



# **Site Plan Review & Amended Subdivision Application**

To:

**Town of Gorham**

## **Moody's Truck Repair Facility Site Development**

Raceway Drive, Gorham, ME

**Prepared for:**

Moody's Co-Worker Owned, Inc.  
200 Narragansett Street  
Gorham, ME 04038

**Prepared by:**

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

**February 2024**

19300-01

# Table of Contents

---

Cover Letter, Amended Subdivision & Site Plan Application Forms

Section 1 Right, Title or Interest

Section 2 Location Map, FIRM Map, Assessor Property Information, & Abutters List

Section 3 Financial & Technical Capacity

Section 4 Stormwater

Section 5 Traffic

Section 6 Resource Inquiries

Section 7 Approval Criteria and Standards

Section 8 Utilities

Section 9 Lighting & Building Information

Section 10 State & Federal Compliance



February 12, 2024  
19300-01

Carol Eyerman, AICP, Town Planner  
Town of Gorham  
75 South Street, Suite 1  
Gorham, ME 04038

**Amended Subdivision & Site Plan Application Submission,  
Lot 3, Raceway Innovation Campus, Raceway Drive  
Tax Map 39, Lot 2-3, Moody's Co-Worker Owned, Inc.**

Dear Carol:

On behalf of Moody's Co-Worker Owned, Inc., Sebago Technics, Inc. is pleased to submit the enclosed plans, this letter, application forms and associated information for an Amended Subdivision and Site Plan Application submission for a new automotive/truck repair facility. The development is proposed to be located on a portion of Lot 3, Raceway Innovation Campus, which is across Raceway Drive from the existing Harvey Performance Company facility. The Amended Subdivision Application is submitted simply to divide the existing 22.07-acre Lot 3 into two lots to be numbered Lots 3 and 4. The proposed Lot 3 will consist of 14.30 acres of undeveloped property located at the corner of Raceway Drive and Narragansett Street, and Lot 4 will be the 7.78-acre site proposed to be developed toward the end of Raceway Drive. The property is located within the Narragansett Mixed Use Development District.

As depicted in the plan set, the proposed development is for the construction of a 27,600 square foot building containing office and shop area for the repair of automobiles, commercial trucks including vans, box trucks, dump trucks and some tractors and trailers. Two driveways are proposed to the facility from Raceway Drive. The southerly drive is proposed to access the parking area with 16 designated parking stalls on the southerly side of the building, the overhead doors located on the west side of the building as well as the six co-worker parking spaces at the northwesterly corner of the building. The northerly drive is proposed for truck access to the overhead doors located on the east side of the building as well as the six co-worker parking spaces at the northeasterly corner of the building. Paved areas are proposed around three sides of the building to allow for vehicle maneuvering and temporary vehicle storage.

Municipal water service will be extended from the recently installed main in Raceway Drive to provide domestic and fire protection service to the facility. Municipal sanitary sewer service was also extended within Raceway Drive to the practicable extent that could be serviced by gravity sewer, at which point a terminus manhole was installed. As also required for the Harvey Performance Company facility, a private pump station will be installed on the site with a force main connection to the manhole to provide sewer service.

Three phase electrical service to the proposed facility will be extended underground from the existing overhead lines along Narragansett Street. The intent is to install the cables within the gravel shoulder of Raceway Drive to a transformer pad and then to the building. Stormwater runoff from the site is proposed to sheet flow from the impervious areas to vegetated swales along the perimeter of the pavement. The collected runoff from the site will flow to a proposed wet pond to be constructed at the rear of the site to provide treatment and detention to the runoff in accordance with local and State requirements. The project as designed will not impact any additional freshwater wetlands.

Included within the plan set is the proposed floor plan and building elevations as prepared by Patco Construction, Inc., which depicts the four elevations of the building along with proposed materials. A landscape plan is included within the plan set based upon our understanding of the Ordinance requirements. Please note that a 10-foot-wide gravel bicycle/pedestrian access trail is proposed along the southerly property line of the new lot from Raceway Drive to the westerly property line of the property. HVAC equipment and the trash/recyclable dumpsters will be pad mounted on the westerly side of the building. Site lighting will consist solely of building mounted light fixtures.

Concurrently with this submission to the Town, we are submitting a Stormwater Permit Application to the Maine Department of Environmental Protection for their review. We look forward to presenting the project to the Planning Board at their next regularly scheduled meeting to discuss the project in more detail. Upon your review of this submission, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Shawn M. Frank". The signature is written in a cursive, slightly slanted style.

