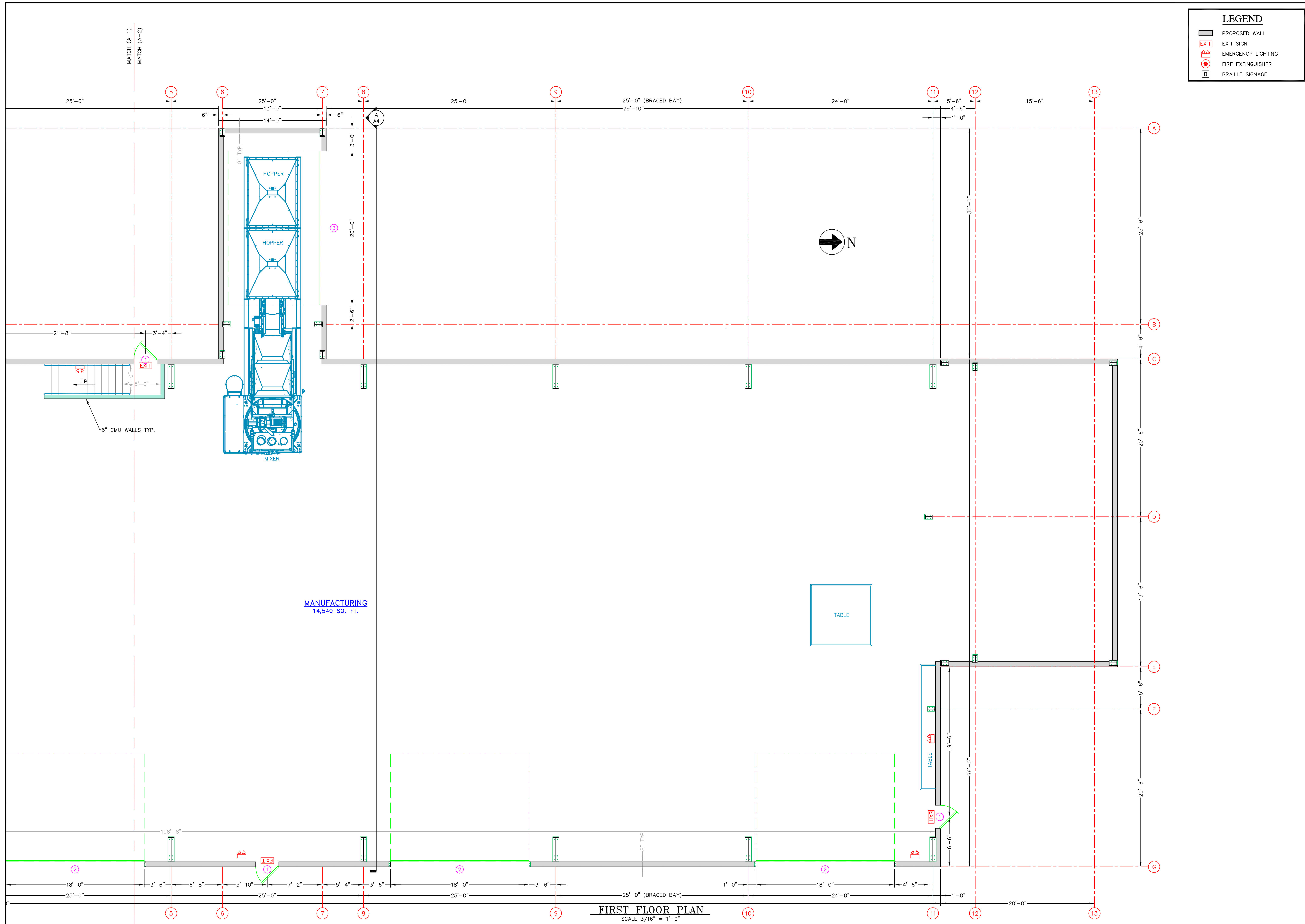


E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Camp Road P.O. Box 4687 Augusta, Maine 04330
Ph: (207) 623-2474 Fax: (207) 623-1616 Toll Free 1-800-243-4474



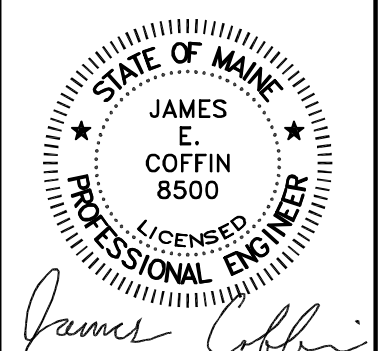
FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

FIRST FLOOR PLAN	DRAWN BY: CSC REVISIONS
SHEET TITLE:	DATE: MAY 11 2018
CLIENT & PROJECT:	LOCATION: 28 OLD ROUTE 27 ROAD KENNEBEC MAINE
SCALE: 3/16" = 1'-0"	PROJ. NO. 2017-257
REVISIONS:	NO. DESCRIPTION
2	ROTATED ADDITION; DECREASED WALL THICKNESS 6-9-21
1	INCREASED BUILDING SIZE; ADDED 22x40 ADDITION 6-7-21



LEGEND

- PROPOSED WALL
- EXIT EXIT SIGN
- ⦿ EMERGENCY LIGHTING
- ⦿ FIRE EXTINGUISHER
- B BRAILLE SIGNAGE



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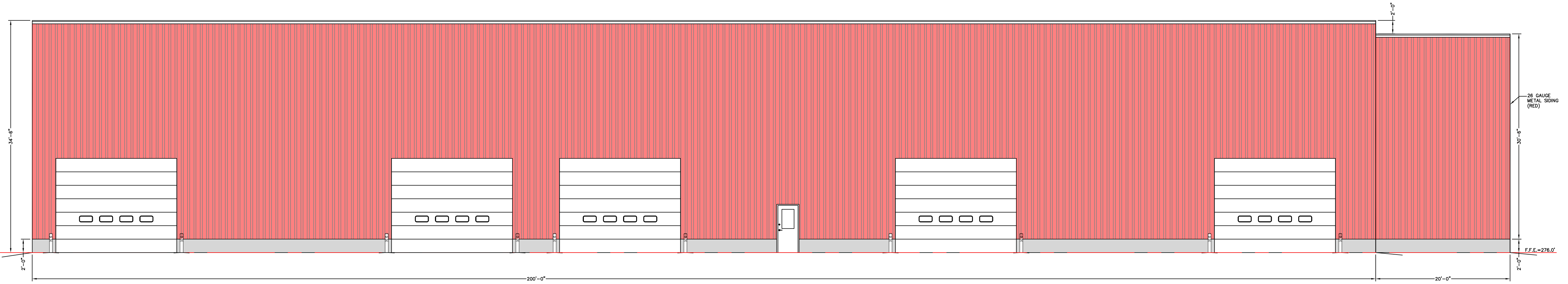
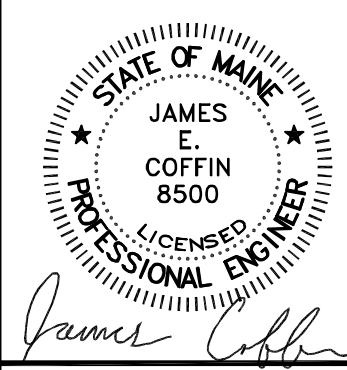
	6-9-21
2	ROTATED ADDITION; DECREASED WALL THICKNESS
1	INCREASED BUILDING SIZE; ADDED 22x40 ADDITION
NO.	REV.

FIRST FLOOR PLAN	
SCALE: 3/16" = 1'-0"	DRAWN BY: CSC
MAY 11 2018	REVISIONS BY: RFM

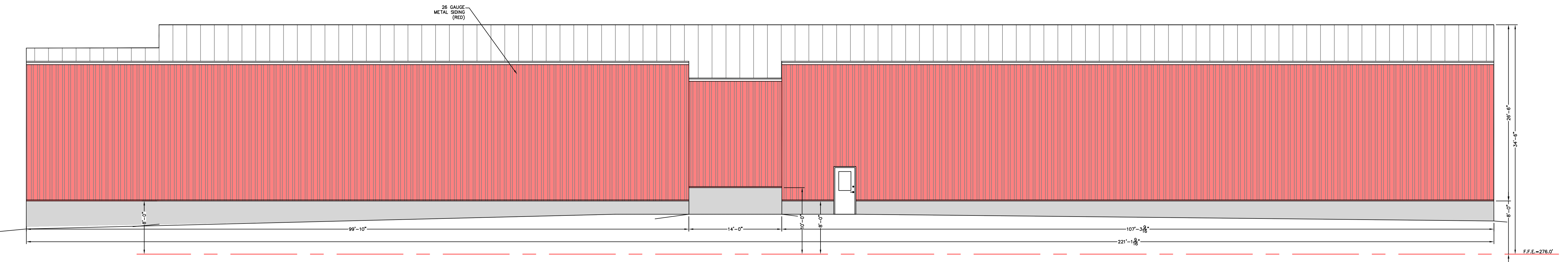
PROPOSED PRECAST PLANT GAGNE & SON, INC.	CLIENT & PROJECT
LOCATION: 28 OLD ROUTE 27 ROAD	KENNEBEC
REI-GRADE	MAINE

PROJ. NO. 2017-257

FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	INCREASED BUILDING SIZE; ADDED 22x40' ADDITION	6-7-21
2	ROTATED ADDITION; DECREASED WALL THICKNESS	6-9-21

SHEET TITLE:
EAST & WEST ELEVATIONS

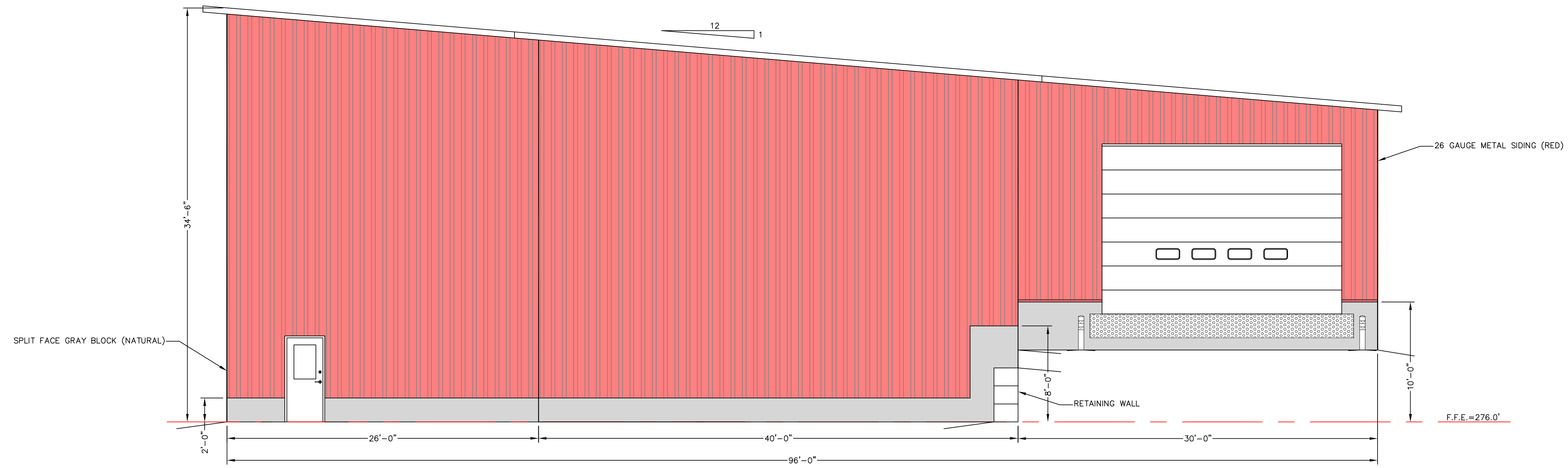
CLIENT & PROJECT:
PROPOSED PRECAST PLANT
GAGNE & SON, INC.

PROJ. NO.: 2017-257

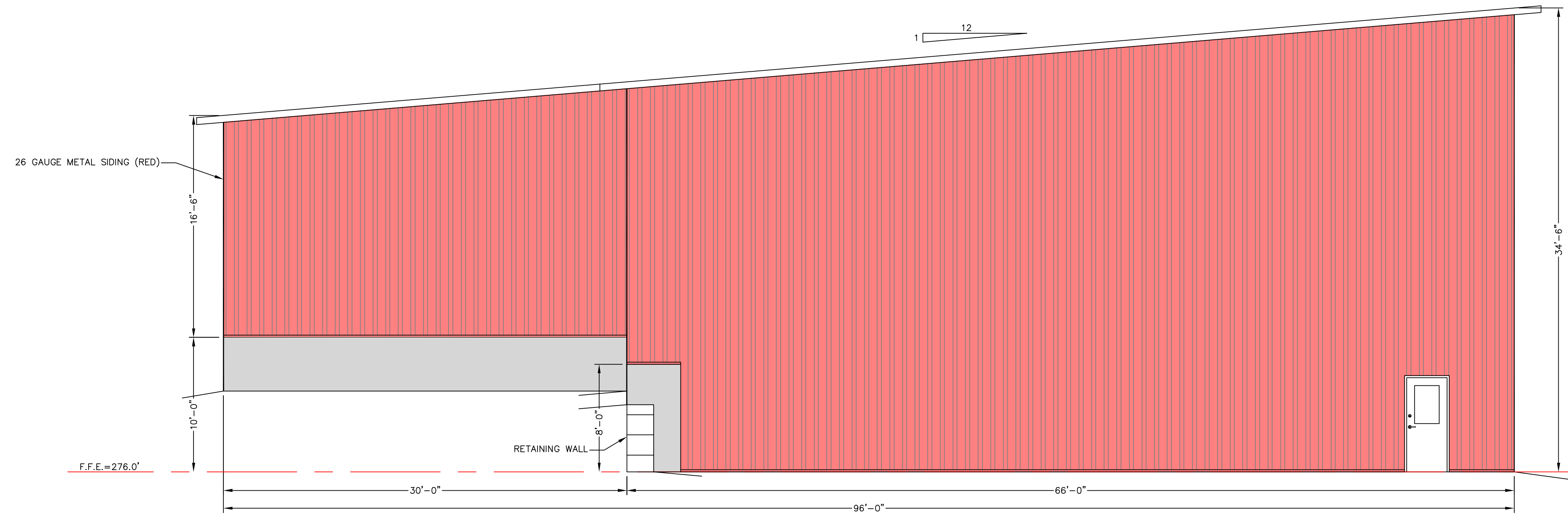
A-3

SCALE: 1/8" = 1'-0"
DATE: MAY 11 2018
DRAWN BY: CSC
REVISIONS BY: RPFM

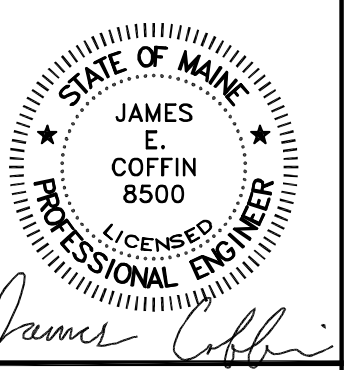
LOCATION: 28 OLD ROUTE 27 ROAD
REL. GRADE: KENNRREC
STATE: MAINE



NORTH ELEVATION
SCALE 3/16" = 1'-0"



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



NO.	DESCRIPTION	DATE
1	INCREASED BUILDING SIZE; ADDED 22x40 ADDITION	6-7-21
2	ROTATED ADDITION; DECREASED WALL THICKNESS	6-9-21

CLIENT & PROJECT	PROPOSED PRECAST PLANT GAGNE & SON, INC.
LOCATION	28 OLD ROUTE 27 ROAD
REL. GRADE	KENNEREC
STATE	MAINE
SHEET TITLE	NORTH & SOUTH ELEVATIONS
SCALE	3/16" = 1'-0"
DRAWN BY	CSC
DATE	MAY 11 2018
PROJECT NO.	2017-257



JANET T. MILLS
GOVERNOR

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



JUDITH CAMUSO
COMMISSIONER

July 14, 2021

James Coffin
E.S. Coffin
432 Cony Road, PO Box 4687
Augusta, ME 04330

RE: Information Request – One Story Precast Plant Project, Belgrade

Dear James:

Per your request received on June 21, 2021, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *One Story Precast Plant* project in Belgrade. For purposes of this review we are assuming that the proposed development will also include the undeveloped and/or forested portions of the project search area.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S. §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools - At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs subject to protection under the Natural Resources Protection Act (NRPA) within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our

Letter to James Coffin, E.S. Coffin
Comments RE: One Story Precast Plant, Belgrade
July 14, 2021

Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

Fisheries Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries 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. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e. natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fish and fisheries habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

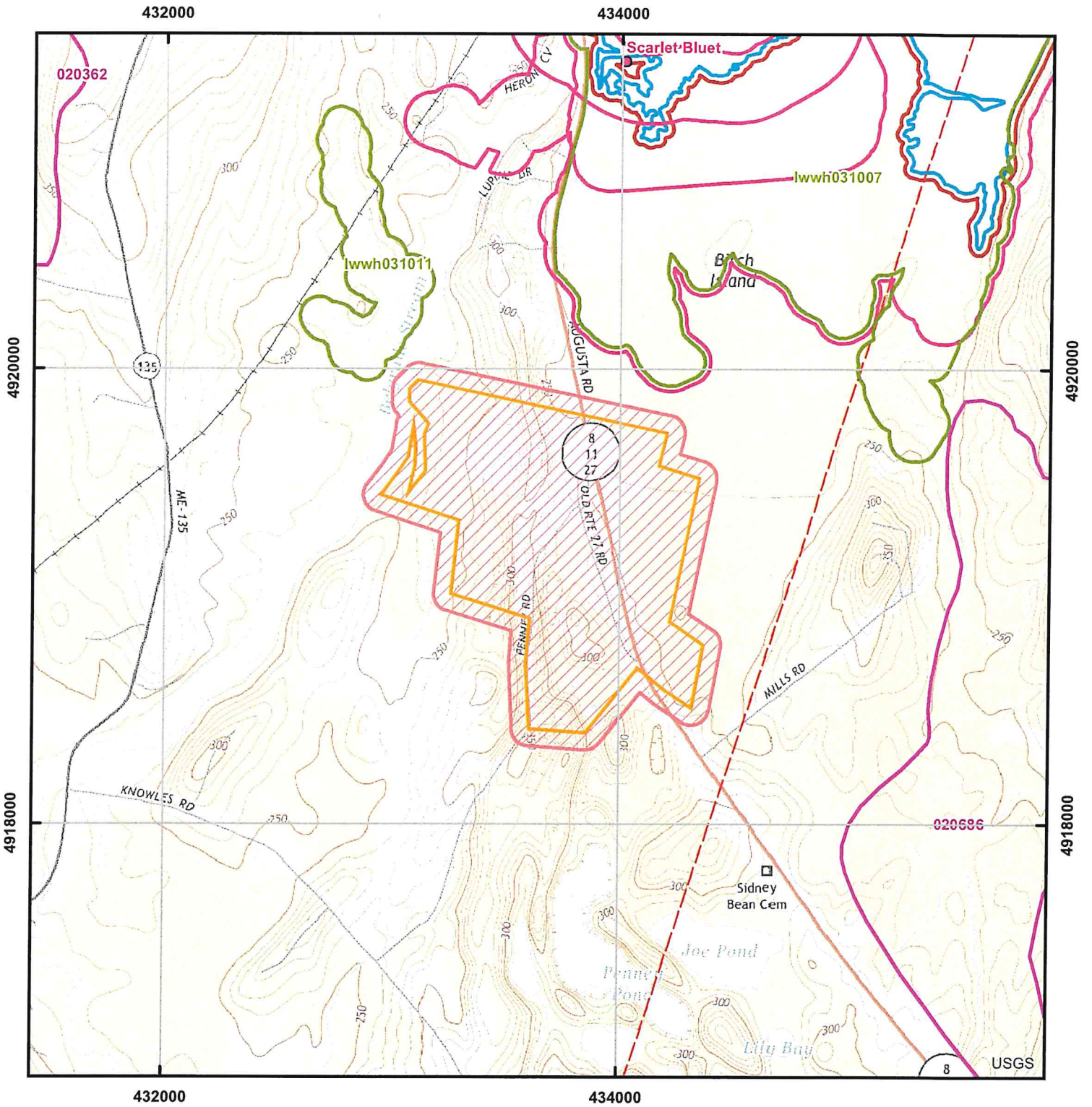
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional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

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,



Becca Settele
Wildlife Biologist

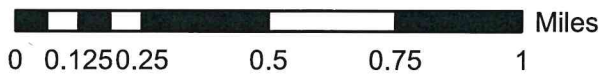


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: One Story Precast Plant, Belgrade (Version 1)



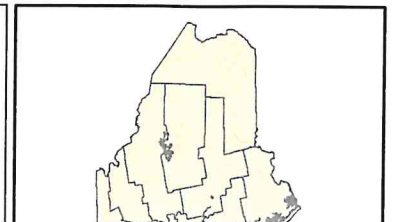
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 6/21/2021

- | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|
| ProjectSearchAreas - All Versions | Deer Winter Area | Roseate Tern |
| Maine Cliff and Talus Areas | LUPC p-fw | Piping Plover and Least Tern |
| | Cooperative DWAs | Aquatic ETSc - 2.5 mi review |
| | Seabird Nesting Islands | Rare Mussels - 5 mi review |
| | Shorebird Areas | Maine Heritage Fish Waters |
| | Inland Waterfowl and Wading Bird | Arctic Charr Habitat |
| | 2000 Inland Shoreland Terrestrial | 2000 Inland Shoreland Terrestrial |



Memo

To: Planning Board
From: Anthony Wilson, Town Manager
Date: July 15, 2021
Re: Food trucks

In the past week, concerns about food trucks located on commercial properties on Route 27 have been raised by a Selectboard member, the Roads Committee, an Appeals Board member and members of the Neighbors Helping Neighbors Facebook page. Code Enforcement Officer Gary Fuller and I are interested in your thoughts as we consider whether these ventures should be required to seek commercial permitting.

