



February 12, 2024  
21678

Ms. Carol Eyerman, Town Planner  
Town of Gorham Municipal Offices  
75 South Street, Suite 1  
Gorham, ME 04038

**Request for Pre-Application Subdivision Plan Review;  
North Gorham Road Subdivision, Gorham, Maine  
JDP, LLC**

Dear Ms. Eyerman:

On behalf of JDP, LLC, we have assembled the following Pre-Application Subdivision submittal for a proposed 6-lot residential subdivision to be located off North Gorham Road. The proposed subdivision is comprised of 5 new lots and one existing lot of record (which had been sold in the last 5 years). In support of our application, we have assembled the following for consideration.

1. Completed Pre-Application form
2. Agent Authorization
3. Assessor Property Information
4. Deed
5. Test Pit Data
6. Town GIS Aerial Map/locus map
7. PWD map and public/private water calculations
8. Subdivision Plan and Site Survey Plan

15 Copies of materials (7 full size sets and 8 11x17 sets)

**Project Site:** This property is an approximately 9.21-acre of undeveloped land that is owned by JDP, LLC. The project site is located at the intersection of West Gorham Road and Great Falls Road. The overall parcel was originally 17.58 acres. There is an existing 8.37-acre lot of record that was sold within the last 5 years. The remaining 9.21-acre parcel is proposed to be subdivided into 5 new lots.

**Zoning:** The proposed subdivision site is located in the Suburban Residential (SR) Zone. The minimum lot area (for density purposes) is 60,000 square feet and the physical lot areas need to be at least 40,000 square feet with 200 feet for road frontage.

**Water and Wastewater:** The project area is not serviced by public water and sewer. The individual lots will include onsite well and subsurface wastewater systems. We have evaluated the cost of bringing public water to the site following the public/private water calculations described in *Chapter 2 – General Standards of Performance*. The calculations are attached along with a figure from the Town GIS showing the closest water line. The results of the cost analysis determined the cost of public water exceeds private water using the town calculations. The applicant therefore requests an exemption to provide public water.

The nearest public sewer is at the White Rock Elementary School which is connected to the Little Falls Sanitary Sewer system. This is approximately 20,000 feet (3.8 miles) from the project site and is therefore not feasible.

**Waiver Request:** We would request the Planning Board's consideration granting a waiver for the requirement of a high intensity soil survey under Section 3-3 – Preliminary Plan, subsection B (11) which reads from a Class A to Class B soils survey.

*“The requirement for a Class A survey may be waived to a Class B survey by the Planning Board for subdivisions and subdivision amendments not required to provide the net acreage calculation required under Chapter 1 and/or where public water supply is available to serve the lots.”*

The current zoning of the subdivision does not require net residential density calculations. The applicant has included field mapping of on-site wetlands and has completed field test pitting for each lot to assess soil suitability for onsite septic systems. The lots are also larger than the zoning minimum requirements, providing ample opportunity for siting a residential house. In addition, the project is very small in nature (5 new lots and one lot of record that is built upon). Given the limited amount of wetlands on the site, size of the lots, and test pitting that will be completed as part of the preliminary plan design, we see no practical benefit for Class A high-intensity soils survey and would request the Planning Board consider granting a waiver from a Class A survey to a Class B survey. In the same fashion we would request a waiver from providing a hydrogeological study.

**Project Permitting:** On the local level, we understand this project will require Subdivision approval and have initiated this process through pre-application. The project will not alter wetlands and is of a size that no permitting through the Maine DEP is anticipated.

**Stormwater Management and Erosion Control:** The project is limited to the creation of single-family residential house lots and no roads or related infrastructure. The proposed project is such that no Maine DEP Stormwater permitting is required.

**Anticipated Project Schedule:** JDP, LLC is proposing to complete the permitting this spring to allow for a late summer sale of the lots.

**Utilities:** The project will have individual onsite wastewater disposal systems and private wells. Underground electric and communications services will be extended from the overhead services at North Gorham Road and Great Falls Road.

**Closure:** We look forward to working with the Town to permit this project. As you consider the application, please contact us if you have any questions.

Sincerely,  
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Owens A. McCullough". The signature is fluid and cursive, with the first name "Owens" being the most prominent.

Owens A. McCullough, P.E., LEED-AP  
Vice President, Engineering/Project Development

Cc: JDP, LLC – Micheal Phinney



**Community Development  
Planning Division**

Thomas M. Poirier, *Director of Community Development*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)  
 Carol Eyerman, *Town Planner*  
[ceyerman@gorham.me.us](mailto:ceyerman@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

**PRE-APP / SKETCH PLAN APPLICATION**

SITE PLAN     SUBDIVISION     GRAVEL PIT     ZONING     PRIVATE WAY

FEE FOR PLAN REVIEW	<input type="checkbox"/> \$300.00	Amount Paid: \$ _____
	Note: \$300 review fee will be credited towards subsequent application for the same proposed project	Date: _____

PROPERTY DESCRIPTION	Parcel ID	Map(s)	92	Lot(s)	25	Zoning District(s)	SR	Total Land Area (sq. ft.)	9.21
	Physical Address/ Location	North Gorham Road							

PROPERTY OWNER'S INFORMATION	Name(s)	JDP, LLC	Mailing Address	16 Apple Lane Gorham, ME 04038
	Phone	207-838-8966		
	Email	mphinne@gmail.com		

APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name(s)	JDP, LLC c/o Michael Phinney	Name of Business	JDP, LLC
	Phone	207-839-3336	Mailing Address	16 Apple Lane Gorham, ME 04038
	Email	mphinne@gmail.com		

APPLICANT'S AGENT INFORMATION	Name	Owens McCullough	Name of Business	Sebago Technics, Inc.
	Phone	207-200-2100	Mailing Address	75 John Roberts Road, Suite 4a South Portland, ME 04106
	Email	omccullough@sebagotechnics.com		

PROJECT DESCRIPTION	Existing Land Use: vacant
	Provide a narrative description of the Proposed Project: Development of a 6-lot single family subdivision. One of the lots is a lot of record (out sale within the past 5-years).
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.) None noted.