Shawn M. Frank, P.E.  
Sr. VP, Commercial Development  
Project Manager

SMF/DJS:bjw  
Enc.

cc: Moody's Co-Worker Owned, LLC



**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

**SITE PLAN APPLICATION**

<input checked="" type="checkbox"/> MAJOR SITE PLAN	<input type="checkbox"/> MAJOR SITE PLAN AMENDMENT	<input type="checkbox"/> MINOR SITE PLAN	<input type="checkbox"/> MINOR SITE PLAN AMENDMENT
---	--	--	--

IF THIS PROJECT HAS SUBMITTED FOR PRE-APPLICATION REVIEW AND PAID THE \$300.00 FEE PLEASE CHECK THE BOX RELATED TO "CREDIT". THE FUNDS PAID ARE CREDITED TOWARD A SUBSEQUENT APPLICATION.	CREDIT <input type="checkbox"/>
---	------------------------------------

<b>FEES FOR PLAN REVIEW</b>	<b>WITH NEW CONSTRUCTION</b>	
	<input type="checkbox"/> MAJOR RESIDENTIAL SITE PLAN \$1000.00 < 2000 SF GFA + \$25.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	
	<input checked="" type="checkbox"/> MAJOR NON-RESIDENTIAL SITE PLAN \$800.00 < 2000 SF GFA + \$25.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	
	<input type="checkbox"/> MINOR RESIDENTIAL SITE PLAN \$1000.00 < 2000 SF GFA + \$25.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	
	<input type="checkbox"/> MINOR NON-RESIDENTIAL SITE PLAN \$500.00 < 2000 SF GFA + \$20.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	\$ 1450.00
	<b>WITH NO CONSTRUCTION</b>	
<input type="checkbox"/> MAJOR RESIDENTIAL SITE PLAN \$600.00		
<input type="checkbox"/> MAJOR NON-RESIDENTIAL SITE PLAN \$800.00		
<input type="checkbox"/> MINOR RESIDENTIAL SITE PLAN \$600.00		
<input type="checkbox"/> MINOR NON-RESIDENTIAL SITE PLAN \$500.00 < 2000 SF GFA + \$20.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	\$	
	<b>AMENDMENT</b>	
<input type="checkbox"/> MAJOR RESIDENTIAL SITE PLAN \$1000.00		
<input type="checkbox"/> MAJOR NON-RESIDENTIAL SITE PLAN \$800.00 < 2000 SF GFA + \$25.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF		
<input type="checkbox"/> MINOR RESIDENTIAL SITE PLAN \$1000.00		
<input type="checkbox"/> MINOR NON-RESIDENTIAL SITE PLAN \$200.00 < 2000 SF GFA + \$20.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF, UP TO A MAX OF \$500.00	\$	
	<b>ADDITIONAL FEES</b>	
<input checked="" type="checkbox"/> PEER REVIEW AND LEGAL SERVICE ESCROW: ALL MAJOR SITE PLAN APPLICATIONS \$3,500.00 (\$500.00 PLUS \$3,000.00 ENGINEER'S ESTIMATE - MAY NEED TO BE INCREASED DEPENDING ON PROJECT)		
<input checked="" type="checkbox"/> PUBLIC NOTICE/LEGAL AD FEE: ALL MAJOR SITE PLAN APPLICATIONS \$200.00		
<input type="checkbox"/> PUBLIC NOTICE/LEGAL AD FEE: ALL MINOR SITE PLAN APPLICATIONS \$100.00	\$ 3700.00	

<b>TOTAL APPLICATION FEES:</b>	\$ 5150.00
--------------------------------	------------

## SITE PLAN APPLICATION

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	39	Lot(s)	2-3	Zoning District	NMUD	Total Land Area	7.78 Ac.
	Physical Address/Location	Raceway Drive							
<b>PROPERTY OWNER'S INFORMATION</b>	Name	Moody's Co-Worker Owned, Inc.			Mailing Address		200 Narragansett Street Gorham, ME 04039		
	Phone	(207)839-2500							
	Email	shawn@moodys.pro							
<b>APPLICANT'S INFORMATION (If different from Owner)</b>	Name	SAME			Mailing Address				
	Phone								
	Email								
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Shawn Frank, PE			Name of Business		Sebago Technics, Inc.		
	Phone	(207)200-2062			Mailing Address		75 John Roberts Rd., Suite 4A South Portland, ME 04106		
	Email	sfrank@sebagotechnics.com							
<b>PROPERTY DESCRIPTION</b>	Existing Use:		A portion of undeveloped field, Lot 3, Raceway Innovation Campus						
	Project Name		Site Plan: Moody's Truck Center						
Proposed Use: Truck repair facility									

## CHECKLIST FOR SITE PLAN REVIEW

**The original signed copy of this form must be accompanied by the required application fee, required number of application forms, plans, and other necessary submissions. (1 copy of original application/etc., 1 electronic copy, 8 reduced size (11x17) plans, 7 full size (24x36) plans) (Please note the following ordinances may apply' Chapters 1, 2, 3, 4, 5, 7, Stormwater Ordinance, Historic Ordinance, Impact Fee Ordinance)**