My understanding is the Planning Board deferred when previously asked about permitting food trucks, determining that is beyond its purview. But a question has been raised whether these temporary operations constitute an additional or changed commercial use.

One truck is located at the kayak shop, which predates the Commercial Development Review Ordinance. While the shop's operations are grandfathered, a legitimate question could be raised whether this different and additional use should be permitted.

The same question applies to the food vendors in the parking lot of the consignment shop occupying the former town office. The shop's commercial permit does not address additional uses outside the shop. The owner told the CEO she would seek to amend her permit if required.

Concerns have been raised about the trucks sitting in the state's right-of-way and obstructing motorists' sightlines. The CEO and I have driven through the intersection; we do not believe the trucks block drivers' views. We have not noticed parking to be an issue, though it could be. The state transportation department would be responsible for policing its ROW.

Two other food trucks in town sit on properties with uses that either predate the CDRO or are permitted.

The CDRO excludes seasonal farm stands operating for no more than 6 months per year from commercial reviews. While the trucks are seasonal, and they do serve food, the CEO notes they are not farm stands.

Again, your input would help shape our own thinking on the issue.



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

177 STATE HOUSE STATION
 AUGUSTA, MAINE 04333

JANET T. MILLS
 GOVERNOR

AMANDA E. BEAL
 COMMISSIONER

July 2, 2021

James Coffin
 E.S. Coffin Engineering & Surveying
 PO Box 4687
 Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #2017-257, Gagne & Sons Pre-Cast Plant, Map 4 Lot 37, Belgrade, Maine

Dear Mr. Coffin:

I have searched the Maine Natural Areas Program’s Biological and Conservation Data System files in response to your request received June 17, 2021 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Belgrade, 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, the southern-most area of the project intersects with an exemplary Kettlehole Bog-Pond Ecosystem at the Penney Pond Complex. These flat peatlands are usually deeper than wide and are formed from glacial deposits and melting buried ice blocks. Large, high-quality examples such as this one at the Penney Pond Complex are uncommon in Maine and provide important habitat for a wide variety of plants and animals. Peatlands are considered Wetlands of Special Significance (DEP Chapter 310), and as such, MNAP recommends avoiding disturbance within 250-feet of the mapped boundary of the Kettlehole Bog-Pond Ecosystem. Additionally, MNAP recommends no clearing or other disturbance within at least 75-feet of all perennial and intermittent streams and other wetlands associated with this system. MNAP understands that the new pre-cast plant will be erected within an existing laydown yard, in a currently developed area, and as such, MNAP has no concerns. If activities are planned within 250-feet of the Kettlehole Bog-Pond Ecosystem or within 75-feet of streams or adjacent wetlands, please contact us with more details.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site
Kettlehole Bog-Pond Ecosystem	N/A	S4	GNR	B Good	Penney Pond Complex

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



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

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

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.

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.

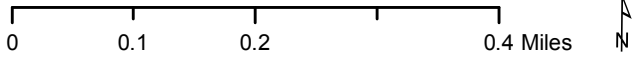
Sincerely,

Lisa St. Hilaire

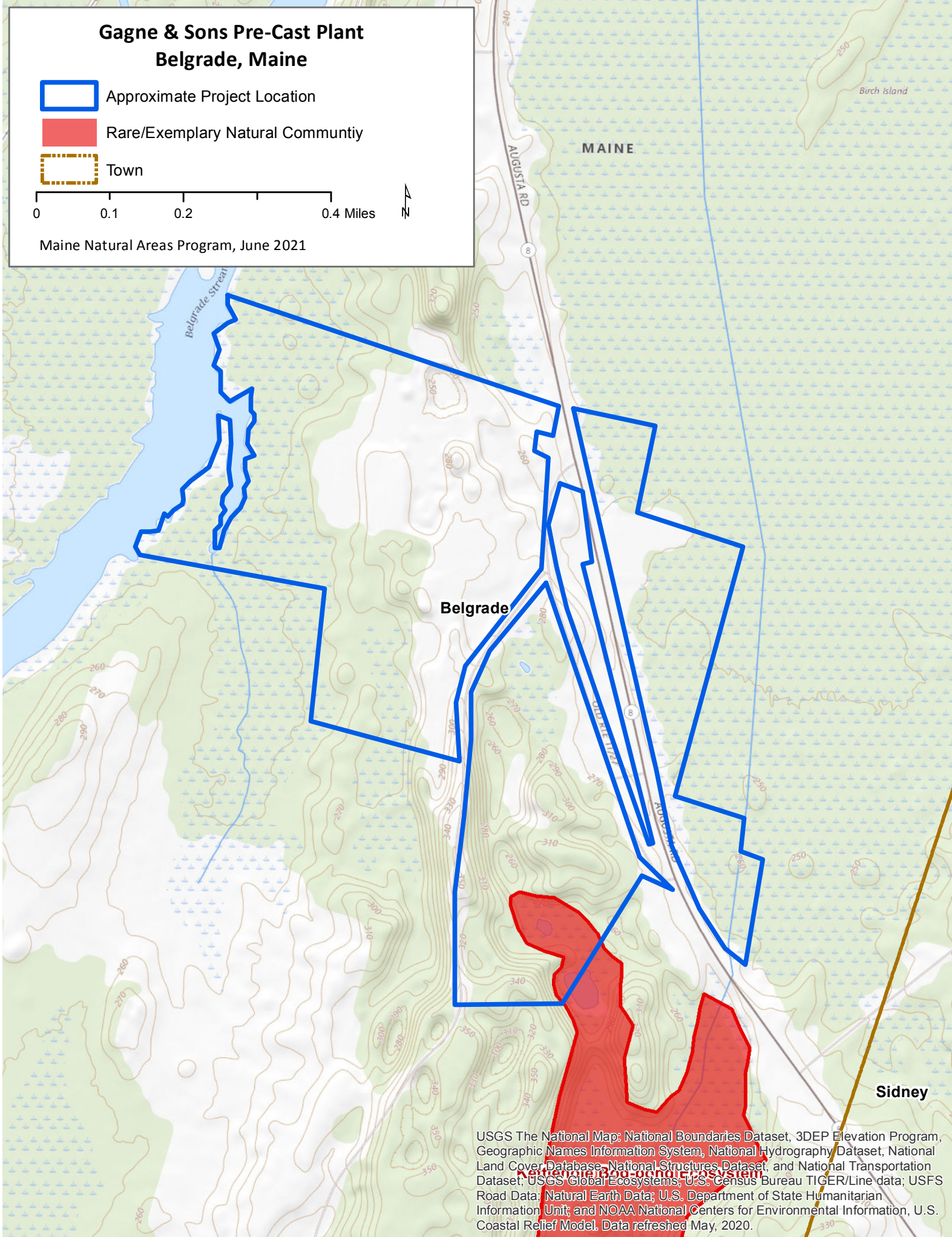
Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Gagne & Sons Pre-Cast Plant Belgrade, Maine

-  Approximate Project Location
-  Rare/Exemplary Natural Community
-  Town



Maine Natural Areas Program, June 2021



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

Rare and Exemplary Botanical Features within 4 miles of
 Project: #2017-257, Gagne & Sons Pre-Cast Plant, Map 4 Lot 37, Belgrade, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Adder's Tongue Fern						
	SC	S1	G5	1924-07	8	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
American Ginseng						
	E	S3	G3G4	1907-07-28	18	Hardwood to mixed forest (forest, upland)
American Lopseed						
	PE	SH	G5	1916-08	4	Non-tidal rivershore (non-forested, seasonally wet),Hardwood to mixed forest (forest, upland)
Awned Sedge						
	T	S1	G5	2017-07-22	6	Coastal non-tidal wetland (non-forested, wetland)
Black Spruce Bog						
	<null>	S4	G3G5	2000-10-13	9	Coastal non-tidal wetland (non-forested, wetland),Forested wetland
Bottlebrush Grass						
	SC	S3	G5	1916-08-18	12	Hardwood to mixed forest (forest, upland)
Dwarf Bulrush						
	T	S1	G5	2016-09-01	6	Open wetland, not coastal nor rivershore (non-forested, wetland)
Fall Fimbry						
	SC	S2S3	G5	2016-09-01	20	Open wetland, not coastal nor rivershore (non-forested, wetland)
Kettlehole Bog-pond Ecosystem						
	<null>	S4	GNR	2000-10-13	4	Open wetland, not coastal nor rivershore (non-forested, wetland)
	<null>	S4	GNR	2000-10-13	5	Open wetland, not coastal nor rivershore (non-forested, wetland)
	<null>	S4	GNR	2013	2	Open wetland, not coastal nor rivershore (non-forested, wetland)
Leatherleaf Bog						
	<null>	S4	G5	2000-10-13	8	Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal

Rare and Exemplary Botanical Features within 4 miles of
 Project: #2017-257, Gagne & Sons Pre-Cast Plant, Map 4 Lot 37, Belgrade, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	<null>	S4	G5	1997-09-16	9	non-tidal wetland (non-forested, wetland) Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal non-tidal wetland (non-forested, wetland)
Mountain Honeysuckle						
	E	S2	G5	1975-pre	1	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Raised Level Bog Ecosystem						
	<null>	S4	GNR	2004	4	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Showy Lady's-slipper						
	SC	S3	G4G5	1903-06	33	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
	SC	S3	G4G5	1874-07-04	36	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Showy Orchis						
	E	S1	G5	1915-08-12	12	Hardwood to mixed forest (forest, upland)
Streamshore Ecosystem						
	<null>	S4	GNR	1997-07-24	9	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Tall Sedge Fen						
	<null>	S4	G4G5	1997-07-24	6	Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal non-tidal wetland (non-forested, wetland)
White Adder's-mouth						
	E	S1	G5T4T5	1878-06	15	Forested wetland
Wild Chervil						
	PE	SH	G5	1916-08-18	3	Hardwood to mixed forest (forest, upland)

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of 1 to 5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>



**NO REAL ESTATE
TRANSFER TAX PAID****QUITCLAIM DEED
WITH COVENANT**

DLN: 1002040087529

GAGNE REALTY HOLDINGS, LLC, a Maine limited liability company having a principal place of business in said Belgrade, Maine and a mailing address of 28 Old Route 27 Road, Belgrade, ME 04917 ("Grantor") grant to **GAGNE & SON CONCRETE BLOCKS, INC.**, a Maine corporation having a mailing address of 28 Old Route 27 Road, Belgrade, ME 04917, with quitclaim covenant, the real estate described as follows:

A certain lot or parcel of land, with any buildings and improvements thereon, situated on the westerly side of Penney Road in the Town of Belgrade, County of Kennebec, and State of Maine shown on Exhibit B, Division of Tax Map 4, Lot 34 & 37 and Exhibit C, Division of Tax Map 4, Lot 34 & 37 by Sebago Technics, Inc. (Project number 08534) dated January 31, 2020, attached hereto and incorporated herein, and being more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of the Penney Road at the southeasterly corner of land formerly conveyed to Albert R Gagne by deed recorded in the Kennebec County Registry of Deeds ("KCRD") in Book 1511, page 213 and the northwesterly corner of land conveyed to Gagne Realty Holdings LLC by deed recorded in the KCRD at Book 7875, page 34;

Thence approximately N 78° W along the northerly sideline of said Gagne Realty Holdings LLC, a distance of approximately 826 feet to a point;

Thence N 10°-00'-00" E, through land of grantor, a distance of approximately 943 feet to the southerly sideline of Lot 115 per plan recorded in the KCRD at Plan book 3, page 13 and land now or formerly of Gagne & Son Concrete Blocks, Inc. by deed recorded in the KCRD at Book 3505, page 52;

Thence S 80° E approximately 19 feet along the southerly bound of said land now or former of Gagne & Son Concrete Blocks, Inc. to a point;

Thence southwesterly along land now or formerly of Gagne & Son Concrete Blocks, Inc. a distance of 132 feet (8 rods);

Thence southeasterly along land now or formerly of Gagne & Son Concrete Blocks, Inc. a distance of 165 feet (10 rods);

Thence northwesterly along land now or formerly of Gagne & Son Concrete Blocks, Inc. a distance of 132 feet (8 rods) to the southerly sideline of Lot 115;

Thence S 80° E, along the southerly sideline of Lot 115 and said land now or formerly of Gagne & Son Concrete Blocks, Inc., a distance of approximately 656 feet to the sideline of Penney Road;

Thence southwesterly, then southerly, along the westerly sideline of Penney Road approximately 998 feet to the Point of Beginning.

The total area of the above-described parcel is approximately 16.5 acres.

Bearings herein are based Grid North as shown on plan recorded in the KCRD at Plan book 2009, page 28.

Being a portion of the second parcel described in a deed from Linda M. Gagne and Alfred J. Gagne, Successor Co-Trustees under Declaration of Trust of Albert R. Gagne dated April 1, 1996, to Gagne Realty Holdings, LLC by deed dated September 10, 2009 and recorded in the Kennebec County Registry of Deeds in Book 10227, Page 208.

IN WITNESS WHEREOF, the undersigned Albert P. Gagne, being duly authorized, has set his hand and seal this 19th day of February, 2020.

GAGNE REALTY HOLDINGS, LLC

Alvan Gagne
Witness

Albert P. Gagne
By: Albert P. Gagne
Its: Manager

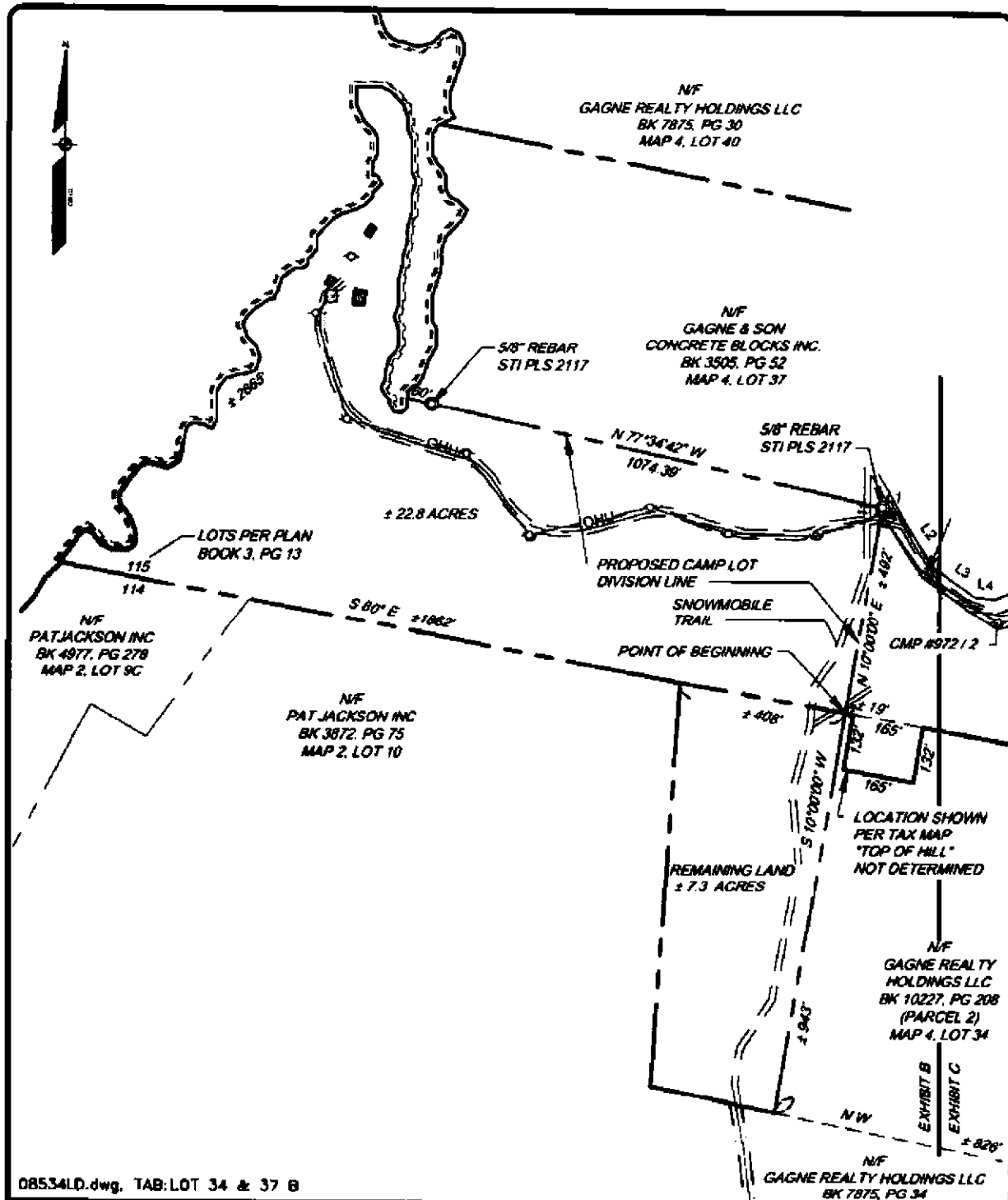
STATE OF MAINE
KENNEBEC, SS.

Personally appeared before me this 19th day of February, 2020, the above-named Albert P. Gagne, in his said capacity as Manager of Gagne Realty Holdings, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said entity.


Louis LaPlante
Notary Public

Printed name: Louis LaPlante

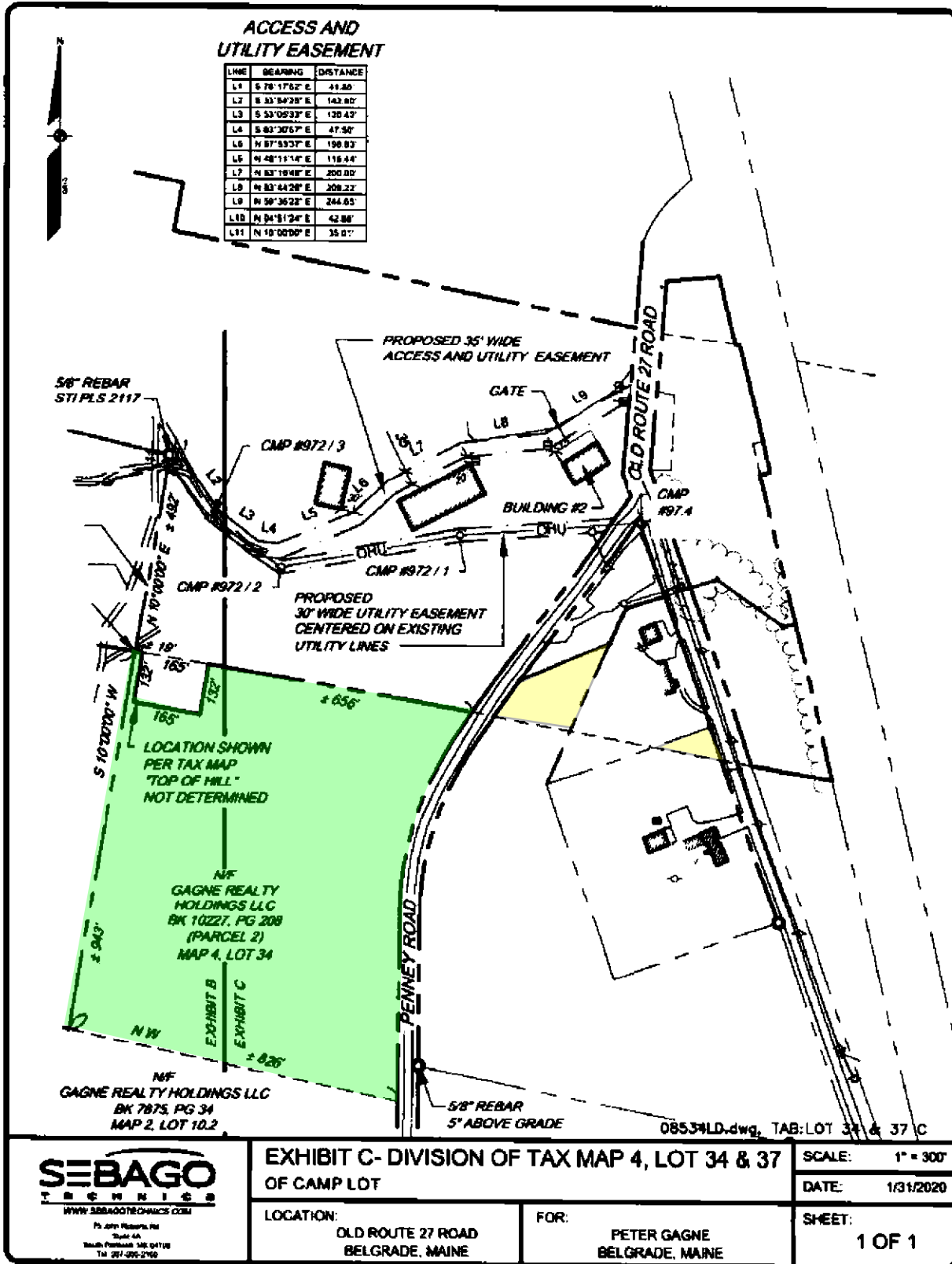
My Commission expires: 10/30/2025



08534LD.dwg, TAB: LOT 34 & 37 B

 <p>75 JOHN HICKMAN RD SOUTH PORTLAND, ME 04106 TEL: 207-266-2700</p>	EXHIBIT B- DIVISION OF TAX MAP 4, LOT 34 & 37 OF CAMP LOT		SCALE: 1" = 300'
	LOCATION: OLD ROUTE 27 ROAD BELGRADE, MAINE		DATE: 1/31/2020
FOR: PETER GAGNE BELGRADE, MAINE		SHEET: 1 OF 1	

16.5 acre p/o Belgrade Tax Map 4 Lot 34



Belgrade Fire & Rescue

990 Augusta Road., Belgrade,
Maine 04917
207 495-7739



Daniel MacKenzie Chief
446-0603
William Pulsifer, Deputy Chief
495-3855

Regarding the commercial construction project by Gagne & Son Inc. of a 14,540 sf pre-cast plant on Lot 37 on Tax Map 4 in the Town of Belgrade. Belgrade Fire Department with its mutual aid system that is currently established has the capacity to provide adequate protection for the Town of Belgrade.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Mackenzie", with a long horizontal flourish extending to the right.