### MINIMUM SKETCH PLAN REQUIREMENTS

- One (1) signed original, one (1) full size plan set (24x36), seven (7) reduced size plan sets (11x17), and one (1) electronic copy of the entire packet

The Sketch Plan document/map:

A) Paper size: no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres no greater than 1" = 30'  
 10 + acres 1" = 50'

C) Title block

- Applicant's name and address  
 Name of preparer of plans with professional information  
 Parcel's tax map identification (map and lot) in bottom right corner of map

### APPLICANT'S CHECKLIST FOR SKETCH PLAN REQUIREMENTS

**SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

The following checklists includes items generally required for development by the GORHAM LAND USE ORDINANCES and, due to project specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

Existing:

- Current Deed, contract to purchase or lease, or other form of right, title or interest  
 Zoning district  
 Topographic map (optional)  
 Wetlands and floodplains  
 Water bodies and water courses  
 Parcel area  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

Proposed: (Plans must show the lightened existing topography under the proposed plan for comparison )

- Recreation areas and open space  
 Number of lots and lot areas  
 Setback lines and building envelopes  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

Distance to:

- Nearest driveways and intersections  
 Nearest fire hydrant  
 Nearest significant water body

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.**

### TYPE OF DEVELOPMENT

- Development Transfer Overlay (Chapter 1)       Clustered Residential Development (Chapter 2)  
 Small Dwelling Overlay (Chapter 1)       Planned Unit Development  
 Agent Authorization Form (Completed and Signed)

**ADDITIONAL COMMENTS:**

Please refer to cover letter with detailed project narrative.

*The undersigned hereby makes application to the Town of Gorham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge*



APPLICANT OR AGENT'S SIGNATURE

Michael J Phinney MGR  
 PLEASE TYPE OR PRINT NAME

2-12-24

DATE

## AGENT AUTHORIZATION

<b>PROPERTY DESCRIPTION</b>	<b>PHYSICAL ADDRESS/ LOCATION</b>	North Gorham Road		<b>MAP(S)</b>	92
				<b>LOT(S)</b>	25
<b>APPLICANT(S) INFORMATION</b>	<b>NAME(S)</b>	JDP, LLC - c/o Michael Phinney		<b>MAILING ADDRESS</b>	16 Apple Lane Gorham, ME 04038
	<b>PHONE</b>	207-838-8966			
	<b>EMAIL</b>	mphinne@gmail.com			
<b>OWNER(S) INFORMATION</b>	<b>NAME(S)</b>	JDP, LLC c/o Michael Phinney		<b>MAILING ADDRESS</b>	16 Apple Lane Gorham, ME 04038
	<b>PHONE</b>	207-839-3336			
	<b>EMAIL</b>	mphinne@@gmail.com			
<b>APPLICANT'S AGENT INFORMATION</b>	<b>NAME</b>	Owens McCullough, P.E	<b>BUSINESS NAME</b>	Sebago Technics, Inc	
	<b>PHONE</b>	207-200-2100	<b>MAILING ADDRESS</b>	75 John Roberts Road, Suite 4a, South Portland, ME	
	<b>EMAIL</b>	omccullough@sebagotechnics.com			

*Said agent(s) may represent me/us before Gorham Town officers and the Gorham Planning Board to expedite and complete the approval of the proposed development for this parcel.*

  
  
 APPLICANT SIGNATURE

2-12-24  
 DATE

Michael J Phinney  
 PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE (if applicable)

DATE

PLEASE TYPE OR PRINT NAME HERE

  
  
 APPLICANT'S AGENT SIGNATURE

2-12-2024  
 DATE

Owens McCullough  
 PLEASE TYPE OR PRINT NAME HERE

# GREAT FALLS ROAD

**Location** GREAT FALLS ROAD

**Mblu** 92/ 25/ / /

**Acct#** P1710R

**Owner** JDP LLC

**Assessment** \$145,700

**Appraisal** \$145,700

**PID** 4007

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$145,700	\$145,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$145,700	\$145,700

## Owner of Record

**Owner** JDP LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 16 APPLE LANE  
GORHAM, ME 04038

**Book & Page** 39054/ 101

**Sale Date** 12/31/2021

**Instrument** 03

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JDP LLC	\$0		39054/ 101	03	12/31/2021
PHINNEY, ROSAMOND J	\$0		39053/ 227	DP	12/31/2021
PHINNEY JOHN D	\$0		6436/ 150		

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**

**Replacement Cost**

**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
ADU	

**Building Photo**



<https://images.vgsi.com/photos/GorhamMEPhotos/default.jpg>

**Building Layout**

[https://images.vgsi.com/photos/GorhamMEPhotos/Sketches/4007\\_4007.j](https://images.vgsi.com/photos/GorhamMEPhotos/Sketches/4007_4007.j)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	1300
<b>Description</b>	UNDEV LOT
<b>Zone</b>	SR
<b>Neighborhood</b>	NH3

**Land Line Valuation**

<b>Size (Acres)</b>	9.21
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$145,700

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$145,700	\$145,700
2022	\$0	\$152,800	\$152,800
2021	\$0	\$81,200	\$81,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$145,700	\$145,700
2022	\$0	\$152,800	\$152,800
2021	\$0	\$81,200	\$81,200

DLN: 1002240178579

**WARRANTY DEED**

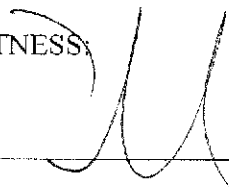
KNOW ALL PERSONS BY THESE PRESENTS, that I, **ROSAMOND J. PHINNEY**, whose mailing address is 16 Overlook Road, Gorham, Maine 04038, do hereby gift and otherwise grant to **JDP LLC**, a Maine limited liability company with a mailing address of 16 Apple Lane, Gorham, Maine 04038, with WARRANTY COVENANTS, the real property in the Town of Gorham, County of Cumberland, and State of Maine, described as follows:


A certain lot or parcel of land situated in the Town of Gorham, County of Cumberland and State of Maine, lying on the road leading from White Rock, so-called, to the village of Great Falls, so-called, and bounded as follows, viz:

Westerly by land now or formerly of Robert Shackford, northerly by said Town road, easterly by said road and southerly by land now or formerly of Caleb Murch, said lot contains nineteen (19) acres, more or less.

Being the same premises conveyed to Rosamond J. Phinney by Personal Representative's Deed of Distribution from Rosamond J. Phinney, Personal Representative of the Estate of John D. Phinney, dated of even or similar date herewith and recorded prior hereto in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, I, Rosamond J. Phinney have hereunto set my hand and seal this 31<sup>st</sup> day of December, 2021.

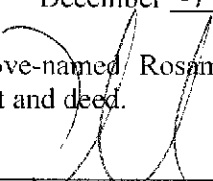
WITNESS:   
\_\_\_\_\_

  
\_\_\_\_\_  
Rosamond J. Phinney

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December 31, 2021

Then personally appeared before me the above-named Rosamond J. Phinney, and acknowledged the foregoing instrument to be her free act and deed.