Dan Mackenzie

Fire Chief

Belgrade Fire Department

Edward Ketch, Jr.,
Assistant Chief
Belgrade Lakes
242-7727

Bruce Galouch
Assistant Chief
Belgrade Depot
458-1300

Scott Damren
Assistant Chief
North Belgrade
465-5191

Travis Burton
Rescue Chief
Belgrade Rescue
458-3191

**Permit Application for Work
in the Shoreland Zone for
William & Vicki Mitchell
142 Main Street
Belgrade, Maine
Project No. 180-21**



Prepared by

A.E. Hodsdon Engineers
10 Common Street
Waterville, ME 04901
873-5164



A. E. Hodsdon

CONSULTING ENGINEERS

10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

July 29, 2021

180-21

Town of Belgrade
Planning Board
6 Manchester Road
Belgrade, ME 04917-9730

RE: *Permit Application for Work in the Shoreland Zone for 142 Main Street, Belgrade*

Dear Planning Board Members:

As technical representative and on behalf of William & Vicki Mitchell, we present to you the Permit Application for the house renovations located on 142 Main Street in Belgrade, Maine. Included with the application are the following exhibits:

1. Application for Permit
2. Required Attachments to Application
 - Exhibit a – Site Plan, Building Plans and Photographs of Structure Being Modified
 - Exhibit b – Statement from Town Plumbing Inspector
 - Exhibit c – NOT APPLICABLE
 - Exhibit d – Description of Project
 - Exhibit e – Photos of Structure
 - Exhibit f – NOT APPLICABLE
 - Exhibit g – Erosion Control Plan

Please review and comment as to the completeness of the application.

Sincerely,

Albert E. Hodsdon III
Engineer

Enclosures

Shoreland
 Certified Contractor
 Number # _____
 Non Shoreland

Town of Belgrade, Maine
APPLICATION FOR PERMIT

990 Augusta Road Belgrade Me 04917
 207-495-2258
 Application # _____
 Map# _____ Lot# _____
 Permit# _____

Logged _____ Date Rec'd by PB/CEO _____ \$ _____ Fee Paid _____ Receipt# _____

Applicant: Name <u>WILLIAM E. MITCHELL</u> Mailing Addr <u>28 CLEARVIEW AVE</u> State/Zip <u>WATERVILLE ME 04701</u> Phone# <u>423-6376</u>	2. Owner (if other than applicant): Name <u>VICKI L. MITCHELL</u> Mailing Addr <u>SAME</u> State/Zip _____ Phone# _____
--	--

Specific location of property 142 MAIN ST - BELGRADE ME Map# _____ Lot# _____
 Name of Lake/Pond/Stream (if applicable) LONG POND

Current use of property (check all that apply)
 Residential/Recreational; _____ Individual Private Campsite; _____ Commercial; _____ Industrial; _____ Other

Proposed construction or change in use: Reinforce foundation, pour slab, replace existing deck with enclosed room. Replace leachfield.

Existing sewage disposal system type and capacity: 1,000 GALLON CONCRETE TANK
 Present number of bedrooms 4 Bedrooms to be added under this application 0

When did you purchase the property within Shoreland Zone? 6/30/17 (month/year) If after 11/6/18, attach copy of septic system inspection report documenting it is not malfunctioning.

Total lot area 15,260 sf +/-; Lot area within the Shoreland Zone 15,260 sf +/-

Square footage of unvegetated surface within shoreland zone including all structures, driveways, parking, walkways and patios. 3,246 +/-

What is the total area of cleared openings of woody vegetation (Sqft) _____

Total number of structures on the lots 2. A site plan to-scale MUST accompany this application and be prepared in accordance with the requirements on the attached Instruction Sheet (Item #10 on the Instruction Sheet). All required attachments must accompany this application.

Present Structure Square Footage	<u>3,228 +/-</u>	_____
Proposed Structure Square Footage	<u>3,228 +/-</u>	_____

Required only for structures within Shoreland Zone

We have obtained and understand the requirements of all Town of Belgrade Ordinance which apply to the proposed construction or change of use. The undersigned applies for a permit to build, alter or improve existing structure(s) or grounds as stated above on this application and portrayed on the attachments. The information provided is true and correct.

Signature: [Signature] Signature: Vicki L. Mitchell

There may be additional Federal, State or local permits required depending on the nature of the project.

TOWN USE ONLY
 DECISION: _____ APPROVE _____ DISAPPROVED _____
 Conditions _____

Date: _____ PB _____ CEO _____
 Signatures:

Exhibit

a

**Permit Application for Mitchell Property, 142 Main Street,
Belgrade**

Exhibit a – Site Plan, Building Plans and Photographs of Structure

LAKE HOUSE RENOVATION BILL & VICKI MITCHELL



A. E. HODSDON
CONSULTING ENGINEERS
WATERVILLE, MAINE

DRAWING INDEX

DRAWING TITLE

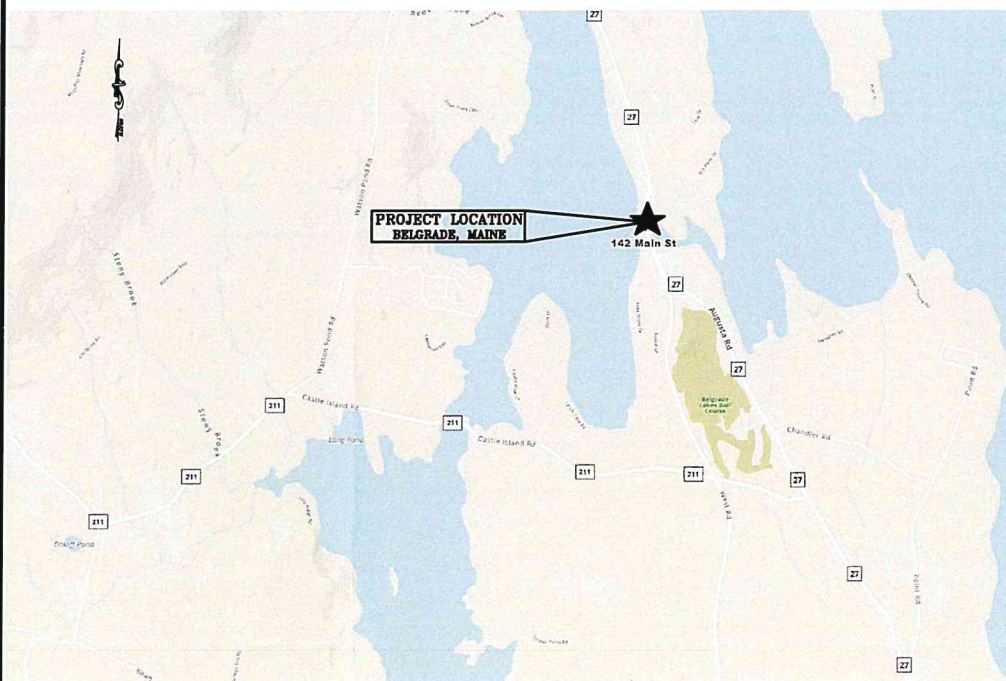
SHEET
NUMBERS

COVER SHEET	C0.1
SITE PLAN	A1.0
EXISTING LOWER LEVEL FLOOR PLAN	A1.1
EXISTING UPPER LEVEL FLOOR PLAN	A1.2
PROPOSED LOWER LEVEL FLOOR PLAN	A1.3
PROPOSED UPPER LEVEL FLOOR PLAN	A2.0
EXISTING WEST ELEVATION VIEW	A2.1
PROPOSED WEST ELEVATION VIEW	

PROJECT LOCATION



SITE LOCATION PLAN



STATUS

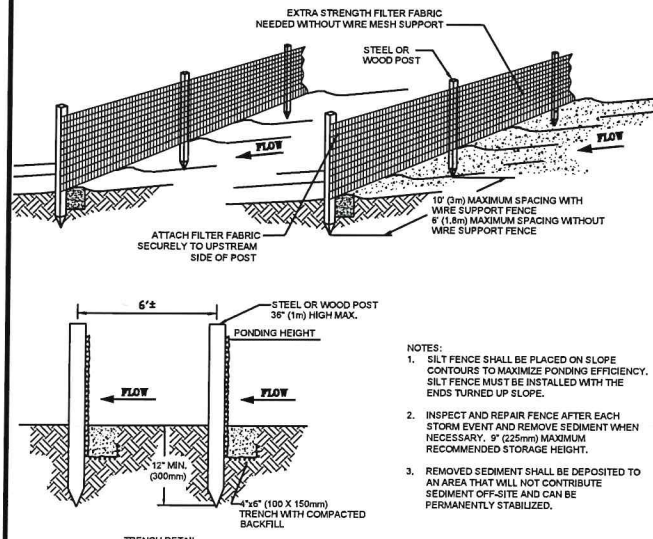
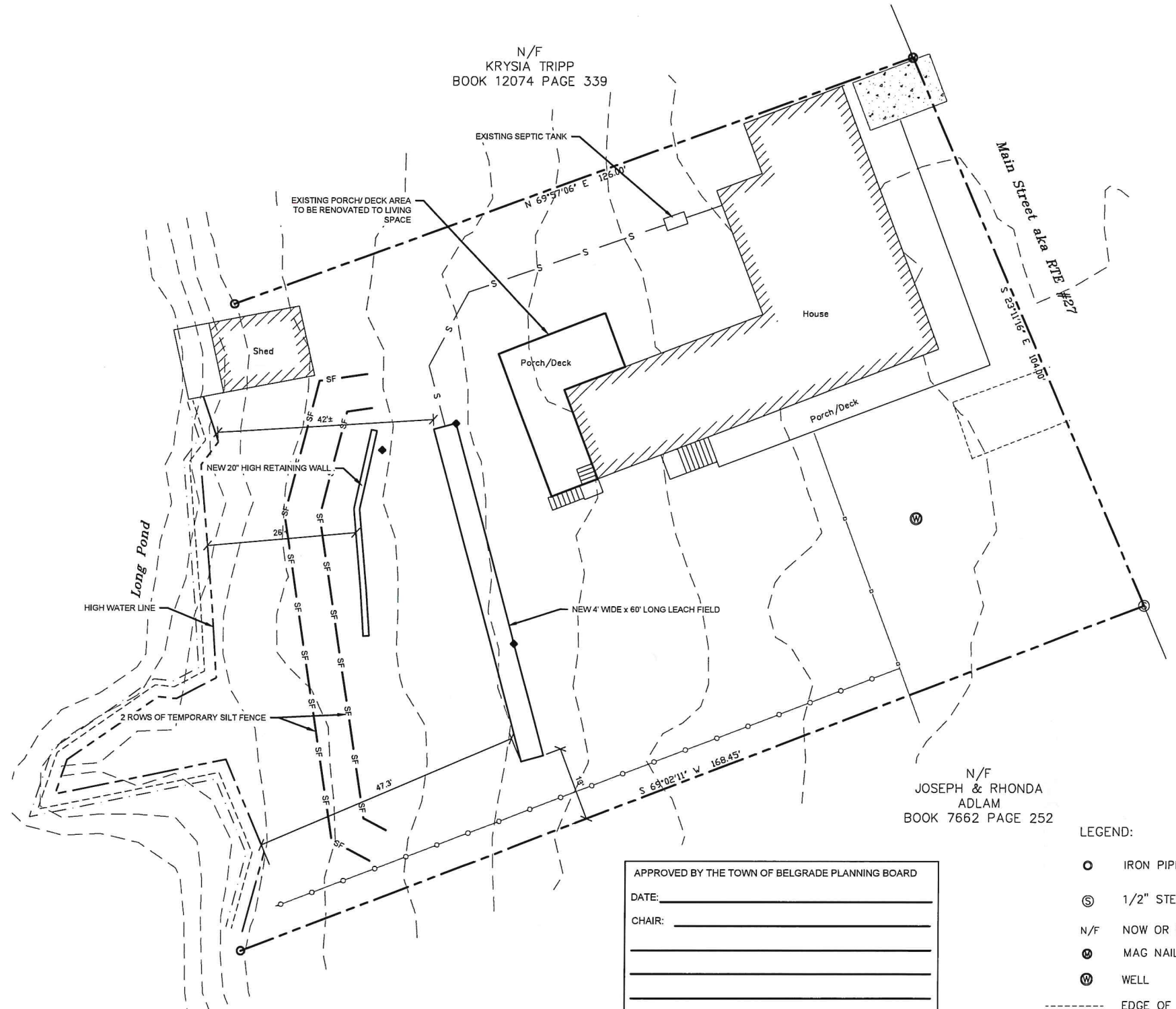
NO.	DESCRIPTION	DATE
01	PERMIT APPLICATION	07-29-2021
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Erosion and Sediment Control Notes

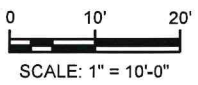
- CONTRACTOR SHALL FOLLOW AND INSTALL EROSION CONTROL MEASURES PER MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) MANUAL (DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION).
- SEDIMENT BARRIERS: PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADE EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA.
- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- ALL DISTURBED AREAS SHALL BE STABILIZED OR PROVIDED WITH TEMPORARY EROSION CONTROL WITHIN 14-DAYS OF DISTURBANCE.
- ALL DISTURBED AREAS THAT DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH SHALL RECEIVE A WINTER RYE SEEDING AT THE RATE OF 3 LBS. PER 1,000 SQ. FT. AND A HEAVY LAYER (4") OF HAY OR STRAW MULCH. ALL DISTURBED AREAS SHALL BE STABILIZED WITH 7-DAYS OF DISTURBANCE.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AT THE LIMIT OF CLEARING FOR ALL SITE WORK AND ABOVE ALL WATER COURSES TO PROTECT AGAINST EROSION AND SEDIMENTATION FROM CONSTRUCTION. INSTALL ALONG CONTOUR WITH GUIDELINES PROVIDED IN LATEST EDITION OF MDEP BMP MANUAL AND IN ACCORDANCE WITH DETAILS. MAINTAIN MEASURES UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION OR PAVEMENT.
- DISCHARGE OF ANY DEWATERING ACTIVITIES SHALL BE DIRECTED TOWARDS A STABILIZED AREA. FLOW CONCENTRATION, EROSION AND VISIBLE DISCHARGES OFF SITE OR INTO SURFACE WATERS SHALL BE AVOIDED.
- WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.
 - (A) SITE STABILIZATION: FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
 - (B) SEDIMENT BARRIERS: ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
 - (C) DITCH: ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE.
 - (D) SLOPES: MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED.
- ALL DISTURBED AREAS TO BE RE-VEGETATED SHALL RECEIVE 4" OF LOAM. THE LOAM SHALL BE SEED, FERTILIZED AND MULCHED AT THE RATES SHOWN IN THE NOTES.
- ALL EROSION CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL GRASS HAS BECOME 90% ESTABLISHED.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE MAINE DEP TO STOP SEDIMENT FROM LEAVING THE SITE. ANY ADDITIONAL EROSION CONTROL REQUIRED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. IF BEST MANAGEMENT PRACTICES (BMP'S) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMP'S OR SIGNIFICANT REPAIR OF BMP'S ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- THE CONTRACTOR SHALL REPAIR AND RE-SEED ALL ERODED AREAS WITHIN 1-YEAR OF THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. REPAIR WORK SHALL BE COMPLETED WITHIN 14-DAYS OF NOTIFICATION.
- REMOVAL OF TEMPORARY MEASURES: REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED, REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

GENERAL NOTES:

- THIS PLAN IS BASED UPON A SURVEY PERFORMED BY CAREY LAND SURVEYS DATED JULY 2021.
- CONTOURS ARE FROM MAINE OFFICE OF GIS.



SILT FENCE
Not To Scale



APPROVED BY THE TOWN OF BELGRADE PLANNING BOARD

DATE: _____

CHAIR: _____

- LEGEND:**
- IRON PIPE FOUND
 - ⊙ 1/2" STEEL PIN w/CAP #2071 S
 - N/F NOW OR FORMERLY OWNED BY
 - ⊗ MAG NAIL IN PAVE
 - ⊕ WELL
 - - - - - EDGE OF GRAVEL (APPROX)
 - ◆ STAKE FOUND
 - ▒ OF CONCRETE
 - CHAIN LINK FENCE
 - PICKET FENCE



AEH Hodsdon
CONSULTING ENGINEERS

10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0665

1	AEH	07-26-2021	PERMIT APPLICATION
REV.	APPD.	DATE	STATUS

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS, REVISIONS, OR ADDITIONS TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE AT ALL TIMES SOLELY RESPONSIBLE AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.



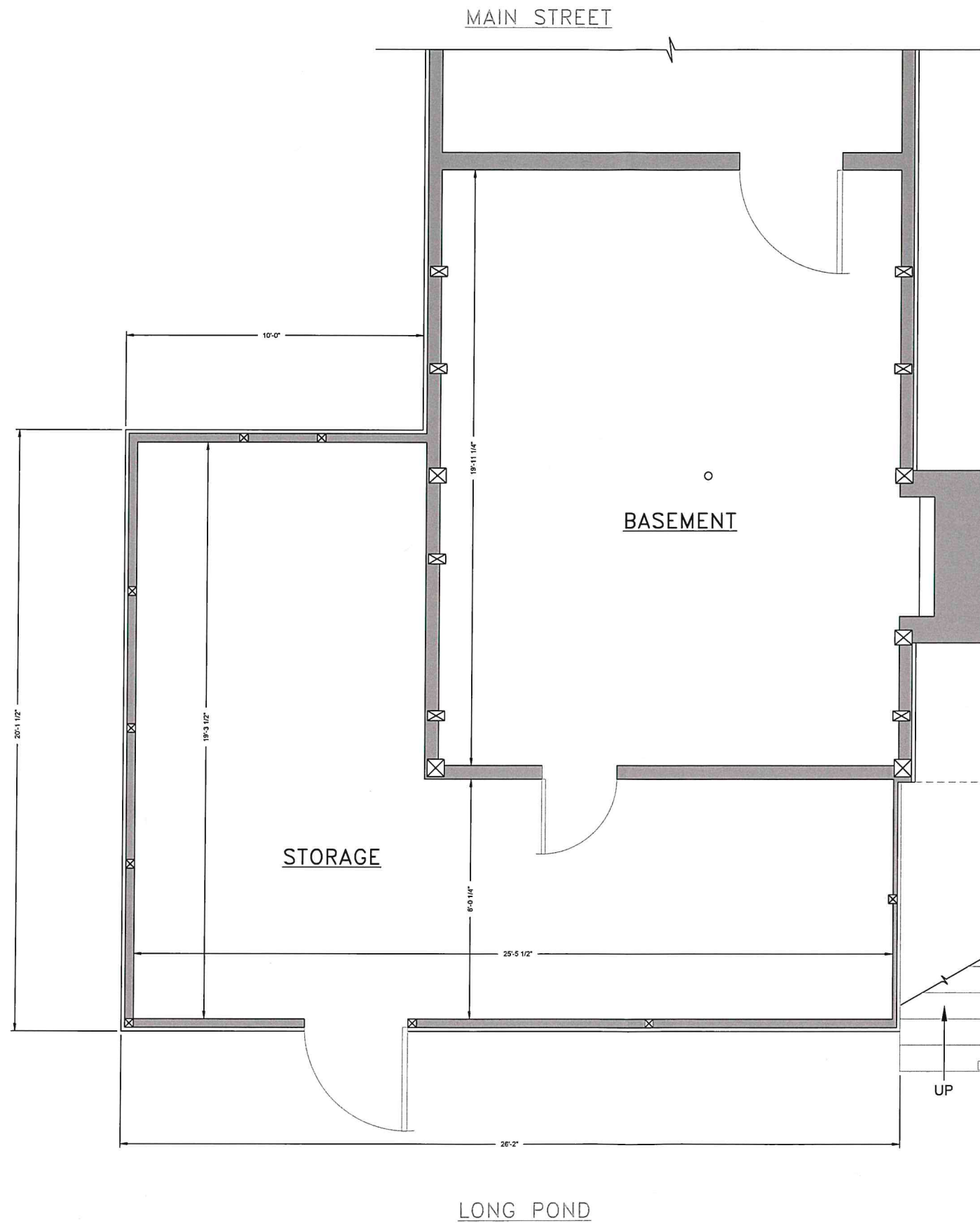
SITE PLAN
OF:
LAKE HOUSE RENOVATION
142 MAIN STREET
BELGRADE, MAINE

FOR:
BILL & VICKI MITCHELL
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
PLS	AEH
SCALE	DATE
AS NOTED	07-26-2021

C0.1

PROJECT#: 180-21



EXISTING LOWER LEVEL FLOOR PLAN
SCALE 1/2" = 1'-0"

AEH Hodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-9645

1	AEH	07-27-2021	ISSUED FOR REVIEW
REV.	APPD.	DATE	STATUS

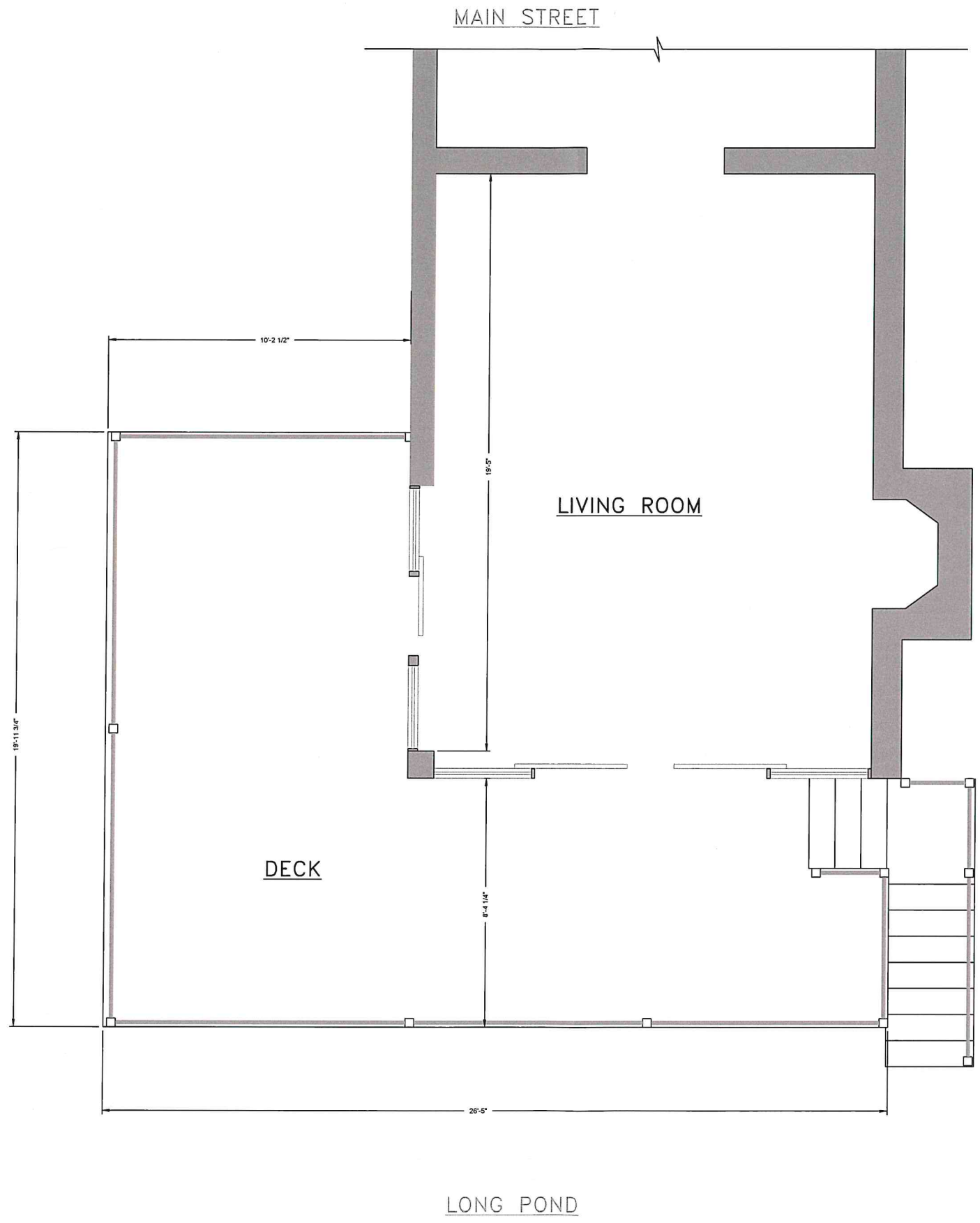
THIS PLAN SHALL NOT BE ACCEPTED WITHOUT WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.



EXISTING LOWER LEVEL FLOOR PLAN
OF: LAKE HOUSE RENOVATION
142 MAIN STREET
BELGRADE, MAINE
FOR: **BILL & VICKI MITCHELL**
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021

A1.0
PROJECT#: 180-21



EXISTING UPPER LEVEL FLOOR PLAN
SCALE 1/2" = 1'-0"

AEH Hodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0665

REV.	APPD.	DATE	STATUS
1	AEH	07-27-2021	ISSUED FOR REVIEW

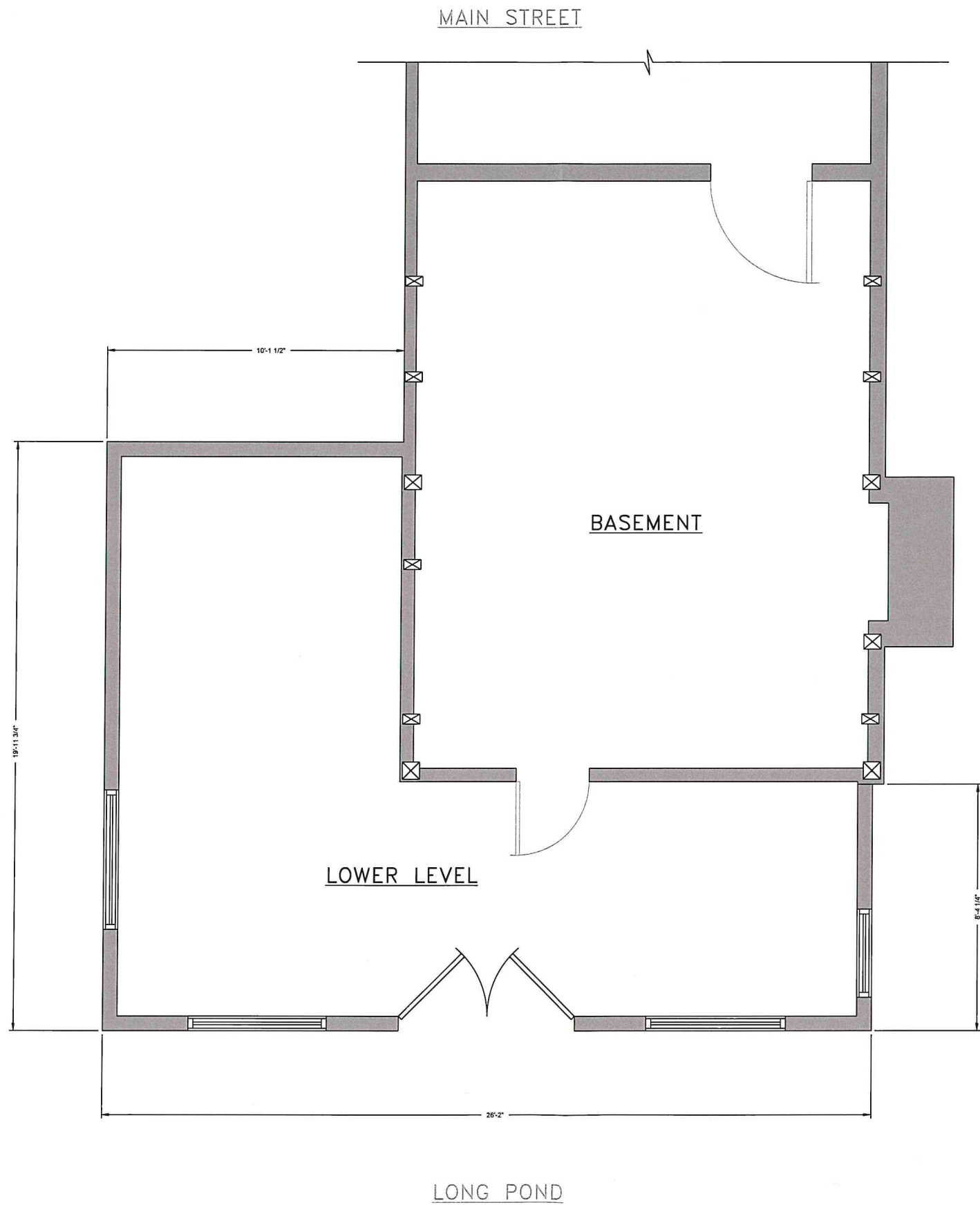
THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.



EXISTING UPPER LEVEL FLOOR PLAN
OF: **LAKE HOUSE RENOVATION**
142 MAIN STREET
BELGRADE, MAINE
FOR: **BILL & VICKI MITCHELL**
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021

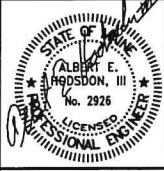
A1.1
PROJECT#: 180-21



PROPOSED LOWER LEVEL FLOOR PLAN
SCALE 1/2" = 1'-0"

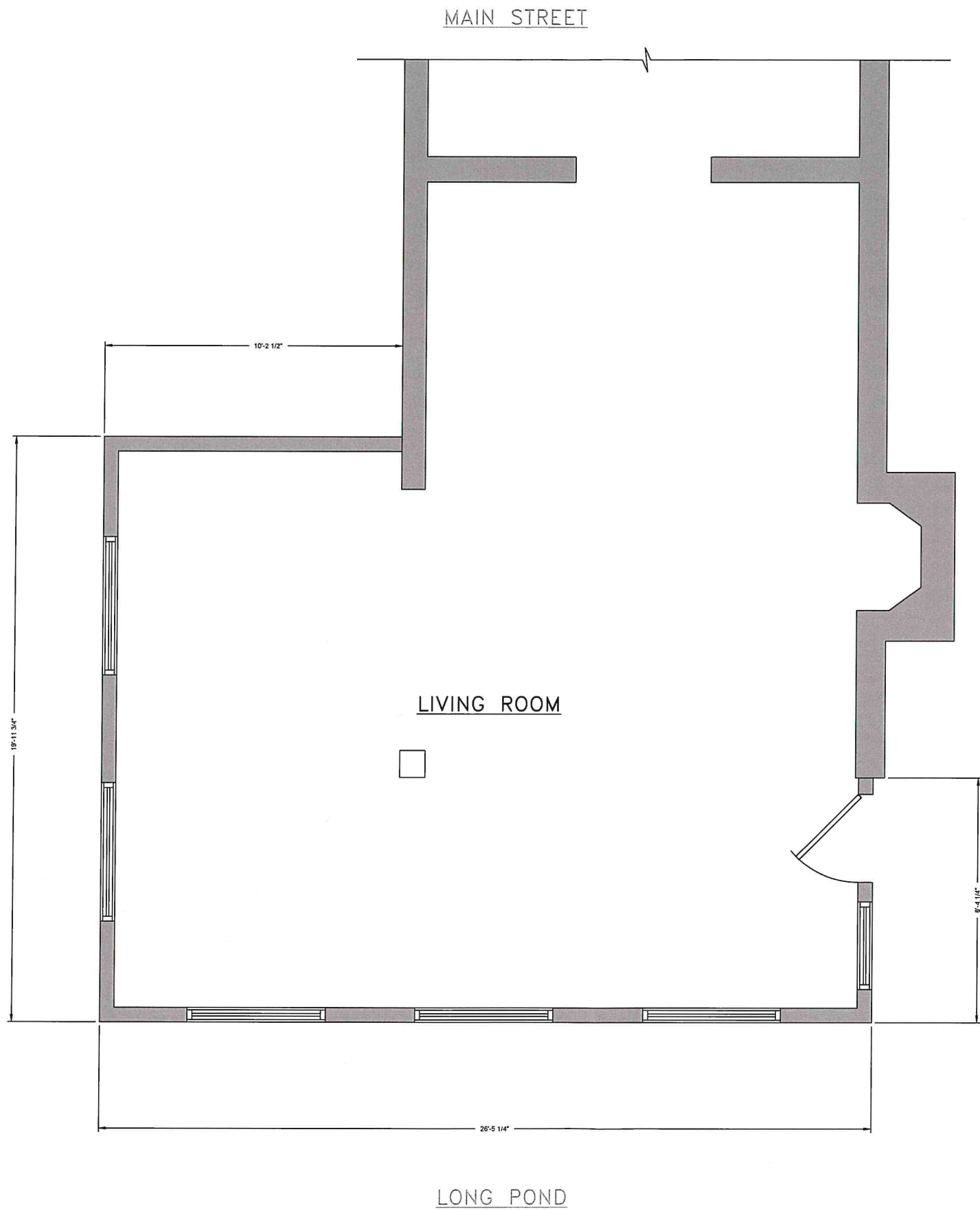
REV	APPD	DATE	ISSUED FOR REVIEW
1	AEH	07-27-2021	ISSUED FOR REVIEW

STATUS:
THIS PLAN IS TO BE USED ONLY WITH THE PERMISSION OF THE CONSULTING ENGINEERS. ANY ALTERATIONS OR REVISIONS TO THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ENGINEERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E.H. HODSDON CONSULTING ENGINEERS.



PROPOSED LOWER LEVEL FLOOR PLAN
 OF: **LAKE HOUSE RENOVATION**
 142 MAIN STREET
 BELGRADE, MAINE
 FOR: **BILL & VICKI MITCHELL**
 142 MAIN STREET
 BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021



MAIN STREET

LIVING ROOM

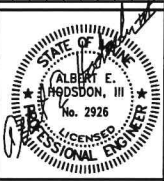
LONG POND

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE 1/2" = 1'-0"



REV.	AEH	07-27-2021	ISSUED FOR REVIEW
1	AEH	07-27-2021	STATUS:
THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS OR MODIFICATIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.			



PROPOSED UPPER LEVEL FLOOR PLAN

OF: LAKE HOUSE RENOVATION
142 MAIN STREET
BELGRADE, MAINE

FOR: BILL & VICKI MITCHELL
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021

A1.3

PROJECT#: 180-21

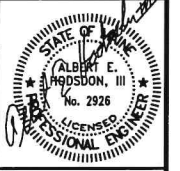
AEH Hodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 875-5164
(207) 872-8645



EXISTING WEST ELEVATION VIEW
SCALE 1/2" = 1'-0"

REV	DATE	ISSUED FOR REVIEW
1	07-27-2021	ISSUED FOR REVIEW

THIS DRAWING IS THE PROPERTY OF AEH HODSDON CONSULTING ENGINEERS. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF AEH HODSDON CONSULTING ENGINEERS IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



EXISTING WEST ELEVATION VIEW
OF:
LAKE HOUSE RENOVATION
142 MAIN STREET
BELGRADE, MAINE
FOR:
BILL & VICKI MITCHELL
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021

A2.0
PROJECT#: 180-21

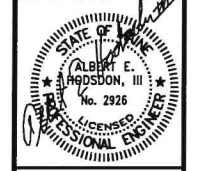


PROPOSED WEST ELEVATION VIEW
SCALE 1/2" = 1'-0"

PROPOSED WEST ELEVATION VIEW
OF:
LAKE HOUSE RENOVATION
142 MAIN STREET
BELGRADE, MAINE
FOR:
BILL & VICKI MITCHELL
142 MAIN STREET
BELGRADE, MAINE

DRAWN	CHECKED
MG	MEM
SCALE	DATE
AS NOTED	07-21-2021

A2.1
PROJECT#: 180-21



1	AEH	07-27-2021	ISSUED FOR REVIEW
	REV	APPD	DATE
			STATUS

THIS PLAN IS NOT BE USED WITHOUT THE WRITTEN PERMISSION FROM A.E. HODSON CONSULTING ENGINEERS. ANY ALTERATIONS, ADDITIONS OR DELETIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSON CONSULTING ENGINEERS.













**Permit Application for Mitchell Property, 142 Main Street,
Belgrade**

Exhibit b – Statement from Town Plumbing Inspector

EXHIBIT B – STATEMENT FROM TOWN PLUMBING INSPECTOR

The Lake House Renovations does not include any interior plumbing. No comment from the Local Plumbing Inspector should be needed.

However, the application does include replacing the leachfield for the house and that application (HHE-200) is included.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

1-19-63R

GENERAL INFORMATION		Town of <u>Belgrade</u>
Property Owner's Name:	<u>William Mitchell</u>	Tel. No.: <u>423-6376</u>
System's Location:	<u>142 Main St., Belgrade Lakes, Me 04918</u>	
Property Owner's Address:	<u>P.O. Box 649, Waterville, Me</u>	Zip Code <u>04901</u>
e-mail address:	<u>bill@ghmagency.com</u>	

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)	SECTION OF RULE
1. <u>Setback from Existing Well to 72 ft.</u>	<u>Table 8A</u>
2. <u>Setback from Lake to 42 ft.</u>	<u>Table 8A</u>
3. <u>Setback from Deck to 16 - 17 ft. to ground</u>	<u>Table 8A</u>

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

This is a very tight site. There is only room to install this system. It is the best compromise between wells and lake.

I, Albert E. Hodsdon III, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

Albert E. Hodsdon III
SIGNATURE OF SITE EVALUATOR

11/11/19 Rev: 7/20/12 PHH
DATE

PROPERTY OWNER

I, William Mitchell, am the owner agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER
 AGENT FOR THE OWNER

DATE _____

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
	TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Div of Environmental Health, 11 SHS
 (207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Belgrade	Town/City _____	Permit # _____
Street or Road	142 Main St.	Date Permit Issued ___/___/___	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Mitchell, William <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	142 Main St. Belgrade, Me 04918	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	423-6376	Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>Trench</u> Year installed: <u>1960's</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input checked="" type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input checked="" type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY <u>0.38</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <u>Existing</u> <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: <u>1000 GAL.</u>	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>60</u> <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>360</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>4 bedrooms @ 90 gpd/ha</u> <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>4/5/1 C</u> at Observation Hole # <u>TP</u> Depth <u>30"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> Not Required <u>use 2" φ inverted siphon</u> <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>31</u> m <u>40</u> s Lon. <u>69</u> d <u>53</u> m <u>18</u> s if g.p.s, state margin of error:

SITE EVALUATOR STATEMENT		
I certify that on <u>10/10/19</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
Site Evaluator Signature <u>Albert E. Hodsdon III</u>	SE # <u>046</u>	Date <u>7/26/21</u>
Site Evaluator Name Printed <u>Albert E. Hodsdon III</u>	Telephone Number <u>873-5164</u>	E-mail Address _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Belgrade

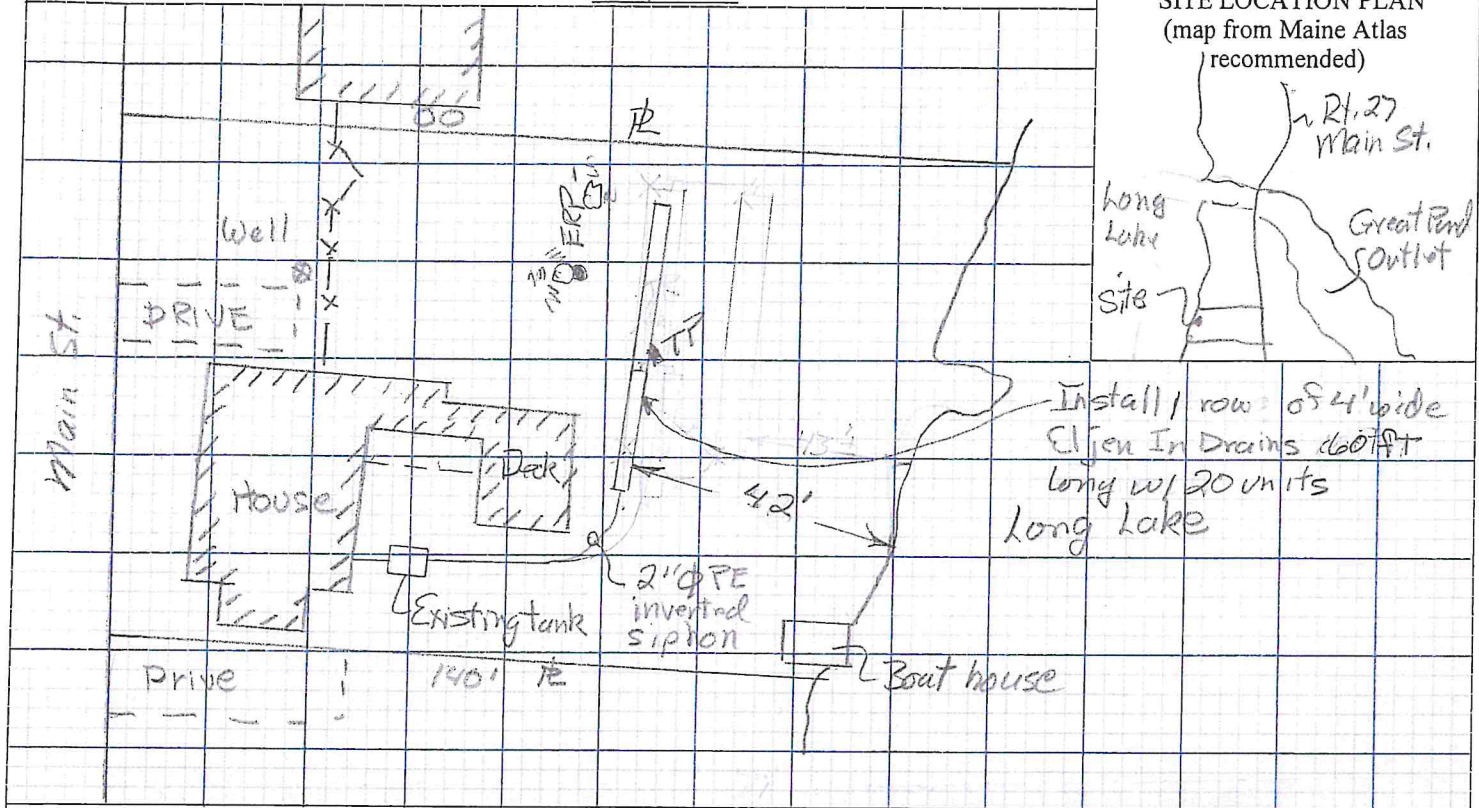
142 Main St.