  
\_\_\_\_\_  
Notary Public/Maine Attorney at Law  
Name: Nicholas J. Merrill  
Commission Expiration:

## Wetland Delineation and Vernal Pool Survey Report

**To:** Owens McCullough, PE, LEED-AP

**From:** Anna K. Biddle, LSS, LSE



**Date:** June 8, 2022

**Project:** 21678 – North Gorham Road, Gorham

As you have requested, wetland boundaries and vernal pools have been delineated on the approximately 17-acre parcel in Gorham (the “Site”), located at the intersection of North Gorham Road and Great Falls Road. The Site is undeveloped and generally forested, although most of the timber has been recently harvested. The position of the wetland boundaries and vernal pools is depicted on the attached map (Figure 1) of the Site for consideration during preparation of potential development plans for the property.

The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRM) for this part of Gorham (Community Panel Number 230047 0010 B, effective date 10/15/1981). No part of the Site occurs in a FEMA designated 100-year floodplain (Zone A). The Town of Gorham Zoning Map (updated in 2022) identifies the area including the Site as Suburban Residential (SR). No part of the Site is designated as being subject to the Town’s Shoreland Zoning Ordinance.

### Wetland and Vernal Pool Delineation:

Wetland boundaries at the Site were delineated on March 23, 2022 with sequentially numbered pink flagging located with a sub-meter accuracy global position system (GPS) unit. Vernal pools are recognized as important wetland habitat for a unique assemblage of amphibians and turtles. Vernal pool surveys were conducted at the Site on April 12 and 25, 2022. Edges of the vernal pools were marked by blue flagging and also located with GPS. Characteristics of wetlands delineated at the Site and results of vernal pool surveys are described below.

### Wetlands:

Evidence indicative of wetland from three parameters – vegetation, soils and hydrology – was used to identify and delineate the wetlands in accordance with the 1987 *US Army Corps of Engineers Wetland Delineation Manual* and the subsequent *Regional Supplement to the US Army Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). With the exception of unusual or atypical situations, evidence of wetland must be exhibited by all three parameters for an area or position to be designated as wetland.

The freshwater wetland community on the Site is dominated by trees and shrubs that include: red maple (*Acer rubrum*), blackgum (*Nyssa sylvatica*), balsam fir (*Abies balsamea*), speckled alder (*Alnus incana*), and highbush blueberry (*Vaccinium corymbosum*). In open areas the herbaceous understory is: soft rush (*Juncus effusus*), sensitive, cinnamon and royal ferns (*Onoclea sensibilis*, *Osmunda cinnamomea*, *O. regalis*), pitcher plant (*Sarracenia purpurea*), and red peat (*Sphagnum* spp.). All of these plants are identified as “Obligate” (OBL), “Facultative Wetland” (FACW) or “Facultative” (FAC) indicators of wetland by the 2016, *State of Maine National Wetland Plant List* prepared by the US Army Corps of Engineers and are therefore hydrophytes.

Dominant vegetation found throughout upland areas of the Site consists of: northern red oak (*Quercus rubra*), white pine (*Pinus strobus*), American beech (*Fagus grandifolia*), eastern hemlock (*Tsuga canadense*), Canada mayflower (*Maianthemum canadense*), Princess-pine (*Dendrolycopodium obscurum*), teaberry (*Gaultheria procumbens*), and wild sarsaparilla (*Aralia nudicaulis*). All of these plants are classified as “Facultative Upland” (FACU) or are not indicative of wetland, and when occurring in predominance, are indicative of upland.

The medium intensity soil survey prepared by the USDA Natural Resource Conservation Service (NRCS) indicates soils of the Scantic silt loam (Sn), and Walpole fine sandy loam (Wa) series occur beneath wetland areas at the Site. Both series are poorly drained (PD) and classified by the NRCS as hydric soils. In the shrub-scrub area where more acidic vegetation was found, the soils are mapped as Sebago mucky peat (Sp), which is very poorly drained (VPD) organic soil. Soils were also examined directly with a hand auger. At sampling locations in areas dominated by hydrophytes, poorly drained soils were observed. The characteristics were representative of hydric soil indicator criteria A11: Depleted below dark surface.

Hydrology is considered to be the “driving force” of wetlands (Mitch and Gosselink, 1986) and inherently is responsible for the adaptation of certain vegetation (hydrophytes) and the development of specific soil characteristics (hydric) indicative of wetlands. At the time of the survey, evidence of wetland hydrology observed at the Site included: soils saturated within 12-inches of the surface, small localized areas of surface water, water-stained leaves and drainage patterns indicative of wetlands.

The National Wetland Inventory (NWI) makes use of *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et. al, 1979) to differentiate types of wetlands. With this system, freshwater wetlands are classified based on dominant plant type as: Palustrine Forested (**PFO**), Palustrine Scrub-Shrub (**PSS**), Palustrine Emergent (**PEM**), Palustrine Open Water (**POW**), or Palustrine Unconsolidated Bottom (**PUB**). Wetlands classified by this system as PFO or PSS are more commonly known of as swamps whereas PEM typically represent marshes or meadows. POW and PUB generally lack vegetation and correspond to pond.



Wetlands cover approximately one-third of the Site and are chiefly represented by deciduous PFO (Photo 1). Along the southerly side of the Site, the deciduous shrub dominated wetlands would be designated as PSS (Photo 2).

### **Vernal Pools:**

Vernal pools (**VPs**) are defined by the Maine Department of Environmental Protection (MDEP) as: *“a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools have no permanent inlet or outlet and no viable populations of predatory fish”* (Chapter 335 §9). *“Significant vernal pools” (SVPs)* are recognized by the presence of fairy shrimp (*Eubrandhipus* spp.), or more than 40 wood frog (*Rana sylvatica*) egg masses or at least 10 blue spotted salamander (*Ambystoma laterale*) or 20 spotted salamander (*A. maculatum*) egg masses. VPs documented to be used by state-listed rare, endangered or threatened species such as Blanding’s turtles (*Emydoidea blandingii*), spotted turtles (*Clemmys guttata*), ringed boghaunter dragonflies (*Williamsoni linterni*), Eastern ribbon snakes (*Thamnophis sauritus*), wood turtles (*Clemmys insculpta*), four-toed salamanders (*Hemidactylum scutalum*), swamp darner dragonflies (*Epiaeschna heros*), and comet darner dragonflies (*Anax longipes*), are also considered to be SVPs (Ch 335 §9B 1-4).