William Mitchell

SITE PLAN

Scale 1" = 40' ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole TP Test Pit Boring
 1±" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	<i>Sandy loam</i>	<i>loose</i>	<i>DK Bn</i>	
10	<i>Coarse sand</i>		<i>Red Bn</i>	
20			<i>Bn</i>	
30				<i>30"</i>
40	<i>Some fill in areas</i>			
50				

TABLE 1: SPECIFIED SAND SIEVE REQUIREMENTS

ASTM C33 SAND SPECIFICATION		
Sieve Size	Sieve Square Opening Size	Specification Percent Passing (Wet Sieve)
3/8 inch	9.52 mm	100
No. 4	4.76 mm	95 - 100
No. 8	2.38 mm	80 - 100
No. 16	1.19 mm	50 - 85
No. 30	590 µm	25 - 60
No. 50	297 µm	10 - 30
No. 100	149 µm	< 10
No. 200	75 µm	< 5

Soil Classification <i>4/5 C</i>	Slope <i>12%</i>	Limiting Factor <i>30"</i>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

Profile	Condition			<input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---------	-----------	--	--	--

Albert E. Hodson III

046

11/11/19
100' x 170' x 12' High

Site Evaluator Signature

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Belgrade

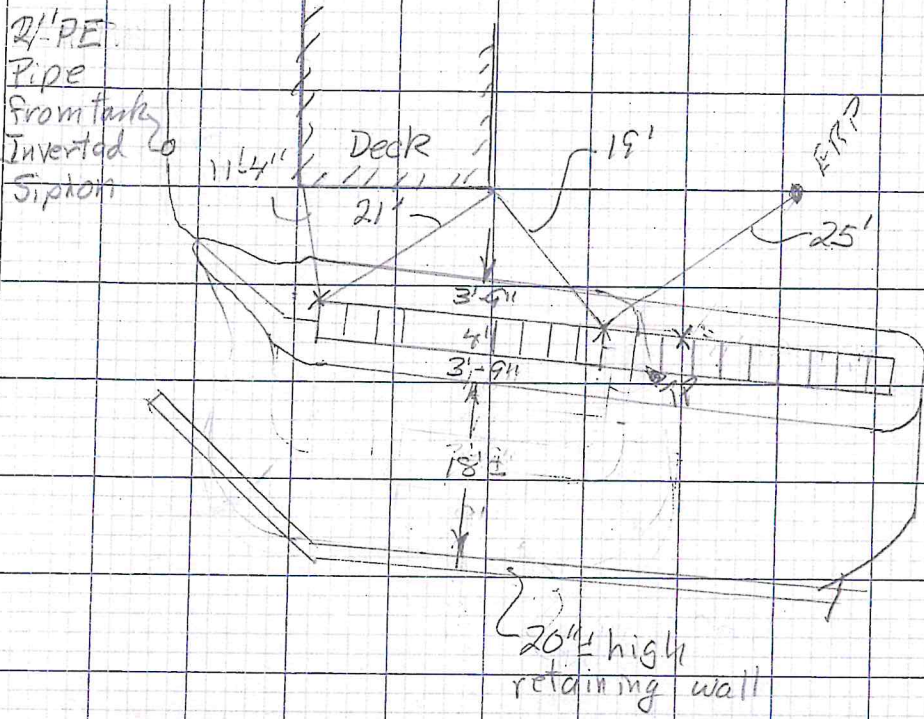
142 Main St.

William Mitchell

SUBSURFACE WASTEWATER DISPOSAL PLAN

0

SCALE: 1" = 20 FT.



Install 20 49. wide Eljen in drains in 3 Rows of 20 each (60' long) Special sand is required (see attached spec) Provide serial distribution and install the row level. Install according to Code and MSgr. Rec.

FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) 6"
 Depth of Fill (Downslope) 15"

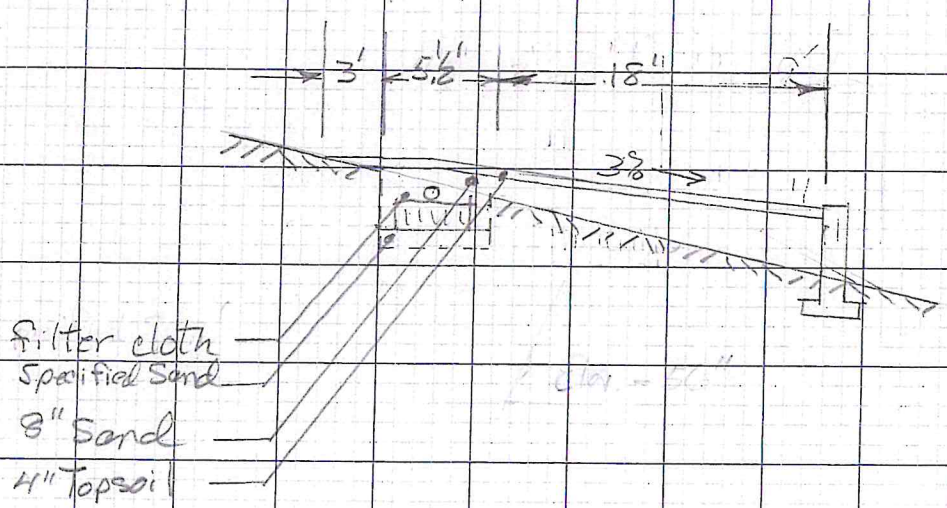
Finished Grade Elevation -31"
 Top of Distribution Pipe or Proprietary Device -43"
 Bottom of Disposal Area -50"

Location & Description: Nail in base of 36" Maple
 Reference Elevation: 0"

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 10 ft.
 Vertical 1" = 5 ft.



Special Sand Required.

Site Evaluator Signature

SE #

Date

TAKING CARE OF YOUR SYSTEM

Your on-site wastewater treatment system represents a significant investment, which you will want to protect. With proper operation and regular maintenance, your system will function better and last longer.

Do not wait until your system shows signs of failure to have your septic tank pumped out. Waiting can mean complete clogging and an expensive repair bill. Call a septic system pumper to inspect your system AT LEAST ONCE EVERY THREE YEARS and pump as needed. Periodic pumping of the septic tank is far less costly than repair or replacement of the entire system.

While your tank is being pumped, ask the operator to examine the inlet and outlet baffles or tees in the septic tank. If either is broken, have repairs done immediately. The inlet should also be checked to see if wastewater is continuously flowing into the tank from previously undetected plumbing leaks. The outlet baffle is more important than the inlet baffle. Its loss will allow untreated material to go directly to the absorption area; failure of the system is the common result.

SOME "DO'S" AND "DON'TS"

Some DO's:

- Do conserve water to reduce the amount of wastewater that must be treated and disposed.
- Do only discharge biodegradable wastes into system.
- Do keep your septic tank cover accessible for tank inspections and pumping. Many persons install a concrete riser (or manhole) over the tank, if it is buried six inches or deeper, to provide easy access for inspection and pumping. Don't cover the septic tank or drainfield with asphalt or concrete.
- Do have your septic tank pumped regularly and checked for leaks and cracks. Tanks should be pumped at least once every three (3) to seven (7) years. Keep a schedule and record of past and future inspections and pumping (use the chart on the back cover).
- Do be sure that water from the roof, gutters, and foundation drains do not flow over or into the system.
- Do call a septic professional when you have problems.
- Do compost your garbage or put it in the trash rather than into the septic system.
- Do restrict use of a garbage grinder/disposal. Waste from garbage grinders will fill your septic tank more rapidly, requiring more frequent pumping, but will also float and increase the scum blanket thickness.

Some DON'Ts:

- Don't flush cigarette butts, cotton swabs, cat box litter, sanitary napkins, tampons, disposable diapers, condoms and other non-biodegradable products into your system.
- Don't poison your system by dumping solvents, oils, paints, thinners, disinfectants, pesticides or poisons down the drain which will kill bacteria that help purify sewage and can contaminate groundwater.
- Don't dig into your drainfield or build anything over it.
- Don't plant anything over your drainfield except grass.
- Don't drive over your drainfield or compact the soil in any way.
- Don't empty large quantities of water from items such as hot tubs, or whirlpools, particularly if they are chlorinated.
- Don't put in a separate pipe to carry wash waters to a side ditch or the woods. The *gray water* contains germs that can spread disease.
- Don't wait for signs of failure.
- Don't attempt to repair a failing system yourself. Hire an experienced septic system contractor. A repair permit may be needed from your local health department.

SOME OTHER SYSTEM MANAGEMENT AND MAINTENANCE TIPS

- Water conservation will extend the life of your system.
- Drainfields do not have unlimited capacity. Drainfields are usually designed for a limited gallonage capacity per bedroom per day. Overloads can occur seasonally or daily.
- Save money. Commercial septic tank additives are not necessary. The bacteria needed for partially decomposing the tank solids are naturally present in sewage. Even if you use additives, you will still need to pump the solids out of the tank.
- When working with septic systems, do so carefully and safely. Sewage contains germs that can cause diseases. Never enter a septic tank. Toxic and explosive gases in the tank present a hazard. Old tanks can collapse. Electric controls present a shock and spark hazard. Secure the septic tank lid so children cannot open it.
- State laws require you to get a permit before repairing a failing system. It is important the system is repaired as soon as possible to minimize the health risk to your family and community.

SIGNS OF POSSIBLE SEPTIC SYSTEM PROBLEMS

- Sewage backing up into toilets, tubs or sinks.
- Slowly draining fixtures, particularly after it has rained.
- The smell of raw sewage accompanied by extremely soggy soil over the drainfield.
- Sewage discharged over the ground or in nearby ditches or woods. This is defined as failure in most codes.
- Water test results indicating the presence of biological contamination or organic chemical contamination in the groundwater under the system.



**Permit Application for Mitchell Property, 142 Main Street,
Belgrade**

Exhibit d – Description of Proposed Project

EXHIBIT D – DESCRIPTION OF PROPOSED PROJECT

The work proposed in this application includes the following:

1. **Close in Deck Area on the West Side of Building:** The area that will be rebuilt is part of the existing footprint of the home.

The existing structure on the west side (lakeside) of the building will be removed and a concrete frost wall will be installed to support the new closed in structure. The building will be wood framed.

The new structure will have two ridge lines – one to the west and one to the north. The roof line to the west is simply an extension to the existing roofline. The one to the north will meet the existing roofline at 90%. This will create two valleys – one to the west and one to the east.

2. **Replacement of the Existing Septic System:** The replacement system will be an Eljen GSF Geotextile Sand Filter System. This type of system requires less area to install and is a good choice for this work.
3. **Construct a Retaining Wall:** A new retaining wall will be constructed on the lakeside of the property. The wall will help to reduce the slope of the ground and reduce the chance of soil erosion. The wall will be more than 25 feet back from the high water mark and will be constructed to meet the height requirement (<24”) of the ordinance and will not be in the flood plain.

Exhibit

e

**Permit Application for Mitchell Property, 142 Main Street,
Belgrade**

Exhibit e – Photographs of Existing Structure

EXHIBIT E – PHOTOGRAPHS OF STRUCTURE







Exhibit

g

**Permit Application for Mitchell Property, 142 Main Street,
Belgrade**

Exhibit g – Erosion Control Plan

EXHIBIT G – EROSION CONTROL PLAN

The erosion of soil is caused when the soil particles lose their detachment with other particles through the movement of water, gravity, and wind. This plan will analyze, describe, and mitigate the effects of soil erosion regarding a specific construction project as caused by stormwater runoff.

Sedimentation, which is a consequence of erosion, is caused when the water flow velocity is reduced to the point that the particles are deposited. This plan will analyze, describe, and mitigate sedimentation from this project.

I. PROJECT NARRATIVE

A. Description of Development

William and Vicki Mitchell are proposing to renovate their residence at 142 Main Street in Belgrade.

The project will consist of reinforcing the foundation, pour a slab, replace existing deck with enclosed room, replace the existing leachfield, and construct a retaining wall.

B. Soil Types and Boring Log Information

Soils on the site have been mapped according to the *Soil Survey of Kennebec County, Maine* by the U.S. Department of Agriculture, Soil Conservation Services. The site has been mapped as loamy sand.

C. Protected Natural Resource

This parcel has been identified as a protected natural resource and is within the Shoreland Zone.

D. Critical Areas and Existing Problems

A critical area, in terms of erosion control, is an area where a change in the volume of stormwater, in the velocity of the runoff, in the type of soils and vegetation, or in the flow path of the stormwater could create an adverse effect on the water quality or erosion hazard downstream.

E. Existing Erosion Control

There are no manmade erosion controls currently present on the site.

II. TEMPORARY EROSION CONTROL

Temporary erosion control measures shall be exercised by the contractor during the entire duration of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)* and the construction contract documents.

Properly installed silt fencing shall be located downstream of all areas to be disturbed by construction. These areas are shown on the construction drawings. Hay bales may be placed and staked behind the fencing for reinforcement.

Clean surface water shall be diverted away from disturbed construction areas to prevent this water from picking up silt. Natural vegetation shall be protected to the greatest extent possible.

Disturbed areas shall be limited in size, kept bare for a short duration, and shall be temporarily mulched when not undergoing backfilling.

All disturbed areas shall be seeded and mulched at the earliest time practical to prevent erosion of topsoil. Between September 15th and April 15th, the disturbed areas shall receive a double mulching and a seeding of winter rye. Otherwise, a perennial seed shall be used at a rate of 0.9 lbs/1000 s.f. and a depth of ¼". On slopes greater than 3:1 or in areas generally susceptible to runoff, the disturbed areas shall be covered with jute thatching, stapled in place.

III. PERMANENT EROSION CONTROL

Permanent erosion and sediment control measures shall be installed by the contractor prior to the substantial completion of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)* and the construction contract documents.

All disturbed areas shall be permanently seeded and mulched at the earliest time practical to prevent erosion of topsoil, but no later than August 6th. Between August 6th and September 20th, temporary seeding shall commence. Between September 20th and April 15th, the disturbed areas shall receive a double mulching and a seeding of winter rye. Seeding mixture shall consist of 0.46 lb/1000 s.f. of Creeping Red Fescue, 0.05 lb/1000 s.f. of Red Top, and 0.46 lb/1000 s.f. of Tall Fescue. Hay mulch shall be applied at 2 bales/1000 s.f. for a single layer of mulching. Ground limestone shall be applied at a rate of 138 lb/1000 s.f. and 10-20-20 fertilizer at a rate of 18.4 lb/1000 s.f.

On slopes greater than 3:1 or in areas generally susceptible to runoff, the disturbed areas shall be covered with jute thatching, stapled in place.

IV. CONSTRUCTION TIMING AND SEQUENCE

Prior to any excavation or soil disturbance, the contractor shall install silt fencing and hay bales as described in the Temporary Erosion Control.

At all times during construction, all disturbed areas that are to be vegetated, shall be seeded at the earliest possible time. All disturbed areas shall be mulched when not undergoing backfilling or construction. During winter months, all disturbed areas that are not being immediately worked shall be double mulched with hay.

All permanent erosion control measures shall be installed and made operational prior to completion of the project.

Final loam and seeding shall take place within seven days of finished grading.

V. MAINTENANCE PLAN

The Contractor shall be responsible for the maintenance of all erosion and sediment control measures during the entire construction phase.

The Owner shall be responsible for establishing a reoccurring maintenance program to inspect the condition of the culverts, ditches, plunge pools, riprapped areas, level lip spreaders, wooded buffers, and erosion control blankets in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (1991)*.

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

July 29, 2021

Town of Belgrade
Mr. Gary Fuller
990 Augusta Road
Belgrade, ME 04917

Subject: **Planning Board Concerns**

Dear Gary,

At the planning board meeting on July 15th the planning board asked for answers to some items that were not clear to them. Below is a list of these items with answers and supporting documentation for each one:

1. *Fire marshal approval for the 1,000 gallon propane tank:*
I was incorrect in believing that the tank needed fire marshal approval and have provided an email from Marc Veilleux supporting this.
2. *Plan C-0 had a scale of 1"=20' on it.*
The scale has been fixed and is 1"=100' on the attached C-0.
3. *Provide additional information regarding the dumpsters.*
A phot log is included depicting the two dumpsters and are shown on Sheet C-0.
4. *Provide a narrative in regard to public street access.*
A narrative is included describing the existing access onto Old Route 27.
5. *Provide information for the admixture being placed into the concrete mix.*
Two documents have been provided that address the admixture components.
6. *Form oil storage.*
A photograph has been provided that shows the tanks where the form oil is stored.

This concludes our answers to planning board concerns and if you should have any questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

James E. Coffin, PE

James Coffin

From: Veilleux, Marc <Marc.Veilleux@maine.gov>
Sent: Friday, July 16, 2021 1:15 PM
To: James Coffin
Subject: Re: 1,000 gallon propane tank

They are correct, that would fall under the Maine Fuel Board.

Marc A. Veilleux
Public Safety Inspector III, NFPA and ICC CFI-II, CFPE
Plans Review Supervisor
Office of State Fire Marshal
45 Commerce Drive
Augusta, Maine 04333-0165
Office # 207-626-3880
Direct ext. # 207-626-3991
Cell # 207-592-0757
Fax #207 287-6251
Marc.Veilleux@maine.gov
<https://www.maine.gov/dps/fmo/home>

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From: James Coffin <jcoffin@coffineng.com>
Sent: Friday, July 16, 2021 10:43:05 AM
To: Veilleux, Marc <Marc.Veilleux@maine.gov>
Subject: 1,000 gallon propane tank

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mark,

I've been told by AFC that a 1,000 gallon above ground propane tank doesn't require a permit from the SFMO, can you confirm this?

Thanks,

Jim

From: Veilleux, Marc [mailto:Marc.Veilleux@maine.gov]
Sent: Wednesday, June 30, 2021 1:57 PM
To: James Coffin
Cc: blogan@brookewood.com; Caleb Coffin; Peaslee, Ronald J; Marden, Aaron E
Subject: RE: White Duck Brewpub plan review

Client Name:

Gagne & Sons

Project No.

17-257

Photo No. 1

Date: 07-15-2021

Site Location:

Old Route 27
Belgrade, Maine

Description:

Photo taken from the west side of Building #2 looking south at the two dumpsters.



Photo No. 2

Date: 07-15-2021

Site Location:

Old Route 27
Belgrade, Maine

Description:

Photo taken from the southwest side of Building #2 looking north at the two dumpsters.



Client Name:

Gagne & Sons

Project No.

17-257

Photo No. 3

Date: 07-15-2021

Site Location:

Old Route 27
Belgrade, Maine

Description:

Photo taken from the west side of Building #2 looking north at the cardboard dumpster.



Photo No. 4

Date: 07-15-2021

Site Location:

Old Route 27
Belgrade, Maine

Description:

Photo taken from the west side of Building #2 looking east at the two dumpsters.



432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

July 29, 2021

Town of Belgrade
Mr. Gary Fuller, CEO
990 Augusta Road
Belgrade, ME 04917

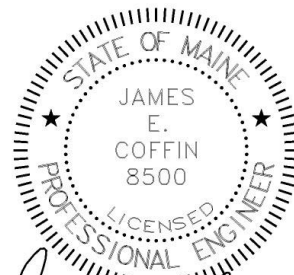
Subject: **Public Street Standard**

Dear Gary,

The planning board has requested a letter in regard to the Public Street Standard in Section 2 in Article 6 of the Land Use Ordinance. This section deals with access onto public streets. The proposed project will utilize the existing curb cut off Old Route 27 that has been in place at least since 2003. This access point is at least 40' in width, has adequate site distance and is shown on Sheet C-0. This curb cut provides access to the west side of the property. If you should have any questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

James E. Coffin, PE



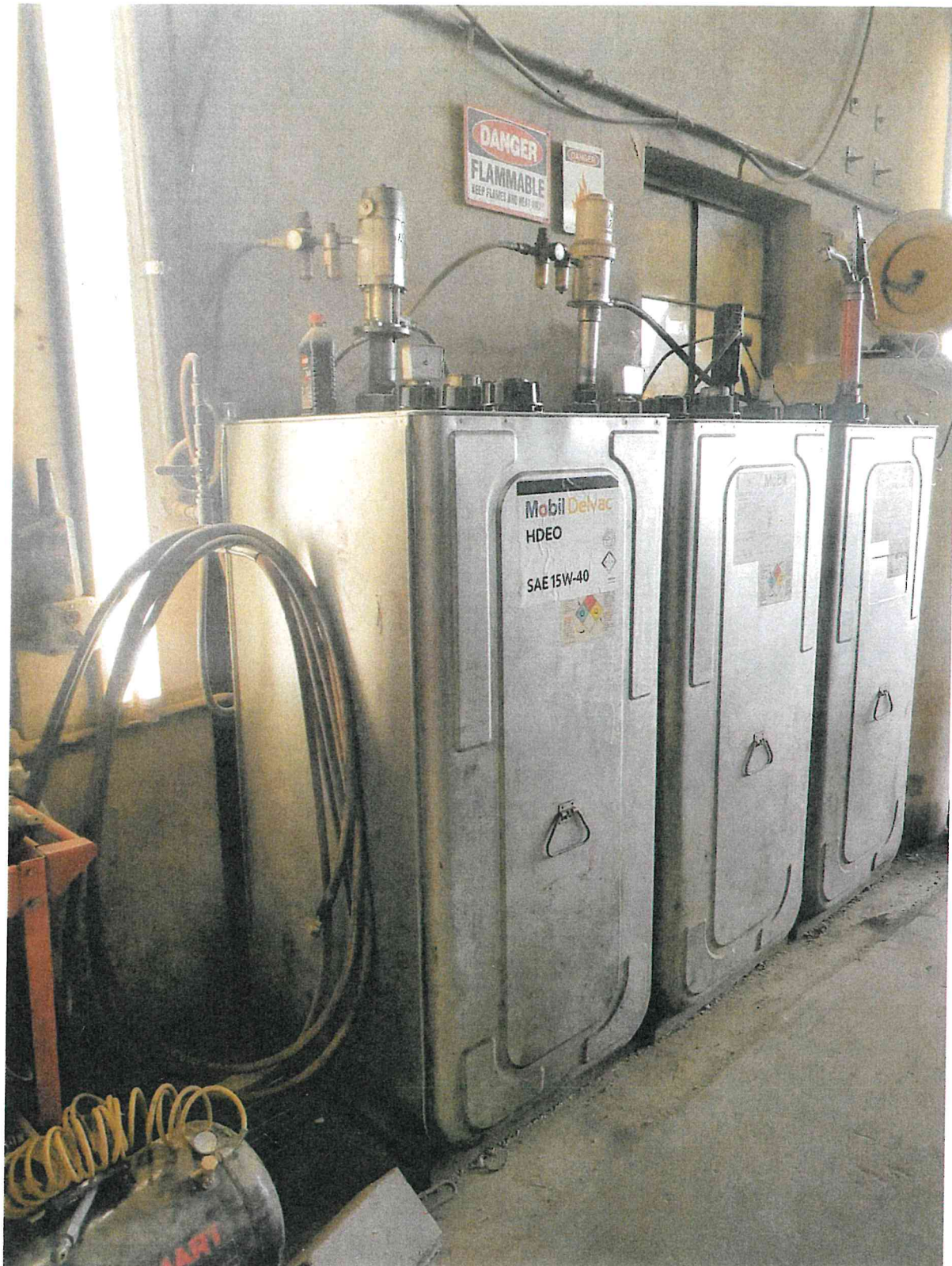


Photo depicting the oil storage tanks that are used for the concrete forms.

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

1 Identification

Product identifier

Trade name: ADVA CAST 575

SDS ID Number: 1283

Replaces SDS ID Number: New

Relevant identified uses of the substance or mixture, and uses advised against
Specialty construction product. Not intended for other uses

Details of the supplier of the safety data sheet

Manufacturer/Supplier:
GCP Applied Technologies
62 Whittemore Avenue
Cambridge, MA 02140 USA

GCP Canada, Inc.
294 Clements Road W.
Ajax, Ontario L1S 3C6 Canada

Information department:

Environmental Health & Safety
USA: +1-617-876-1400 (24 hours)
+1-800-354-5414 (8AM - 5PM) Not functional within Massachusetts
CAN: 1-905-683-8561 (24 hours)
Email address: msds.gcp@gcpat.com

Transport Emergency: Chemtrec +1-800-424-9300 (24 hours)

2 Hazard(s) identification

Classification of the substance or mixture

May cause an allergic skin reaction.

Label elements:

Hazard pictograms



GHS07

Warning

Hazard statements

May cause an allergic skin reaction.

Precautionary statements

Avoid breathing dust/fume/gas/mist/vapors/spray

Wear protective gloves.

Contaminated work clothing should not be allowed out of the workplace.

IF ON SKIN: Wash with plenty of water.

If skin irritation or rash occurs: Get medical advice/attention.

Wash contaminated clothing before reuse.

Dispose of contents/container in accordance with local/regional/national/international regulations.

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: *ADVA CAST 575*

(Cont. from page 1)

NFPA ratings (scale 0 - 4)



Health = 1
Fire = 1
Reactivity = 0

HMIS-ratings (scale 0 - 4)



Health = *1
Flammability = 1
Reactivity = 0

Other hazards

Results of PBT and vPvB assessment

PBT: Not applicable.

vPvB: Not applicable.

* 3 Composition/information on ingredients

Chemical characterization: Mixture

Description: Mixture of the hazardous substance(s) listed below with additional nonhazardous ingredients.

Hazardous components:

26172-55-4	5-chloro-2-methyl-2H-isothiazol-3-one	0.0-0.1%
------------	---------------------------------------	----------

* 4 First-aid measures

Description of first aid measures

General information:

Get medical advice/attention if you feel unwell.

After inhalation:

Supply fresh air. If required, provide artificial respiration. Keep patient warm. Consult doctor if symptoms persist.

After skin contact:

Immediately wash contaminated skin with soap or mild detergent and water. If this chemical soaks clothing, immediately remove clothing and wash skin.

After eye contact:

Rinse opened eye for several minutes under running water.

Rinse cautiously with water for several minutes.

After swallowing:

Rinse mouth.

Do NOT induce vomiting.

Never give anything by mouth to an unconscious person.

Information for doctor:

Most important symptoms and effects, both acute and delayed May cause sensitization by skin contact.

Indication of any immediate medical attention and special treatment needed No further relevant information available.

USGHS

(Cont. on page 3)

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: *ADVA CAST 575*

(Cont. from page 2)

5 Fire-fighting measures**Special hazards arising from the substance or mixture** No further relevant information available.**Additional information** Collect contaminated fire fighting water separately. It must not enter the sewage system.**6 Accidental release measures****Personal precautions, protective equipment and emergency procedures**

Wear protective equipment. Keep unprotected persons away.

Methods and material for containment and cleaning up:

Contain and/or absorb spill with inert material (i.e. sand, vermiculite) then place in a suitable container.

Sweep up spilled product into receptacles.

Dispose contaminated material as waste according to section 13 of the SDS.

Reference to other sections

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

7 Handling and storage**Handling:****Precautions for safe handling**

Open and handle receptacle with care.

Prevent formation of aerosols.

Avoid contact with eyes, skin and clothing.

Do not take internally.

Practice good personal hygiene to avoid ingestion.

Use only with adequate ventilation.

Wash clothing before reuse.

FOR PROFESSIONAL USE ONLY. KEEP OUT OF CHILDREN'S REACH.

Information about protection against explosions and fires: No special measures required.**Conditions for safe storage, including any incompatibilities****Storage:****Information about storage in one common storage facility:** No special measures required.**Further information about storage conditions:** Keep receptacle tightly sealed.**Specific end use(s)** No further relevant information available.**8 Exposure controls/personal protection****Additional information about design of technical systems:** No further data; see item 7.**Control parameters****Components with limit values that require monitoring at the workplace:**

The product does not contain any relevant quantities of materials with critical values that have to be monitored at the workplace.

Additional information: The lists that were valid during the creation were used as basis.

(Cont. on page 4)

USGHS

Trade name: ADVA CAST 575

(Cont. from page 3)

Exposure controls

Personal protective equipment:

General protective and hygienic measures:

Avoid contact with the eyes and skin.

The usual precautionary measures for handling chemicals should be followed.

Breathing equipment:

Control exposure to ingredients with workplace control parameters if mentioned above. If no ingredients are listed, respiratory protection is generally not required.

If exposure limits are listed and may be exceeded, use approved respiratory protective equipment and filter type appropriate for the listed ingredients. (NIOSH, CEN, etc.).

Protection of hands:

Gloves should be worn to prevent skin contact and should be impermeable and resistant to the product.

Rubber or other impervious gloves should be worn to prevent skin contact.

Material of gloves Gloves should be worn to prevent skin contact and should be impermeable and resistant to the product.

Eye protection:



Safety glasses with side shield protection.

Safety glasses with side shields should be worn to prevent contact due to splashing. Under high vapor mist concentrations, tightly sealed goggles should be worn.



A face shield should also be worn if there is potential exposure to splash or spray.

Body protection:

Protective work clothing

Use personal protective equipment as required.

Take off contaminated clothing.

9 Physical and chemical properties

Information on basic physical and chemical properties

General Information

Appearance:

Form:	Liquid
Color:	blue/green
Odor:	mild paint-like odor
Odor threshold:	Not determined.

pH-value (~): 6

Change in condition

Melting point/Melting range:	0 °C (32 °F)
Boiling point/Boiling range:	100 °C (212 °F)
Flash point:	A flash point determination is unnecessary due to high water content.

Flammability (solid, gaseous): Not applicable.

Decomposition temperature: Not determined.
Auto igniting: Product is not selfigniting.

(Cont. on page 5)
USGHS

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: *ADVA CAST 575*

(Cont. from page 4)

Danger of explosion: Product does not present an explosion hazard.

Explosion limits:

Lower: Not determined.
Upper: Not determined.
VOC Content (max): Not applicable.

Vapor pressure: <18 mm Hg
Density: (~) Not determined.
Relative density 1.08
Vapor density Not determined.
Evaporation rate Not determined.

Solubility in / Miscibility with Water: Fully miscible.

Partition coefficient (n-octanol/water): Not determined.

Viscosity:
Dynamic at 25 °C (77 °F): <1000 cps (Brookfield)
Kinematic: Not determined.
Molecular weight Not applicable.

Other information No further relevant information available.

* **10 Stability and reactivity**

Reactivity Stable under normal conditions.

Chemical stability

Thermal decomposition: No decomposition if used according to specifications.

Possibility of hazardous reactions No further relevant information available.

Conditions to avoid No further relevant information available.

Incompatible materials: No further relevant information available.

Hazardous decomposition products: Carbon monoxide and carbon dioxide

Additional information: See section 7 for information on handling, storage and conditions to be avoided.

* **11 Toxicological information****Information on toxicological effects****Acute toxicity:****Primary irritant effect:**

on the skin: No irritating effect expected

on the eye: No irritating effect expected

inhalation: No irritating effect expected

Sensitization: May cause an allergic skin reaction.

Additional toxicological information:**Carcinogenic categories**

IARC (International Agency for Research on Cancer) Human Carcinogenicity:
Group 1- Positive, Group 2A- Probable, Group 2B- Possible, Group 3- Not Classifiable

None of the ingredients is listed.

(Cont. on page 6)

USGHS

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: *ADVA CAST 575*

(Cont. from page 5)

NTP (National Toxicology Program)**K–Known to be carcinogenic, R–May reasonably be anticipated to be carcinogenic**

None of the ingredients is listed.

OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients is listed.

12 Ecological information**Toxicity****Aquatic toxicity:** No further relevant information available.**Persistence and degradability** No further relevant information available.**Behavior in environmental systems:****Bioaccumulative potential** No further relevant information available.**Mobility in soil** No further relevant information available.**Additional ecological information:****General notes:** Do not allow undiluted product or large quantities of it to reach ground water, water course or sewage system.**Results of PBT and vPvB assessment****PBT:** Not applicable.**vPvB:** Not applicable.**Other adverse effects** No further relevant information available.**13 Disposal considerations****Waste treatment methods** Comply with Federal, State and local regulations.**Recommendation:**

Must not be disposed of together with household garbage. Do not allow product to reach sewage system.

Uncleaned packagings:**Recommendation:** Disposal must be made according to official regulations.**14 Transport information****UN-Number**

DOT, IMDG, IATA

Not applicable.

UN proper shipping name

DOT, IMDG, IATA

Not applicable.

Transport hazard class(es)

DOT, IMDG, IATA

Class

Not applicable.

Packing group

DOT, IMDG, IATA

Not applicable.

(Cont. on page 7)

USGHS

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: *ADVA CAST 575*

(Cont. from page 6)

Environmental hazards:

Marine pollutant: No

Special precautions for user Not applicable.**Transport/Additional information:** Not classified as a dangerous good for transport by road, rail or air.**DOT****Remarks:** Not Regulated.**IMDG****Remarks:** Not Regulated.**IATA****Remarks:** Not Regulated.**UN "Model Regulation":** Not applicable.**15 Regulatory information****SARA (Superfund Amendments and Reauthorization Act)****Section 302/304 (extremely hazardous substances):**

None of the ingredients is listed.

Section 313 Reportable Ingredients (Chemicals present below reporting threshold are exempt):

None of the ingredients is listed.

SARA Section 312/Tier I & II Hazard Categories: Health Hazard - Respiratory or Skin Sensitization**North America Chemical Inventory Status****TSCA (Toxic Substances Control Act - United States):**

All ingredients are listed or exempt from listing unless otherwise noted below.

CEPA (Canadian DSL):

All ingredients are listed or exempt from listing unless otherwise noted below.

Right to Know Ingredient Disclosure:

Polyacrylate Trade Secret

7732-18-5 Water

California Proposition 65**Chemicals known to cause cancer:**

None of the ingredients is listed.

Chemicals known to cause reproductive toxicity for females:

None of the ingredients is listed.

Chemicals known to cause reproductive toxicity for males:

None of the ingredients is listed.

Chemicals known to cause developmental toxicity:

None of the ingredients is listed.

Carcinogenicity Categories**EPA (Environmental Protection Agency)**

None of the ingredients is listed.

TLV-ACGIH (THE American Conference of Governmental Industrial Hygienists)**Human Carcinogen - A1 Confirmed, A2 Suspected, A3 Unknown Relevance, A4 Not Classifiable**

None of the ingredients is listed.

NIOSH-Cancer (National Institute for Occupational Safety and Health)

None of the ingredients is listed.

(Cont. on page 8)

USGHS

Safety Data Sheet

Printing date 10/18/2016

Version Number 1.0

Reviewed on 10/18/2016

Trade name: ADVA CAST 575

(Cont. from page 7)

Volatile Organic Compounds (VOC) reported per the Emission Standards.

If no g/L value is provided this product is not subject to above standard.

16 Other information

The data included herein are presented in accordance with various environment, health and safety regulations. It is the responsibility of a recipient of the data to remain currently informed on chemical hazard information, to design and update its own program and to comply with all national, federal, state and local laws and regulations applicable to safety, occupational health, right-to-know and environmental protection.

Department issuing SDS:

GCP Applied Technologies

62 Whittemore Avenue

Cambridge, MA 02140 USA

USA: +1-617-876-1400 (24 hours)

+1-800-354-5414

Date of preparation / last revision 10/18/2016 / -**The first date of preparation** 03/22/2011**Number of revision times and the latest revision date** 1.0 / 10/18/2016

USGHS

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

1 Identification

Product identifier

Trade name: DAREX II AEA

SDS ID Number: 60059

Relevant identified uses of the substance or mixture, and uses advised against
Specialty construction product. Not intended for other uses

Details of the supplier of the safety data sheet

Manufacturer/Supplier:

GCP Applied Technologies
62 Whittemore Avenue
Cambridge, MA 02140 USA

GCP Canada, Inc.
294 Clements Road W.
Ajax, Ontario L1S 3C6 Canada

Information department:

In Canada: +1-905-683-8561

Environmental Health & Safety

USA: +1-617-876-1400 (24 hours)

+1-800-354-5414 (8AM - 5PM) Not functional within Massachusetts

CAN: 1-905-683-8561 (24 hours)

Transport Emergency: Chemtrec +1-800-424-9300 (24 hours)

2 Hazard(s) identification

Classification of the substance or mixture

Causes serious eye irritation.

Label elements:

Hazard pictograms



GHS07

Warning

Hazard statements

Causes serious eye irritation.

Precautionary statements

Wash thoroughly after handling.

Wear eye protection / face protection.

If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

If eye irritation persists: Get medical advice/attention.

(Cont. on page 2)

USGHS

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

NFPA ratings (scale 0 - 4)

(Cont. from page 1)



Health = 1
 Fire = 1
 Reactivity = 0

HMIS-ratings (scale 0 - 4)



Health = 2
 Flammability = 1
 Reactivity = 0

Other hazards

Results of PBT and vPvB assessment

PBT: Not applicable.

vPvB: Not applicable.

* 3 Composition/information on ingredients

Chemical characterization: Mixtures

Description:

Mixture of the substances listed below with additional nonhazardous ingredients.

Mixture of the substances listed below with additional nonhazardous ingredients.

Hazardous components:

61790-45-2	Fatty acids, tall-oil, sodium salt	2.0-5.0%
61790-44-1	Fatty acids, tall oil, potassium salts	2.0-5.0%

Additional information: For the wording of the listed hazard phrases refer to section 16.

* 4 First-aid measures

Description of first aid measures

General information:

Get medical advice/attention if you feel unwell.

After inhalation:

Supply fresh air. If required, provide artificial respiration. Keep patient warm. Consult doctor if symptoms persist.

After skin contact:

Immediately wash contaminated skin with soap or mild detergent and water. If this chemical soaks clothing, immediately remove clothing and wash skin.

After eye contact:

Rinse opened eye for several minutes under running water.

Rinse cautiously with water for several minutes.

Seek immediate medical advice.

After swallowing:

Wash out mouth with water

Rinse mouth.

(Cont. on page 3)

USGHS

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

(Cont. from page 2)

Do not induce vomiting; immediately call for medical help.

Never give anything by mouth to an unconscious person.

Information for doctor:

Most important symptoms and effects, both acute and delayed No further relevant information available.

Indication of any immediate medical attention and special treatment needed

No further relevant information available.

5 Fire-fighting measures

Special hazards arising from the substance or mixture No further relevant information available.

Additional information Collect contaminated fire fighting water separately. It must not enter the sewage system.

6 Accidental release measures**Personal precautions, protective equipment and emergency procedures**

Wear protective equipment. Keep unprotected persons away.

Methods and material for containment and cleaning up:

Contain and/or absorb spill with inert material (i.e. sand, vermiculite) then place in a suitable container.

Sweep up spilled product into receptacles.

Dispose contaminated material as waste according to section 13 of the SDS.

Reference to other sections

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

7 Handling and storage**Handling:****Precautions for safe handling**

Open and handle receptacle with care.

Avoid contact with eyes, skin and clothing.

Do not take internally.

Practice good personal hygiene to avoid ingestion.

Use only with adequate ventilation.

Wash clothing before reuse.

FOR PROFESSIONAL USE ONLY. KEEP OUT OF CHILDREN'S REACH.

Information about protection against explosions and fires: No special measures required.

Conditions for safe storage, including any incompatibilities**Storage:**

Information about storage in one common storage facility: No special measures required.

Further information about storage conditions: Keep receptacle tightly sealed.

(Cont. on page 4)

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Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

(Cont. from page 3)

Specific end use(s) No further relevant information available.**8 Exposure controls/personal protection****Additional information about design of technical systems:** No further data; see item 7.**Control parameters****Components with limit values that require monitoring at the workplace:**

The product does not contain any relevant quantities of materials with critical values that have to be monitored at the workplace.

Additional information: The lists that were valid during the creation were used as basis.

Exposure controls**Personal protective equipment:****General protective and hygienic measures:**

Avoid contact with the eyes and skin.

The usual precautionary measures for handling chemicals should be followed.

Breathing equipment:

Respiratory protection is not normally required. However, a chemical cartridge respirator with organic vapor cartridge and a prefilter for dusts/mists is required at or above the applicable exposure limits (consult exposure guidelines). If no limits exist, use an approved respirator whenever a vapor or mist is generated or if respiratory irritation occurs. Supplied air respirator (SCBA) is required at exposure levels above the capabilities of a chemical cartridge respirator.

Protection of hands:

Gloves should be worn to prevent skin contact and should be impermeable and resistant to the product. Rubber or other impervious gloves should be worn to prevent skin contact.

Material of gloves

Gloves should be worn to prevent skin contact and should be impermeable and resistant to the product.