Under the provisions of Section 404 of the federal Clean Water Act, the US Army Corps of Engineers (USACE) regulates activities in *“waters of the United States”* including VPs, which are defined by the USACE New England District in the State of Maine General Permit (GP, reissued on October 14, 2020). The NED definition, while very similar to MDEP’s, does not reference *“natural”* and does not recognize or differentiate SVPs based on number of indicator species egg masses. Instead, the GP definition states: *“VPs are depression wetland basins that typically go dry in most years and may contain inlets or outlets, typically of intermittent flow. Vernal pools range in both size and depth depending on landscape position and parent material(s). In most years, VPs support one or more of the following obligate species: wood frog (Rana sylvatica), spotted salamander (Ambystoma maculatum), blue spotted salamander (A. laterale) fairy shrimp (Eubrandhipus spp.). However, they should preclude sustainable populations of predatory fish.”*

### **Survey Method:**

West of Penobscot Bay and south from Fryberg to Augusta, the Maine Department of Inland Fisheries and Wildlife (MDIFW) recommends evidence of VP indicator species egg masses be observed on separate dates during periods established for wood frogs (April 10<sup>th</sup> to April 25<sup>th</sup>) and spotted salamanders (April 20<sup>th</sup> to May 10<sup>th</sup>). Potential vernal pools (**PVPs**) can be identified outside (before/after) the recommended survey period, but are not necessarily indicative of regulatory jurisdiction. During the recommended survey periods; however, VP and SVP characteristics are to be documented on MDIFW data forms and located with submeter accuracy GPS in order to identify the portion of Critical Terrestrial Habitat (**CTH**) within 250 feet around an SVP referred to as *Significant Vernal Pool Habitat (SVPH Ch 335 §9A (7))*.

### Results of Vernal Pool Surveys:

One VP (Photo 3) was identified during the 2022 site surveys specifically conducted for vernal pools (Figure 1). VP-1 occurs near the central/north area of the Site, east of Great Falls Road. During the two survey dates in April, it contained wood frog and spotted salamander egg masses, but they were not abundant enough to be designated an SVP (Photo 4, Photo 5).

### Regulatory Assessment:

Activities in and adjacent to wetlands at the Site are regulated by the MDEP under the provisions of the Natural Resources Protection Act (NRPA) and associated Permit by Rule (Chapter 305), Wetland and Waterbodies Protection (Chapter 310) and Significant Wildlife Habitat (Chapter 335) Rules. Certain characteristics are relevant to whether a wetland is regulated as a “freshwater wetland of special significance” (Ch 310 §4A 1-8). Wetlands at the Site:

- do not contain a “critically imperiled (S1)” (Ch 310 §3F) or an “imperiled (S2)” (Ch 310 §3L) community as defined by the Natural Areas Program;
- are not located within 250 feet of a “coastal wetland” (38 MRSA §480-B (2));
- are not located within 250 feet of a “great pond” (38 MRSA §465-A);
- do not contain more than 20,000 square feet of open water or aquatic or emergent marsh vegetation;
- do not occur in a 100-year floodplain mapped by the Federal Emergency Management Agency (FEMA) (38 MRSA §480-B(2-D));
- are not a “peatland” (Ch 310 §3P); and
- with no streams occurring at the Site, do not occur within 25 feet of the channel of a “river, stream or brook” (38 MRSA §480-B (9)).

Therefore, the wetlands at the Site are not “wetlands of special significance” (WOSS- Ch 310 §4A (1-8)).

Activities requiring alteration of wetland at the Site covering less than 15,000 square feet would be eligible for Tier 1 permit under the NRPA. A Tier 2 permit would be necessary for impacts in excess of this and up to an acre (43,560 square feet). Excluding specific activities authorized by Permit by Rule (PBR - Chapter 305) provisions of the NRPA, activities exceeding one acre would require a Tier 3 permit.

Wetlands at the Site are also regulated by the USACE as “waters of the United States” under the provisions of Section 404 of the Clean Water Act. To authorize minimal-impact activities in wetlands, including placement of fill, the Corps makes use of a General Permit (GP) for the State of Maine. Such impacts to wetlands are broken down into two permit categories under the GP

based on the following area thresholds: Category 1 – less than 15,000 square feet and Category 2 – 15,000 square feet to three acres. Activities eligible for Category 1 activities can be authorized a Self-Verification Notification (SVN) Form submitted to the Corps. Category 2 activities reviewed as applicable in conjunction with the US Fish and Wildlife Service, and the US Environmental Protection Agency and as appropriate the National Marine Fisheries Services, and require an application and written approval from the USACE. Do not hesitate to contact me at your earliest convenience at with questions or comments regarding the information presented above.

Sincerely,

SEBAGO TECHNICS, INC.



Anna K. Biddle, LSS, LSE  
Environmental Scientist / Permitting Specialist  
Enc.





**Photograph 1** View of forested PFO1/4 wetland near the center of the Site.



**Photograph 2** View of the scrub shrub PSS-1 wetland near the southerly property line of the Site.





**Photograph 3** View of VP-1.



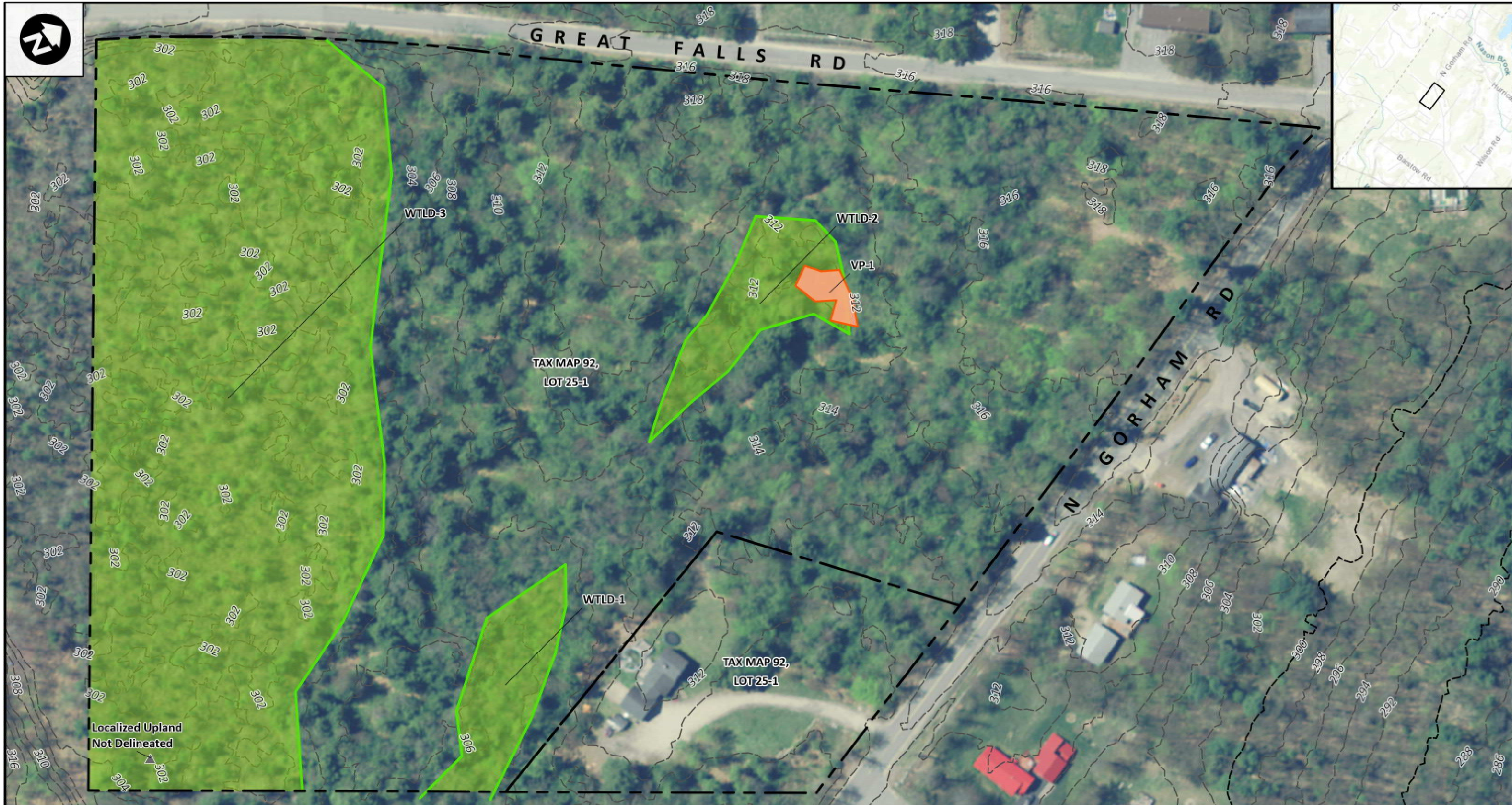
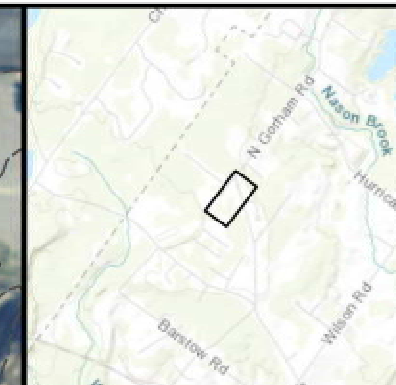
**Photograph 4** Wood frog egg masses in VP-1 on April 12, 2022.





**Photograph 5** Spotted salamander egg masses in VP-1 on April 25, 2022.





Localized Upland  
Not Delineated



WWW.SEBAGOTECHNICS.COM

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



INFORMATION:

TOWN OF GORHAM, ME  
2018 ORTHOREGIONAL IMAGERY  
2013 USGS LIDAR

### DELINEATED WETLANDS

MICHAEL PHINNEY

LOCATION:

NORTH GORHAM RD  
& GREAT FALLS RD  
GORHAM, ME

DATE:

4/29/2022

PROJECT NUMBER:

21678

Natural Resources, 21678.aprx

Property Boundary

2' Contour

10' Contour

Miscellaneous Survey Point

Delineated Wetland Boundary

Wetland within Limits of Investigation

Vernal Pool



# Maine State Vernal Pool Assessment Form



## INSTRUCTIONS:

- Complete all 3 pages of form thoroughly. Most fields are required for pool registration.
- Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.

Observer's Pool ID: VP-1 AT 21678 N. GORHAM RD

MDIFW Pool ID: \_\_\_\_\_

### 1. PRIMARY OBSERVER INFORMATION

- a. Observer name: COLE PETERS
- b. Contact and credentials previously provided?  No (submit Addendum 1)  Yes

### 2. PROJECT CONTACT INFORMATION

- a. Contact name:  same as observer  other \_\_\_\_\_
- b. Contact and credentials previously provided?  No (submit Addendum 1)  Yes
- c. Project Name: NORTH GORHAM ROAD - PHINNEY

### 3. LANDOWNER CONTACT INFORMATION

- a. Are you the landowner?  Yes  No If no, was landowner permission obtained for survey?  Yes  No
- b. Landowner's contact information (required)
- Name: MICHAEL PHINNEY Phone: 207-839-3336 E-mail: MPHINNE@GMAIL.COM
- Street Address: 519 FORT HILL ROAD City: GORHAM State: ME Zip: 04038
- c.  Large Projects: check if separate project landowner data file submitted

*The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.*

### 4. VERNAL POOL LOCATION INFORMATION

a. Location Township: GORHAM

Brief site directions to the pool (using mapped landmarks):

FROM THE INTERSECTION OF ME-35 AND ME-237 IN STANDISH, GO SOUTH EAST ON ME-237 FOR 0.9 MILES. TURN LEFT ON GREAT FALLS ROAD. TRAVEL 0.6 MILES. HEAD INTO WOODS 215' SOUTH EAST FROM ROAD AND ARRIVE AT VP-1.

#### b. Mapping Requirements

- i. USGS topographic map OR aerial photograph with pool clearly marked.
- ii. **GPS location of vernal pool (use Datum NAD83 / WGS84)**
- Longitude/Easting: 70° 28' 41.1" W Latitude/Northing: 43° 46' 25.5" N
- Coordinate system: 1983 STATE PLANE
- Check one:  GIS shapefile (Best)
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy
- The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.
- The above GPS point is at the center of the pool. (Good)





# Maine State Vernal Pool Assessment Form



## 5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): \_\_\_\_\_

### b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- Isolated depression
- Pool associated with larger wetland complex
- Floodplain depression
- Other: \_\_\_\_\_

■ Check all wetland types that best apply to this pool:

- Forested swamp
- Wet meadow
- Slow stream
- Dug pond or borrow pit
- Shrub swamp
- Lake or pond cove
- Floodplain
- Peatland (fen or bog)
- Abandoned beaver flowage
- Mostly unvegetated pool
- Roadside ditch
- Emergent marsh
- Active beaver flowage
- ATV or skidder rut
- Other: \_\_\_\_\_

### c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin:  Natural  Natural-Modified  Unnatural  Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

RECENT SKIDDER RUTS.

#### ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- Permanent
- Semi-permanent (drying partially in all years and completely in drought years)
- Ephemeral (drying out completely in most years)
- Unknown

Explain:

SMALL WATERSHED, LOCATED NEAR TOP OF SLOPE.