Eye protection:

Safety glasses with side shield protection.

Safety glasses with side shields should be worn to prevent contact due to splashing. Under high vapor mist concentrations, tightly sealed goggles should be worn.



A face shield should also be worn if there is potential exposure to splash or spray.

Body protection:

Protective work clothing

Use personal protective equipment as required.

Take off contaminated clothing.

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(Cont. on page 5)

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

(Cont. from page 4)

* **9 Physical and chemical properties****Information on basic physical and chemical properties****General Information****Appearance:**

Form:	Liquid
Color:	According to product specification
Odor:	Characteristic
Odor threshold:	Not determined.

pH-value (~) at 20 °C (68 °F): 10

Change in condition

Melting point/Melting range:	Undetermined.
Boiling point/Boiling range:	Undetermined.
Flash point:	Not applicable.

Flammability (solid, gaseous): Not applicable.

Decomposition temperature:	Not determined.
Auto igniting:	Product is not selfigniting.
Danger of explosion:	Product does not present an explosion hazard.

Explosion limits:

Lower:	Not determined.
Upper:	Not determined.
VOC Content (max):	Not determined.

Vapor pressure:	Not determined.
Density: (~) at 20 °C (68 °F)	1 g/cm ³ (8.345 lbs/gal)
Relative density	Not determined.
Vapor density	Not determined.
Evaporation rate	Not determined.

Solubility in / Miscibility with**Water:** Not miscible or difficult to mix.**Partition coefficient (n-octanol/water):** Not determined.**Viscosity:**

Dynamic:	Not determined.
Kinematic:	Not determined.
Molecular weight	Not applicable.

Other information No further relevant information available.* **10 Stability and reactivity****Reactivity** Stable under normal conditions.**Chemical stability****Thermal decomposition:** No decomposition if used according to specifications.**Conditions to avoid** No further relevant information available.**Incompatible materials:** No further relevant information available.**Hazardous decomposition products:** Carbon monoxide and carbon dioxide**Additional information:** See section 7 for information on handling, storage and conditions to be avoided.

USGHS

(Cont. on page 6)

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

(Cont. from page 5)

11 Toxicological information**Information on toxicological effects****Acute toxicity:****Primary irritant effect:****on the skin:** No irritating effect expected**on the eye:** Causes serious eye damage.**inhalation:** No irritating effect expected**Ingestion:****Additional toxicological information:****Carcinogenic categories****IARC (International Agency for Research on Cancer) Human Carcinogenicity:**
Group 1- Positive, Group 2A- Probable, Group 2B- Possible, Group 3- Not Classifiable

None of the ingredients is listed.

NTP (National Toxicology Program)**K–Known to be carcinogenic, R–May reasonably be anticipated to be carcinogenic**

None of the ingredients is listed.

OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients is listed.

12 Ecological information**Toxicity****Aquatic toxicity:** No further relevant information available.**Persistence and degradability** No further relevant information available.**Behavior in environmental systems:****Bioaccumulative potential** No further relevant information available.**Mobility in soil** No further relevant information available.**Additional ecological information:****General notes:** Not known to be hazardous to water.**Results of PBT and vPvB assessment****PBT:** Not applicable.**vPvB:** Not applicable.**Other adverse effects** No further relevant information available.**13 Disposal considerations****Waste treatment methods** Comply with Federal, State and local regulations.

(Cont. on page 7)

USGHS

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: *DAREX II AEA*

(Cont. from page 6)

Recommendation:

Must not be disposed of together with household garbage. Do not allow product to reach sewage system.

Uncleaned packagings:**Recommendation:** Disposal must be made according to official regulations.**14 Transport information****UN-Number**

DOT, ADR, ADN, IMDG, IATA Not applicable.

UN proper shipping name

DOT, ADR, ADN, IMDG, IATA Not applicable.

Transport hazard class(es)DOT, ADR, ADN, IMDG, IATA
Class Not applicable.**Packing group**

DOT, ADR, IMDG, IATA Not applicable.

Environmental hazards:

Marine pollutant: No

Special precautions for user Not applicable.**Transport/Additional information:** Not classified as a dangerous good for transport by road, rail or air.**DOT****Remarks:** Not Regulated.**UN "Model Regulation":** Not applicable.**15 Regulatory information****SARA (Superfund Amendments and Reauthorization Act)****Section 302/304 (extremely hazardous substances):**

None of the ingredients is listed.

Section 313 Reportable Ingredients (Chemicals present below reporting threshold are exempt):

None of the ingredients is listed.

SARA Section 312/Tier I & II Hazard Categories:

Health Delayed (chronic)	No
Flammable	No
Reactive	No
Pressure	No
Health Immediate (acute)	Yes

North America Chemical Inventory Status**TSCA (Toxic Substances Control Act - United States):**

All ingredients are listed or exempt from listing unless otherwise noted below.

(Cont. on page 8)

USGHS

Safety Data Sheet

Printing date 02/18/2016

Version Number 1.2

Reviewed on 02/18/2016

Trade name: DAREX II AEA

(Cont. from page 7)

CEPA (Canadian DSL):

All ingredients are listed or exempt from listing unless otherwise noted below.

Right to Know Ingredient Disclosure

8002-26-4 Tall Oil

7732-18-5 Water

California Proposition 65**Chemicals known to cause cancer:**

None of the ingredients is listed.

Chemicals known to cause reproductive toxicity for females:

None of the ingredients is listed.

Chemicals known to cause reproductive toxicity for males:

None of the ingredients is listed.

Chemicals known to cause developmental toxicity:

67-56-1 Methanol

Carcinogenicity Categories**EPA (Environmental Protection Agency)**

None of the ingredients is listed.

**TLV-ACGIH (THE American Conference of Governmental Industrial Hygienists)
Human Carcinogen - A1 Confirmed, A2 Suspected, A3 Unknown Relevance, A4 Not Classifiable**

None of the ingredients is listed.

NIOSH-Cancer (National Institute for Occupational Safety and Health)

None of the ingredients is listed.

Volatile Organic Compounds (VOC) reported per the Emission Standards.

If no g/L value is provided this product is not subject to above standard.

16 Other information

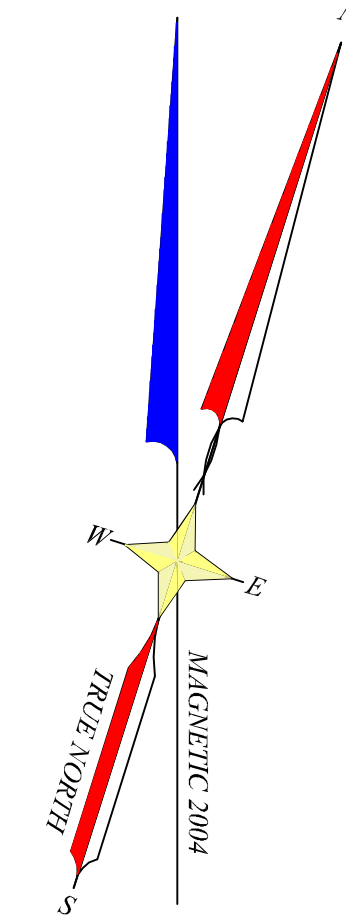
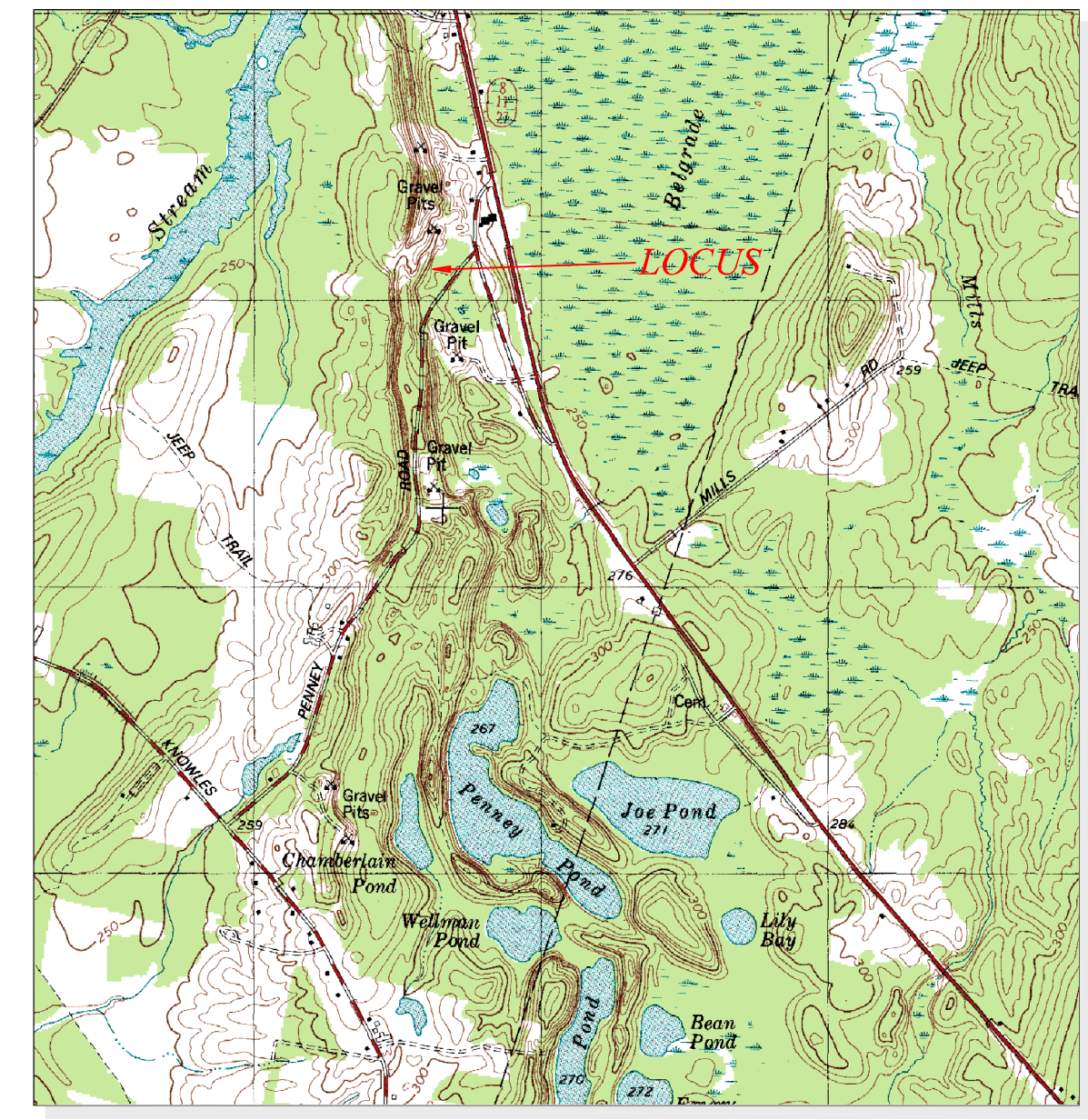
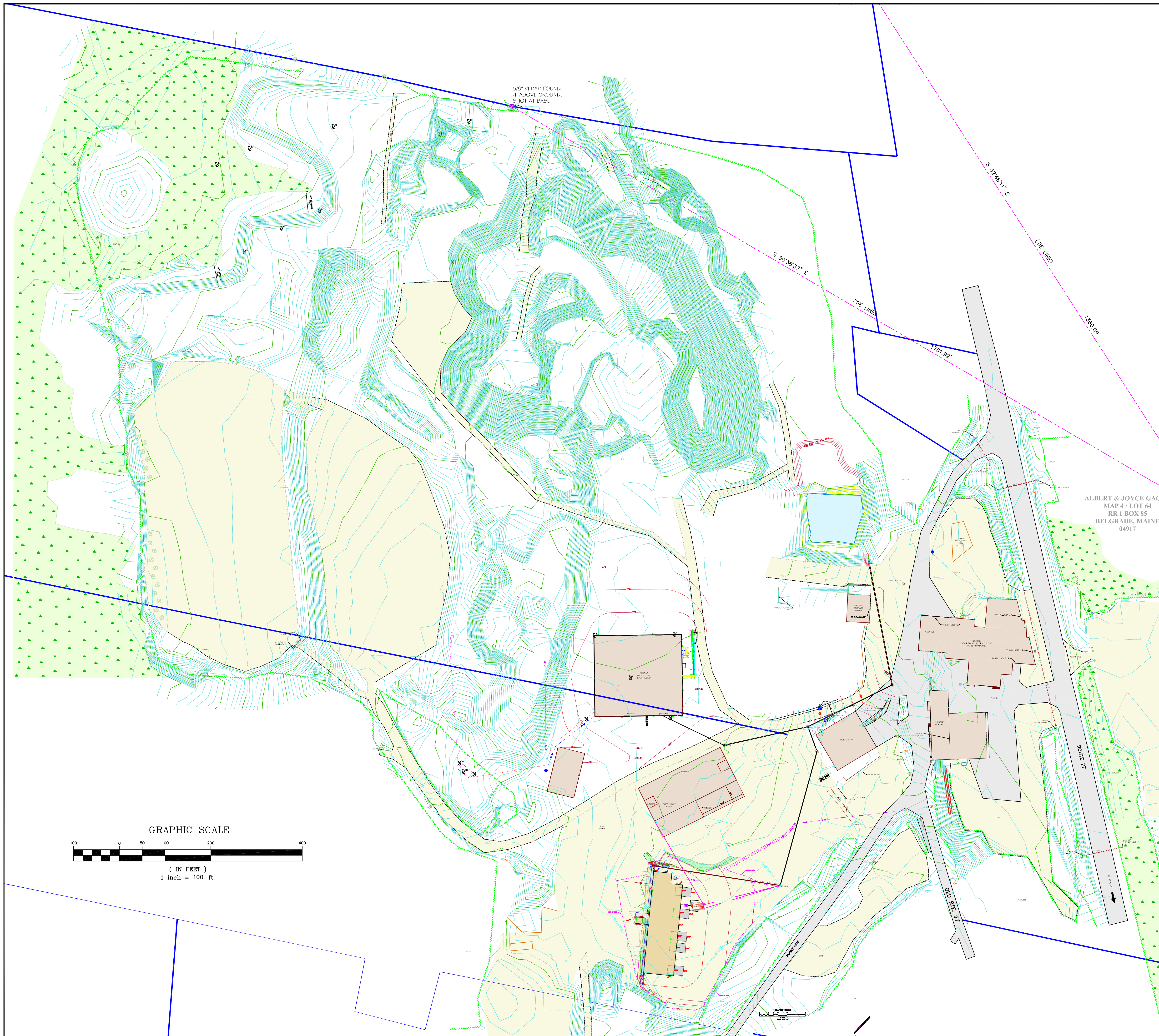
The data included herein are presented in accordance with various environment, health and safety regulations. It is the responsibility of a recipient of the data to remain currently informed on chemical hazard information, to design and update its own program and to comply with all national, federal, state and local laws and regulations applicable to safety, occupational health, right-to-know and environmental protection.

Department issuing SDS:

GCP Applied Technologies
62 Whittemore Avenue
Cambridge, MA 02140 USA
USA: +1-617-876-1400 (24 hours)
+1-800-354-5414

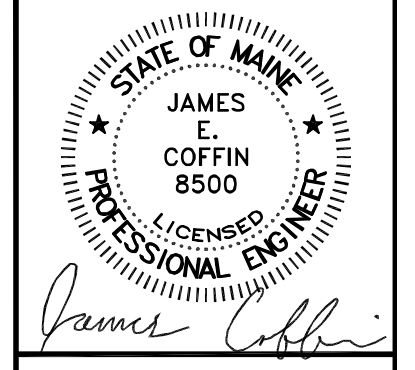
Date of preparation / last revision 02/18/2016 / 1.1**The first date of preparation** 04/05/2013**Number of revision times and the latest revision date** 1.2 / 02/18/2016

USGHS



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS

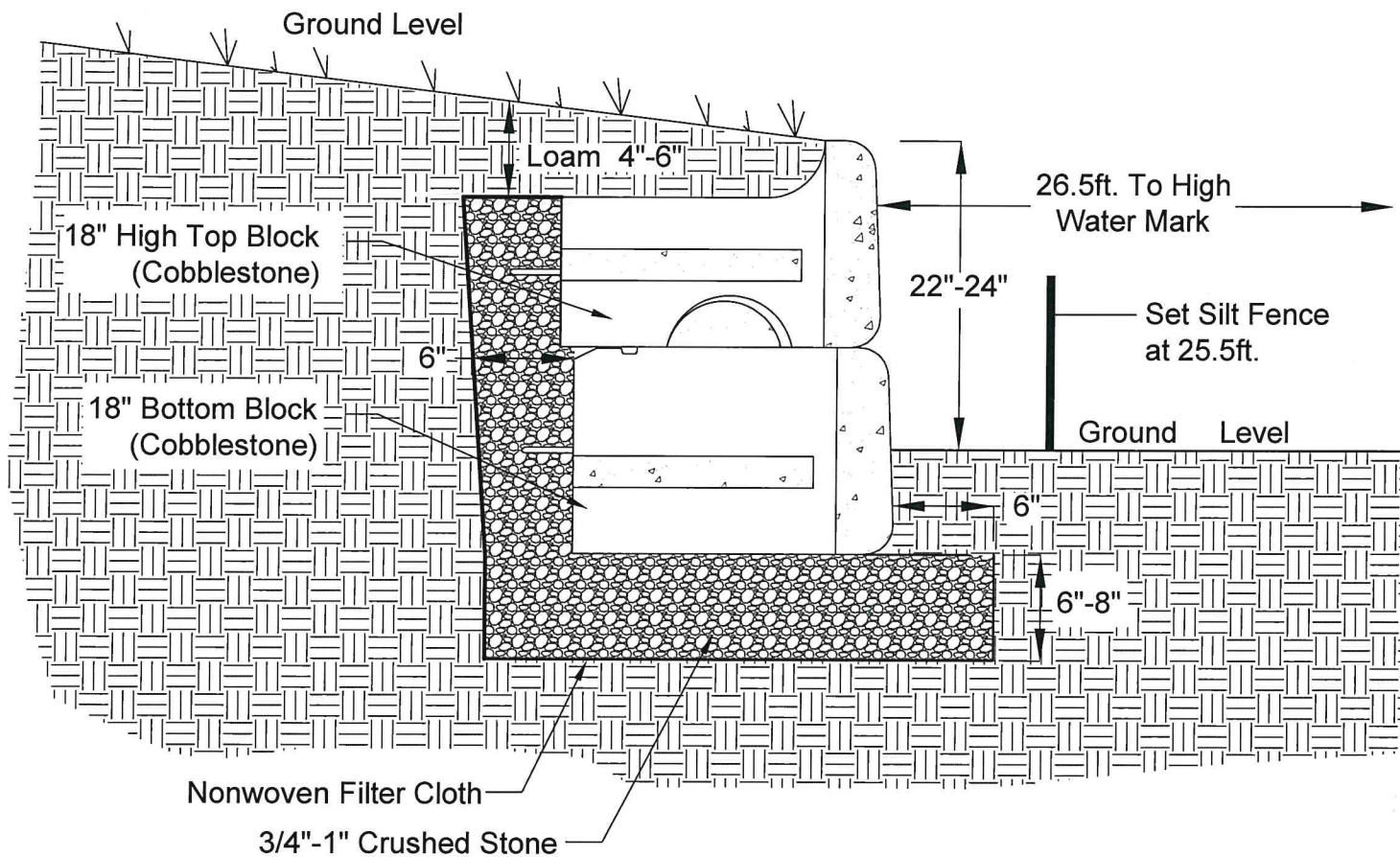


E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 4687, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-249-9473

NO.	REVISIONS	DATE
1	ADD DUMPSTERS & CHANGE SCALE TO 1"=100'	7/29/21

CLIENT/PROJECT:	GAGNE & SON, INC.
LOCATION:	ROUTE 27
TOWN:	BELGRADE
COUNTY:	KENNEBEC
STATE:	MAINE
SCALE:	1 INCH=100 FEET
DRAWN BY:	TCH
CHECKED BY:	JEC
DATE:	JUNE 29, 2021
SHEET TITLE:	OVERALL PLAN

PROJ. NO. 2017-257
C-0



PROPOSED RETAINING WALL DETAIL

Not To Scale

LAKE HOUSE RENOVATION
BILL & VICKI MITCHELL

MAIN STREET

BELGRADE, MAINE

No.	Revisions	Date	App'd.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

Drawn By:	PLS	Scale:	N.T.S.
Approved By:	AEH	Date:	08/04/2021
File No.	C01	Project No.	180-21

Sheet No.

X1

RETAINING WALL BLOCKS

LIMESTONE COBBLESTONE LEDGESTONE

TOP BLOCK:
Weight: 1225 lbs. | 46" x 28" x 18" High | 5.75 sq. ft. of face

MIDDLE BLOCK:
Weight: 2400 lbs. | 46" x 41" x 18" High | 5.75 sq. ft. of face

BOTTOM BLOCK:
Weight: 2500 lbs. | 46" x 41" x 18" High

RETAINING WALL BLOCKS

LIMESTONE COBBLESTONE LEDGESTONE

TOP BLOCK:
Weight: 1225 lbs. | 46" x 28" x 18" High | 5.75 sq. ft. of face

MIDDLE BLOCK:
Weight: 2400 lbs. | 46" x 41" x 18" High | 5.75 sq. ft. of face

BOTTOM BLOCK:
Weight: 2500 lbs. | 46" x 41" x 18" High | 5.75 sq. ft. of face

All Redi-Rock products capture the "Essence of Natural Rock" attention to natural hardscapes and has thus developed a quarry stone.