■ Maximum depth at survey:  0-12" (0-1 ft.)  12-36" (1-3 ft.)  36-60" (3-5 ft.)  >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 40  m  ft Length: 75  m  ft

■ Predominate substrate in order of increasing hydroperiod:

- Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- Organic matter (peat/muck) shallow or restricted to deepest portion
- Mineral soil (sphagnum moss present)
- Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- Sphagnum moss (anchored or suspended)
- Wet site ferns (e.g. royal fern, marsh fern)
- Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- No vegetation in pool

■ Faunal indicators (check all that apply):

- Fish
- Bullfrog or Green Frog tadpoles
- Other: \_\_\_\_\_

#### iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- No inlet or outlet
- Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- Intermittent inlet or outlet
- Other or Unknown (explain): \_\_\_\_\_



# Maine State Vernal Pool Assessment Form



## 6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/12/22, 4/25/22

### b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)?  Yes  No
- Was the entire pool surveyed for egg masses?  Yes  No; what % of entire pool surveyed? \_\_\_\_\_
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)						Tadpoles/Larvae <sup>4</sup>								
	Visit #1	Visit #2	Visit #3	Confidence Level <sup>1</sup>		Egg Mass Maturity <sup>2</sup>		Observed			Confidence Level <sup>1</sup>				
Wood Frog	9	6		3	3		F	A		--	--		3	3	
Spotted Salamander	0	18		3	3		--	M		--	--		3	3	
Blue-spotted Salamander	0	0		3	3		--	--		--	--		--	--	
Fairy Shrimp <sup>3</sup>	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

### c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Wood Turtle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Spotted Turtle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ribbon Snake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ringed Boghaunter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Method of verification: P = Photographed, H = Handled, S = Seen

\*\*CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

### d. Optional observer recommendation:

- SVP  Potential SVP  Non Significant VP  Indicator Breeding Area

### e. General vernal pool comments and/or observations of other wildlife:

MUCH OF POTENTIAL CRITICAL TERRESTRIAL HABITAT HAS BEEN HARVESTED RECENTLY. ON 4/25 - LOTS OF GREEN ALGAE ON WOOD FROG EGG MASSES.

Send completed form and supporting documentation to: [VernalPool.MDIFW@maine.gov](mailto:VernalPool.MDIFW@maine.gov)

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife  
 Attn: Vernal Pools  
 106 Hogan Road, Suite 1  
 Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: \_\_\_\_\_ Initials: \_\_\_\_\_

This pool is:  Significant  Potentially Significant but lacking critical data  Not Significant due to:  does not meet biological criteria.  does not meet MDEP vernal pool criteria.

Comments:

**SOIL PROFILE / CLASSIFICATION INFORMATION**

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: \_\_\_\_\_ Applicant Name: \_\_\_\_\_ Project Location (municipality): ROCHESTER

Exploration Symbol: TP-1  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL	FR	10YR 2/2	
12	w/stone		10YR 3/3	
18			2.5Y 4/4	C.M.D
24				
30	SANDY LOAM	FIRM	2.5Y 5/4	
36	w/stone			
42				
48				

soil data by S.E. Soil Profile: 3 Classification: D Slope: 0-3 Percent Limiting Factor: 12 Depth  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group: \_\_\_\_\_

Exploration Symbol: TP-2  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL	FR	10YR 2/2	
12			10YR 3/4	
18			10YR 4/6	
24				C.M.D
30	SL w/stone	FIRM	2.5Y 5/4	
36				
42				
48				

soil data by S.E. Soil Profile: 3 Classification: C Slope: 0-3 Percent Limiting Factor: 18 Depth  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group: \_\_\_\_\_

Exploration Symbol: TP-3  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL	FR	10YR 3/2	
12				
18			10YR 4/6	
24				
30	SL	FIRM	2.5Y 5/3	C.M.D
36	w/stone			
42				
48				

soil data by S.E. Soil Profile: 3 Classification: C Slope: 3-8 Percent Limiting Factor: 20 Depth  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group: \_\_\_\_\_

Exploration Symbol: TP-4  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL	FR	2.5Y 4/1	
12				
18				
24	SL w/stone		2.5Y 5/6	
30				
36	FSL	FIRM	2.5Y 5/3	C.M.D
42	w/stone			
48				

soil data by S.E. Soil Profile: 3 Classification: C Slope: 2-8 Percent Limiting Factor: 26 Depth  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group: \_\_\_\_\_

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature: \_\_\_\_\_ Date: 1/23/24

Name Printed/typed: \_\_\_\_\_ Cert/Lic/Reg. # \_\_\_\_\_

Title:  Licensed Site Evaluator  Certified Soil Scientist  Certified Geologist  Other: \_\_\_\_\_

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21678

**SOIL PROFILE / CLASSIFICATION INFORMATION**

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: \_\_\_\_\_ Applicant Name: \_\_\_\_\_ Project Location (municipality): Gorham

Exploration Symbol: TP-5  Test Pit  Boring  
3-4 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	SL		10YR 7/6	
12	SL	FR	7/6	
18	SL			
24			2.5Y 5/6	
30			2.5Y 5/6	C.M.D
36		FIRM	2.5Y 5/3	
42				
48				

LOE = 36"

soil data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>C</u>	Slope Percent <u>3-8</u>	Limiting Factor Depth <u>26</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
soil data by S.S.	Soil series/phase name: _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

Exploration Symbol: TP-6  Test Pit  Boring  
2-3 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	SL	FR	2.5Y 5/6	
12	SL		5/6	
18	SL		2.5Y 5/6	C.M.D
24				
30		FIRM	2.5Y 5/3	
36				
42				
48				

LOE = 36"

soil data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope Percent <u>3-8</u>	Limiting Factor Depth <u>14</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
soil data by S.S.	Soil series/phase name: _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

Exploration Symbol: TP-7  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	SL		10YR 7/6	
12	SL	FR	2.5Y 5/6	
18	SL		2.5Y 5/6	C.M.D
24			3/4	
30		FIRM	2.5Y 5/3	M.C.P
36			3/3	
42				
48				

LOE = 30"

soil data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope Percent <u>0-3</u>	Limiting Factor Depth <u>12</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
soil data by S.S.	Soil series/phase name: _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

Exploration Symbol: TP-8  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL		10YR 3/2	
12	SL	FR	2.5Y 5/6	
18	SL		5/6	
24	SL			C.M.D
30				
36		FIRM	2.5Y 5/3	M.C.P
42				
48				

LOE = 30"

soil data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope Percent <u>0-3</u>	Limiting Factor Depth <u>14</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
soil data by S.S.	Soil series/phase name: _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name Printed/typed: \_\_\_\_\_ Cert/Lic/Reg. # \_\_\_\_\_

Title:  Licensed Site Evaluator  Certified Soil Scientist  
 Certified Geologist  Other: \_\_\_\_\_

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21678

**SOIL PROFILE / CLASSIFICATION INFORMATION** **DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: \_\_\_\_\_ Applicant Name: \_\_\_\_\_ Project Location (municipality): CORHAN

Exploration Symbol: TP-9  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6			10YR 3/2	
12	FSL	FR	10YR 5/6	
18	w/stone		2.5Y 5/6	
24			2.5Y 5/6	C.M.D
30				
36	SL	FIRM	2.5Y 5/3	M.C.P
42	w/stone			
48			LOE = 34"	

soil data by S.E. Soil Profile 3 Classification C Slope 6-3 Percent Limiting Factor 1.6 Depth 1.6  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group \_\_\_\_\_

Exploration Symbol: TP-16  Test Pit  Boring  
1-2 " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	FSL		10YR 3/2	
12	w/stone	FR		
18				
24				C.M.D
30	SL	FIRM	2.5Y 5/3	
36	w/stone			M.C.P
42				
48			LOE = 34"	

soil data by S.E. Soil Profile 3 Classification C Slope 6-3 Percent Limiting Factor 1.5 Depth 1.5  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group \_\_\_\_\_

Exploration Symbol: \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

soil data by S.E. Soil Profile \_\_\_\_\_ Classification \_\_\_\_\_ Slope \_\_\_\_\_ Percent Limiting Factor \_\_\_\_\_ Depth \_\_\_\_\_  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group \_\_\_\_\_

Exploration Symbol: \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

soil data by S.E. Soil Profile \_\_\_\_\_ Classification \_\_\_\_\_ Slope \_\_\_\_\_ Percent Limiting Factor \_\_\_\_\_ Depth \_\_\_\_\_  Groundwater  Restrictive Layer  Bedrock

soil data by S.S. Soil series/phase name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group \_\_\_\_\_

**INVESTIGATOR INFORMATION AND SIGNATURE**

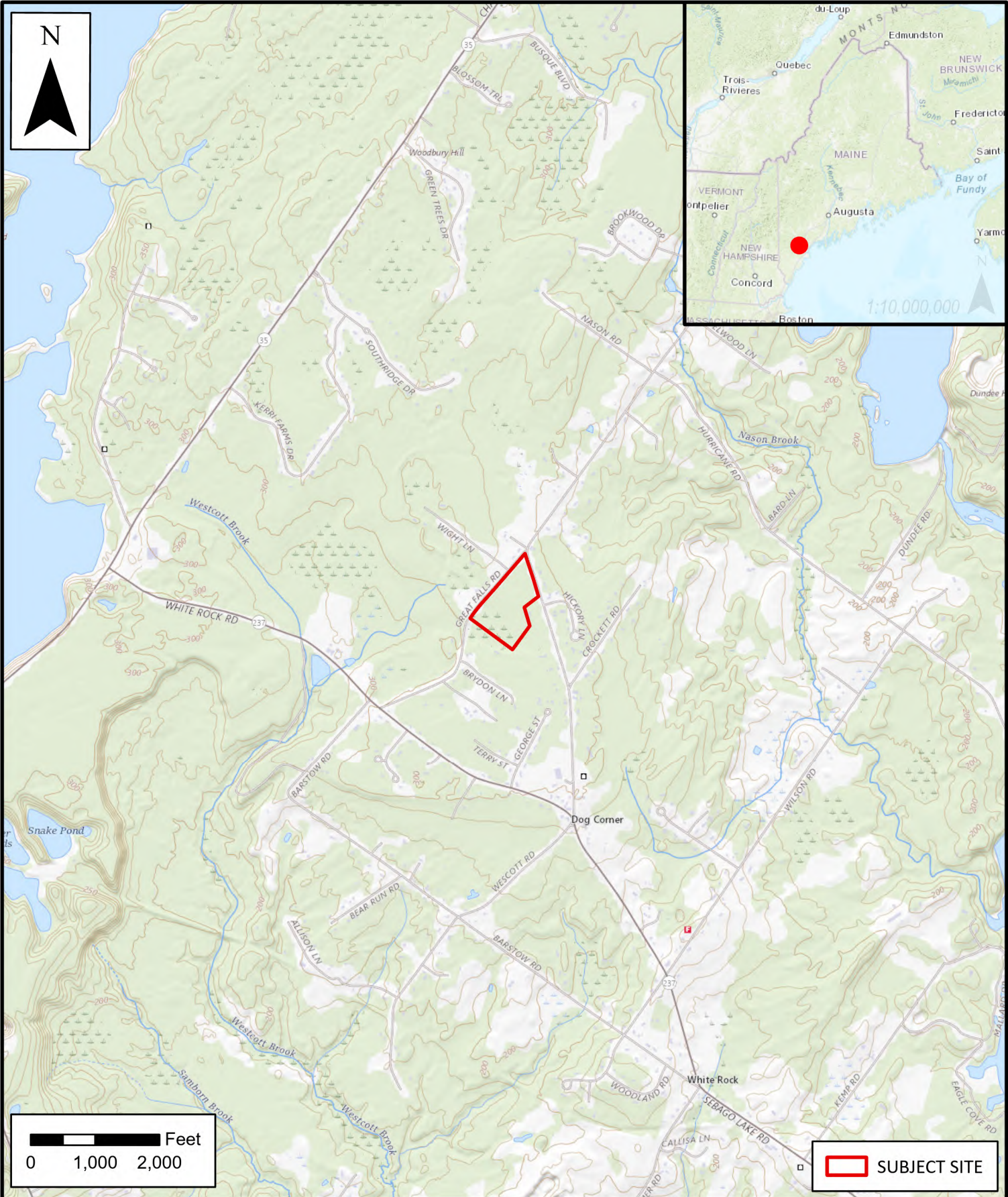
Signature: \_\_\_\_\_ Date: 1/23/04


Name Printed/typed: \_\_\_\_\_ Cert/Lic/Reg. # \_\_\_\_\_

Title:  Licensed Site Evaluator  Certified Soil Scientist  Certified Geologist  Other:

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 SUBJECT SITE

**SEBAGO**  
TECHNICS

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

**LOCATION MAP**  
**NORTH GORHAM ROAD SUBDIVISION**

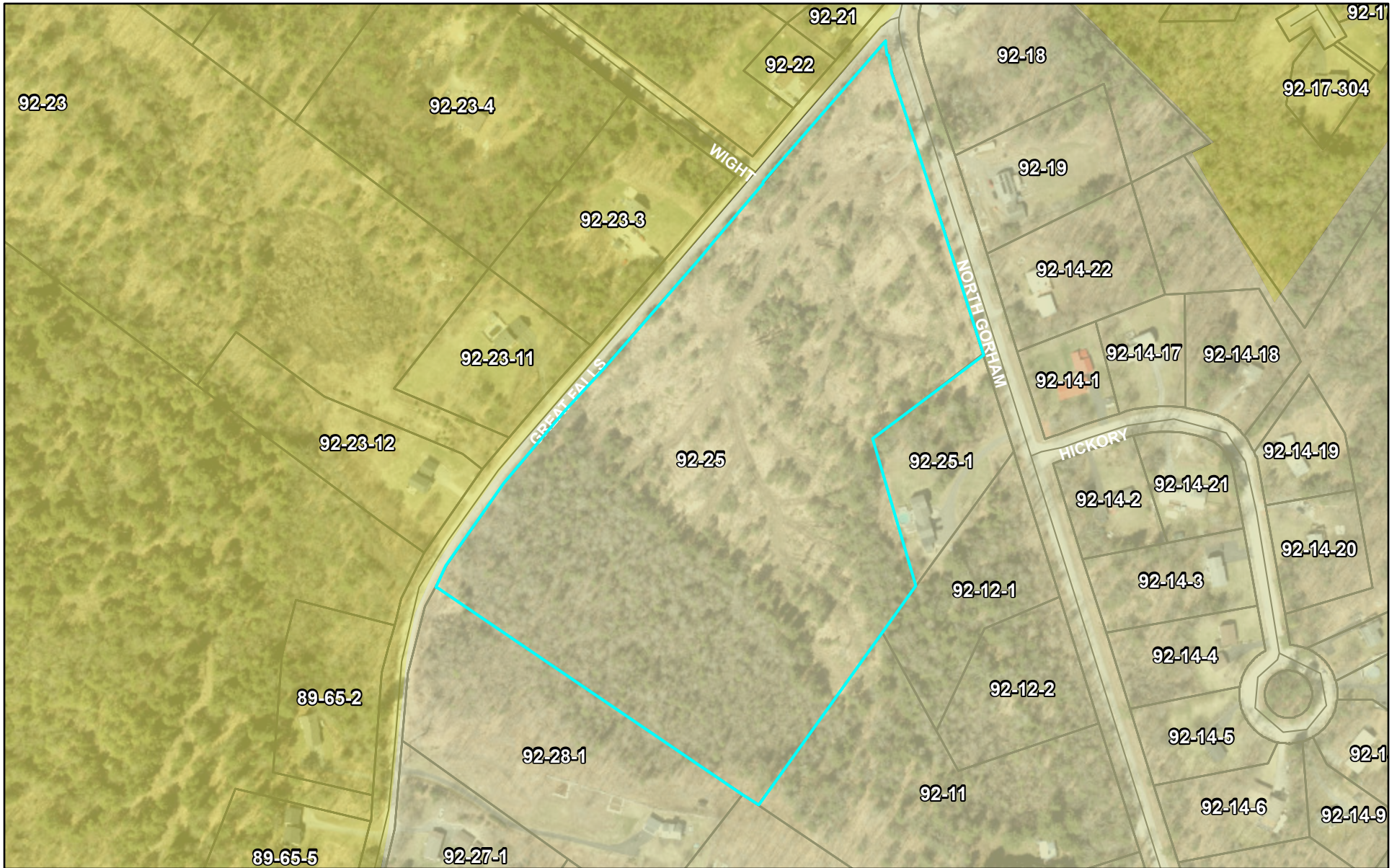
SCALE: 1:24,000  
DATE: 2/9/2024

LOCATION:  
NORTH GORHAM ROAD  
GORHAM, MAINE

INFORMATION:  
MAINE GEOLIBRARY  
USGS QUADRANGLE



# North Gorham Rd



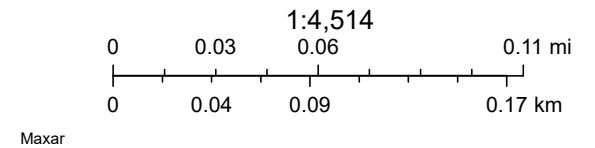
2/9/2024, 3:39:23 PM

Gorham Zoning - as of September 2023

- SR: Suburban Residential
- SR-MH: Suburban Residential-Manufactured Housing
- Parcels
- Roadways
- Parcel Labels
- Gorham Town Boundary

Municipal Orthoimagery - Gorham 2022

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



# Gorham Public Water Calculations

## Step 1 -Public Water Cost Per Unit (PWCU)

Variable	Input
SL	4700
NL	0
UN	5
CCIF	1.913663647
CCIF	7064
CCIF	13518
Ledge	0
LDG	0
EX	45000

SL = Lineal feet of new water main in an existing street

NL = Lineal feet of new water main in a proposed street or ROW

UN= Number of Units in the development to be served

Calculated CCIF= Construction Cost Inflation Factor Current divided by base CCIF

CCIF= Construction Cost Inflation Factor - May of 2004

CCIF= Construction Cost Inflation Factor - Current Month

Estimated # of feed of ledge trench, used to calculated LDG

\*do not input- calculated from Ledge\* LDG= Estimated current cost for ledge trench at (\$20/lineal foot) \* (the estimated number of feet of ledge trench), or other removal cost approved by the PB based upon field knowledge/documentation provided by the

EX= Estimated current cost for any extraordinary costs for the water service, ex. Bridge crossings

<b>PWCPU</b>	<b>\$146,640.26</b>
--------------	---------------------

$$PWCU = (((((SL \times \$75) + (NL \times \$40))/UN) + \$1,425) \times CCIF) + (((LDG) \times CCIF) + EX)/UN$$

EX - Culvert crossing required shoring, bracing and /or directional drilling to cross under structure.

## Step 2- Maximum Private Water Cost Per Unit (MPWCU)

<b>MPWCU</b>	<b>\$33,680.48</b>
--------------	--------------------

$$MPWCU = (((\$5,500 \times 2) + \$5,000) \times 1.1) \times CCIF$$

CCIF= ENR CCI Current/ENR CCI 5-04 where ENR CCI Current is the ENR Construction Cost Index for the month in which the calculation is made as published in ENR (Engineering News-Record) magazine and ENR CCI 5-04 is the ENR Construction Cost Index for May 2004

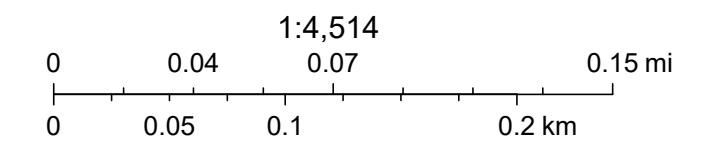


# North Gorham Rd



2/9/2024, 3:44:46 PM

- Parcels
- Roadways
- Parcel Labels
- Municipal Orthoimagery - Gorham 2022
- Gorham Town Boundary
- Portland Water District - Water Mains
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



Maxar