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is independently owned and operated.

From: [Anthony Wilson](#)
To: [deputyclerk](#); [Gary Fuller](#)
Cc: [Peter Rushton](#); perushton@roadrunner.com; [George Seel](#)
Subject: FW: CDRO vegetative screening guidance/examples
Date: Friday, June 11, 2021 7:41:09 AM
Attachments: [image001.png](#)
[image002.png](#)

Sheila, let's please put this on the Planning Board's July 1 agenda.

Anthony Wilson

Town Manager
Town of Belgrade

Office: 207-495-2258

Cell: 207-592-6031

Town Office

990 Augusta Road
Belgrade, ME 04917

townofbelgrade.com



From: Peter Rushton <perushton@roadrunner.com>
Sent: Thursday, June 10, 2021 4:31 PM
To: 'George Seel' <georgeseel@outlook.com>; 'Peter Rushton' <perushton@gmail.com>; 'peter.rushton@maine.gov <peter.rushton@maine.gov>' <Peter.Rushton@maine.gov>; Gary Fuller <ceo@townofbelgrade.com>; Anthony Wilson <townmanager@townofbelgrade.com>; deputyclerk <deputyclerk@townofbelgrade.com>
Subject: RE: CDRO vegetative screening guidance/examples

EXTERNAL MESSAGE:

Hi George,

I think it looks fantastic! I like the idea to provide any citizen of Belgrade with a visual tool to help explain a situation. If it can make it easier to understand, then it is worthwhile.

No changes from me.

Let's take the next step and get this on an upcoming agenda so the full board can review it and act upon it.

Thanks,

Peter

From: George Seel <georgeseel@outlook.com>

Sent: Wednesday, June 9, 2021 2:31 PM

To: Peter Rushton <perushton@gmail.com>; Peter Rushton <perushton@roadrunner.com>; peter.rushton@maine.gov <peter.rushton@maine.gov> <Peter.Rushton@maine.gov>; Gary Fuller <ceo@townofbelgrade.com>; Anthony Wilson <townmanager@townofbelgrade.com>; deputyclerk <deputyclerk@townofbelgrade.com>

Subject: CDRO vegetative screening guidance/examples

Peter,

Attached is my first cut on schematics along with accompanying written specs from the ordinance to provide guidance to applicants on what is expected to meet the most common of the CDRO vegetative screening standards. I did electronically in Powerpoint so can more easily be stored and reproduced once finalized vs. the hand drawn earlier version (and less likely lost to time). I added the public ROW as Rich suggested and a version for in the Village Districts as you suggested. I did not receive feedback from any other Board members. Once finalized and approved, maybe someone smarter than I can convert directly to a PDF. In the mean time I scanned to a PDF to allow for those without Powerpoint software to easily open.

Let me know what you think and if you want any changes. Once meets your satisfaction, how do you wish to proceed to bring to the full Board for approval and ultimately including into the CDRO application packet provided applicants? Place on agenda of future meeting?

George

Sent from [Mail](#) for Windows 10

From: [George Seel](#)
To: [Richard Baker](#)
Cc: [Anthony Wilson](#); crgsnbe@yahoo.com; [Gary Fuller](#); perushton@roadrunner.com; [Peter Rushton](#); [Sara Languet](#); [deputyclerk](#); peter.rushton@maine.gov <peter.rushton@maine.gov>; peterfsargent@aol.com
Subject: RE: Sample illustration of required vegetative screening in districts other than village district
Date: Tuesday, June 8, 2021 9:40:36 AM

EXTERNAL MESSAGE:

Rich,

That's a good suggestion to go along with clarifying that the planting requirement in the village districts is different. I suppose one way to do that is to develop a second illustration for the Village districts – wouldn't be much of an illustration but again should make the point that the trees should be planted outside the Town ROW. I could easily do both illustrations if the Board decides this has value as guidance to applicants on how to comply with that requirement in the ordinance.

George

Sent from [Mail](#) for Windows 10

From: [Richard Baker](#)
Sent: Monday, June 7, 2021 8:14 PM
To: [George Seel](#)
Cc: [Anthony Wilson](#); [Craig Alexander](#); [Gary Fuller](#); [Peter Rushton](#); [Peter Rushton](#); [Sara Languet](#); [deputyclerk](#); peter.rushton@maine.gov <peter.rushton@maine.gov>; peterfsargent@aol.com
Subject: Re: Sample illustration of required vegetative screening in districts other than village district

This looks good to me, and should be implemented. My only question is whether the buffer can be planted in the road right-of-way. If not, we should be clear that the buffer must begin outside of the ROW. The applicant may need to ensure that the road officials are ok with what is being done.
Rich

On Mon, Jun 7, 2021 at 5:15 PM George Seel <georgeseel@outlook.com> wrote:

Peter et al.,

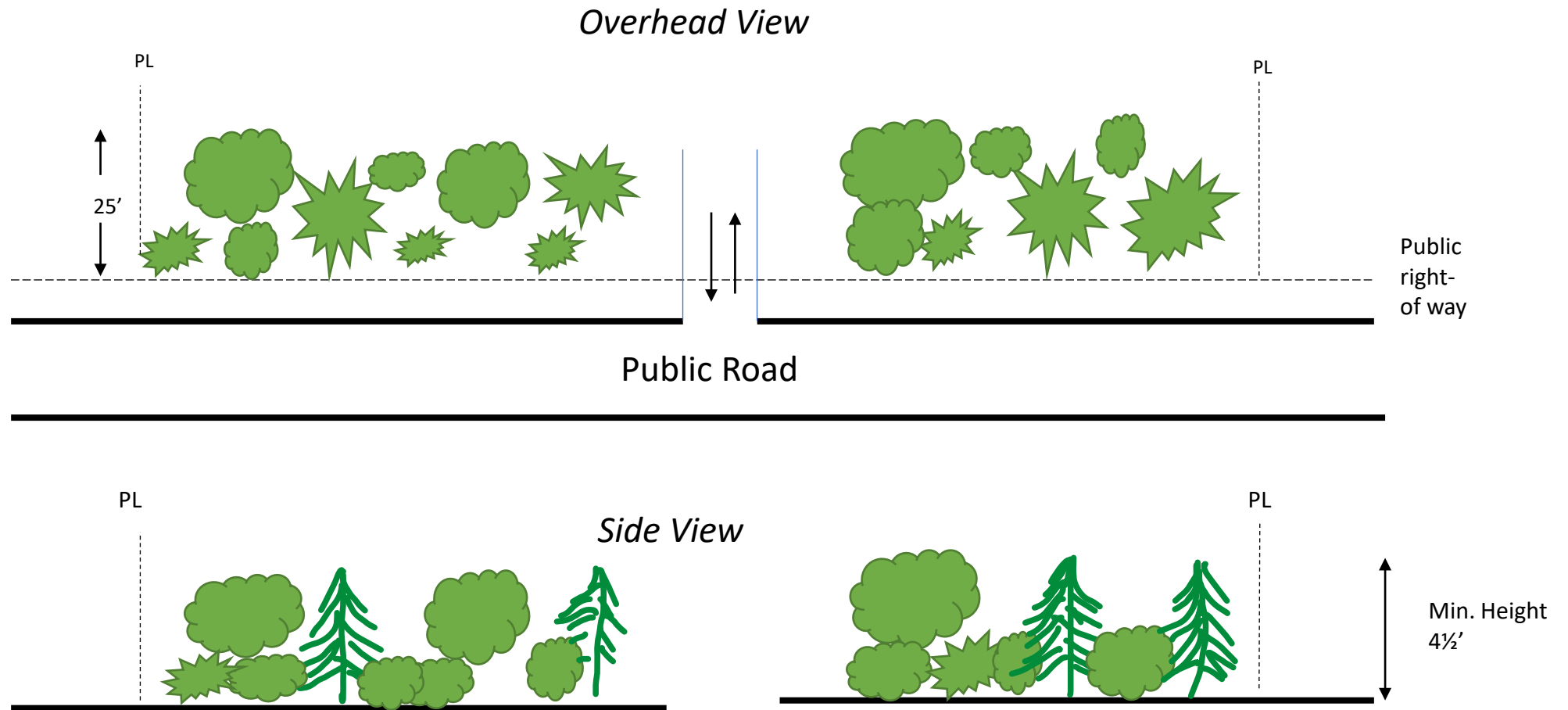
Not sure if you recall, but when we were reviewing the application for Kennebec Boat under the Commercial Development Review ordinance, we developed a sample illustration of what the ordinance requires for the planting of vegetative screening between the development and a public road (if not a wooded site or it has been cleared) for those parts of Town not in a Village District (BLV, Depot/Town office area & N. Belgrade). We discussed the attached illustration and decided at the time it would make a good handout to assist applicants understand their obligations under the ordinance and what to include in their application. This was a real challenge with Kennebec Boat which to this day still has not complied with this requirement and condition of their approval. I happened across this while cleaning out some files and realized this probably fell through the cracks and may not be provided to applicants as guidance. I could be wrong.

If indeed we have not been providing to CDRO applicants along with their application materials, should we resume? Since so many of our applications are after-the-fact and require the planting of vegetative screening. If so, I would suggest one edit to clarify that this does not apply to the three village districts where only native trees 4' tall need to be planted every 50' along a public road. Vegetative screens are the only requirement in the ordinance focused at improving the aesthetics of a new development and a token effort at trying to maintain the rural character of town.

George

Sent from [Mail](#) for Windows 10

FIGURE 1
EXAMPLE OF HOW TO MEET REQUIREMENT FOR A PLANTED VEGETATIVE SCREEN
ALONG A PUBLIC ROAD IN RESIDENTIAL & RURAL PORTIONS OF BELGRADE
Belgrade Commercial Development Review Ordinance (Article 5, Sec. 11.A)

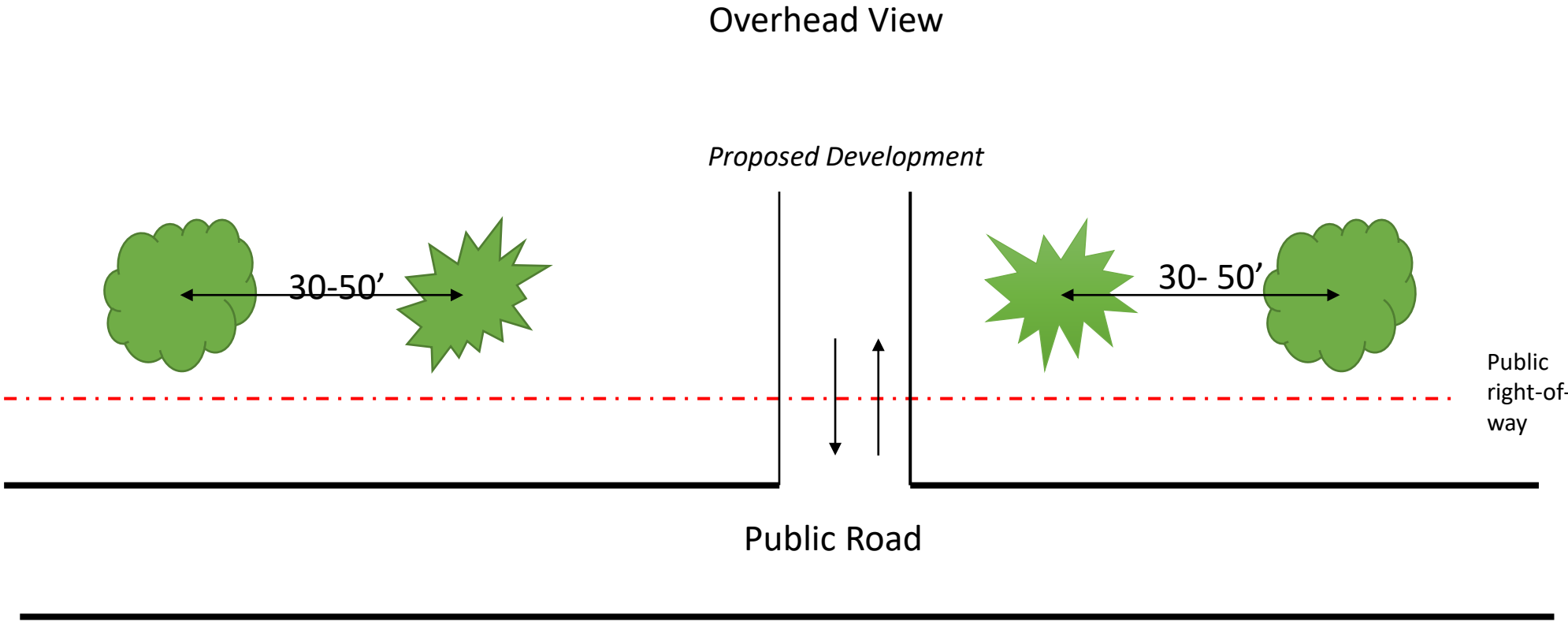


Applicable planting & maintenance specifications on opposite page

FIGURE 1: Belgrade Commercial Development Review Ordinance Vegetative Screening Along a Public Road in Residential & Rural Areas of Town: Planting & Maintenance Specifications (Article 5, Sec. 11.A)

- Applicable to all parts of town with the exception of the “Village Districts” designated in the 2014 Belgrade Comprehensive Plan land use map
- Existing natural woodland along a public road is to be retained and uncut for a width of 50 ft. from the public road right-a-way; these planting requirements only apply where natural woodland does not exist.
- Purpose to provide natural vegetative screen between the development and the public road, and thereby mitigate the visual impact of the development in primarily rural and residential areas of town.
- Plant only native tree & shrub species
- Trees must be 4 ½ ft. in height at time of planting, spaced no more than 30 ft. apart; must grow to full size (no exotic dwarf trees)
- Shrubs must be a minimum of 2 ft. in height at time of planting and grow to a height of 5 ft. at maturity
- Width of planted vegetative screen is to be 25 ft. from the edge of the public road right-of-way, except for that portion of Rt. 27 from the railroad crossing in Belgrade Depot south to the Sidney town line. There the screening need only be 20 ft. wide. Planting should not occur in right-of-way.
- Plant trees and shrubs in alternating rows in sufficient density to provide a solid vegetative buffer. Shrubs are to be planted to fill gaps between trees.
- Adequate visibility is to be maintained where the development driveway enters the public road to provide a safe line-of-sight.
- Vegetative screening must be fully planted prior to completion of project construction and prior to occupation of structures and use of outdoor operating areas
- Vegetative screen must be maintained over life of the development; dead vegetation is to be replaced

FIGURE 2
EXAMPLE OF HOW TO MEET TREE PLANTING REQUIREMENT ALONG PUBLIC ROADS IN
VILLAGE DISTRICT AS REQUIRED BY COMMERCIAL DEVELOPMENT REVIEW ORDINANCE
(Article 5, Sec. 11.C)



Planting & maintenance specifications on opposite side

Figure 2: Belgrade Commercial Development Review Ordinance Tree Planting & Maintenance Specifications for Village Districts (Article 5, Sec. 11 C)

- Applies only to “Village Districts” as identified in the Town of Belgrade 2014 Comprehensive Plan’s land use map
- Only applies when no existing full size trees exist; if full size trees exist, sufficient trees are to be retained to maintain a spacing of 30-50 feet apart
- Trees to be planted are to be native conifers or deciduous trees
- Planted trees are to be placed 30-50 feet apart along entire public road frontage while allowing adequate visibility at project’s driveway entrance onto the Town or MDOT roadway
- Trees are not to be planted in the right-of-way of the public road
- At planting, trees shall be a minimum of 6’ in height
- Plantings that fail must be replaced
- As trees die over time, they are to be replaced

**Town of Belgrade
Planning Board
June 22, 2021 / 5 p.m.**

SITE VISIT: Cedar Mill Ridge Subdivision Map 6 Lot 16B

MINUTES

Present: Planning Board Members Peter Rushton, Rich Baker, Sara Languet, Tyler Evans (from Evans Development, LLC), Nate Veilleux and Jeff Allen.

Subdivision location (presently with 11 lots --10 lots plus an existing one --so a 'mayor' Subdivision with opportunity to expand) of the Dunn Road (Map 6 Lot 16B) in Belgrade -- which original application came up to the Belgrade Planning Board on 10/01/2020.

NOTES:

(A) We were supplied with a hardcopy of "preliminary" drawing-C0.1 with lot's divisions (also included in our June 17 ,2021 Planning Board packet) and clear topography. The final drawing will be forwarded towards the middle of August 2021-- that is when Evans Development anticipates that they will be ready to go back to the Belgrade Planning Board.

(B) They also expect to close their case in front of the Planning Board and favorably obtain approval before the November election vote when our new "subdivision ordinance" will take place. So, the expectation here is that this particular subdivision application will run under the old rules (sort of speak grandfathered under the previous rules). As the revisions of the new Belgrade Subdivision Ordinance is still in progress, presently the Belgrade Planning Board members in attendance at the site did not foresee any difference in the subdivision ordinances (old and new) that will affect (beneficially nor detrimentally) this Cedar Mill Ridge Subdivision application.

(C) We walked through the clear cut area where the subdivision proposed road will eventually be permanently established. Lots of huge boulders were removed to clear the path for the main road of the subdivision. Thru the inspection of the site, it was mentioned that:

- 1) DEP Stormwater Permit is all underway (or possibly completed!)
- 2) The "preliminary" drawing presented contained area lots that are legal and in accordance with the Belgrade present Subdivision and Minimum Lot Size Ordinance per AE Hodsdon.
- 3) With the Transfer Station (TS) on the other side of the road and with TS being at a lower elevation with storm water running opposite of and away from the Cedar Mill Ridge Subdivision, there is not concern of 'leaching' from the Transfer Station site to their location.

4) Soil maps (testing needed?) for septic placement still needs to happen.

5) Mr. Baker, Mr. Evans and Mr. Veilleux went on to inspect the water "steamline" in the property confirming what is in the drawing per Mr. Baker's report (together in the below email).

(D) The present clear cutting and dirty "road" reflects and matches the road depicted in the supplied "preliminary" drawing-C0.1

(E) Additional Jeff Allen will summarize notes and history (capturing their progress since October of 2020) of the Cedar Mill Ridge Subdivision development this far and in a written report and such report will be forwarded to the Planning Board for review and approval.

Motion by ** to adjourn the meeting. 2nd by **. Meeting adjourned at **time.

DRAFT

**Town of Belgrade
Planning Board
July 15, 2021 / 6:00 p.m.**

This meeting was conducted online via Zoom. A recording of the meeting can be viewed at:

https://youtu.be/Ofwb7R-_glM

MINUTES

Call to Order-meeting called to order at 6:05pm by Chairman, Peter Rushton.

Present: Planning Board members Peter Rushton, George Seel, Craig Alexander, Sara languet, Pete Sargent, Planning Board Secretary Julie Morrison, Code Enforcement Office Gary Fuller, Sheila Thorne, Susan Poliacik, Karen Rancourt, Jim Coffin, Dwight Allison

1. NEW BUSINESS

A. SHORELAND APPLICATION –

Applicant/Owner: Susan Poliacik

Location: 75 Lakeshore Drive (Long Pond), Map 24 Lot 19

Purpose: Add screened porch and roof to existing deck (conforming structure) on a non-conforming lot. ***The findings of fact were completed. A motion to approve application as written with a condition to adhere to DEP best stormwater management practices made by George Seel and 2nd by Craig Alexander. Vote to approve 5-0***

B. COMMERCIAL DEVELOPMENT –

Applicants/Owners: Gagne & Son Holding Co., Inc.

Location: 28 Old Route 27 : Map 4 Lot 37

Purpose: New commercial use. Proposing to erect a new one-story 14,540 sf pre-cast plant. The pre-cast plant will manufacture catch basins, manholes, etc. Proposed name: Gagne & Son Precast Plant

The Members of the Planning Board reviewed the checklist to decide if the application was complete. The following was listed as needed: The State Fire Marshall permit regarding the large propane tank, Minor change to the site plan scale error and dumpster location, DEP certified contractor name and number, A short letter explaining the driveway access, Estimated quantity of Hazardous substance, Phosphorus (possible waiver request). George motioned and Sara 2nd application is complete with highlighted provided, move to public hearing, and notify landowners withing 500 feet and placed on the August 5, 2021, meeting. 5-0

C. COMMERCIAL PERMITTING –

Discussion of potential commercial permitting of food trucks. ***After much discussion, it was decided that The Town of Belgrade does not need an Ordinance for food trucks.***

A walk on item regarding the timeline for getting the Minor/Major subdivision ordinance to the voters was discussed. The CEO, Gary Fuller is going the check with Town Clerk, Mary Vogel to get the timeline dates.

3. OTHER BUSINESS

A. Consideration of meeting minutes from July 1, 2021. *The minutes from July 1, 2021, meeting was tabled so the Planning Board Secretary could rewatch the meeting and clarify a decision,*

ADJOURN – Meeting adjourned at 9:00 pm.

DRAFT