Check All That Apply		THE PROPOSED PROJECT INVOLVES THE...	Explain or comment as needed for clarification
YES	NO		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of addition of <b>fewer</b> than fifteen thousand (15,000) square feet of gross floor area in a nonresidential building or structure in an Industrial District.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction or addition of <b>more</b> than fifteen thousand (15,000) square feet of gross floor area in a nonresidential building or structure in an Industrial District. <i>Chapter 4</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Addition of <b>less</b> than twenty percent (20%) of the existing gross floor area but not more than ten thousand (10,000) square feet or floor area in a nonresidential building or structure in any district other than the Industrial District within any three-year period.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Addition of <b>more</b> than twenty percent (20%) of the existing gross floor area but not more than ten thousand (10,000) square feet of floor area in a nonresidential building or structure in any district other than an Industrial District within any three-year period.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of <b>less</b> than ten thousand (10,000) square feet of floor area	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	in a nonresidential building or structure in a Rural or Roadside Commercial districts within any three-year period	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of <b>more</b> than ten thousand (10,000) square feet of floor area in a nonresidential building or structure in a Rural or Roadside Commercial districts within any three-year period	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of <b>less</b> than two thousand (2,000) square feet of floor area in a nonresidential building or structure in the Urban Residential, Suburban Residential, Village Center, Urban Commercial, Roadside Commercial Office, Office Residential or Narragansett Development districts.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction of <b>more</b> than two thousand (2,000) square feet of floor area in a nonresidential building or structure in the Urban Residential, Suburban Residential, Village Center, Urban Commercial, Roadside Commercial Office, Office Residential or Narragansett Development districts with any three-year period.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of a residential structure with <b>four (4) or less</b> units.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction of a residential structure with <b>five (5) or more</b> units.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Modification or expansion of an existing residential structure in which the number of dwelling units after construction will be <b>four (4) or less</b> .	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Modification or expansion of an existing residential structure in which the number of dwelling units after construction will be <b>five (5) or more</b> .	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of an existing residential building, in whole or in part, to a nonresidential use with the exception of bed and breakfast establishments with public dining as an accessory use and inns. <i>Section 4-3 A. 1) h</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Earth moving, removal, grading or filling activities which involves ten thousand (10,000) cubic yards of material or less and which are not subject to the gravel pit provisions of Chapter 2, Section 1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction or expansion of impervious surface such as, but not limited to: pavement, concrete, brick, stone and gravel with <b>fewer</b> than thousand (10,000) square feet of area within any three-year period;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction or expansion of impervious surface such as, but not limited to: pavement, concrete, brick, stone and gravel including access drives and parking lots involving an area of <b>more</b> than ten thousand (10,000) square feet;	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this application an amendment to an approved Site Plan? If so, please provide the name of the approved plan and date of approval.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Attached are copies</b> of the most recent Deed, documents showing 'Right, Title and/or Interest' in the property or Contract to Purchase or Option to Lease the property.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the owner hold any interest in abutting or contiguous property? If yes, please explain.	The applicant is the owner of Lots 2 and 3 in the Raceway Innovative Campus
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify any and all easements on the property. <b>Attach copies of all easement deeds.</b>	See plans
<b>Check All That Apply</b>		<b>THE FOLLOWING QUESTIONS MAY APPLY. (Answer Yes/No or comment Does Not Apply).</b>	<b>Explain or comment as needed for clarification</b>
YES	NO		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agent Authorization form signed and completed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are waivers requested? If so, is the form attached.	

<input type="checkbox"/>	<input type="checkbox"/>	Floor area of existing structure(s) is:	Does Not Apply
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Area of proposed new structure(s) is.	27,600 s.f.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum building height(s) is/are:	30.50 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of stories is/are:	1-story
<input type="checkbox"/>	<input type="checkbox"/>	Proposed Increase in building height or number of stories is (are):	Does Not Apply
<input type="checkbox"/>	<input type="checkbox"/>	Total volume of building space is:	
<input type="checkbox"/>	<input type="checkbox"/>	Existing lot coverage: The percent of the lot covered by buildings is:	Does Not Apply
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed lot coverage: The percentage of lot area to be covered by new building(s) is:	8.14%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Percentage of post development lot area covered by buildings is:	8.14%
<b>YES</b>	<b>NO</b>	<b>PARKING (see Chapter 2)</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Total number of parking spaces required under the Zoning Ordinance	
<input type="checkbox"/>	<input type="checkbox"/>	Estimated number of parking spaces required by proposed use is:	
<input type="checkbox"/>	<input type="checkbox"/>	Existing paved area is (sq ft):	Does Not Apply
<input type="checkbox"/>	<input type="checkbox"/>	Proposed estimated paved area is (sq ft):	
<input type="checkbox"/>	<input type="checkbox"/>	Number of existing parking spaces	Does Not Apply
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of proposed new parking spaces	16
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size of spaces (ft X ft)	9' x 18'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Width of maneuvering aisles (ft)	50'
<b>YES</b>	<b>NO</b>	<b>UTILITIES (see Chapter 2 and Chapter 4)</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Sewer: Attach a letter from the Portland Water District (PWD) that verifies an available capacity, permission to connect to the public sewer system and that the proposed wastewater plan meets or exceeds design requirements of the PWD.	A letter has been sent to PWD requesting permission to connect
<input type="checkbox"/>	<input type="checkbox"/>	Septic System: Subsurface waste disposal. <b>Attach a copy of the HHE 200 Report.</b>	Does Not Apply
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Water: Attach a letter from the Portland Water District (PWD) that verifies the site can be served for the foreseeable future and that the proposed water plan meets or exceeds design requirements of the PWD.	A letter has been sent to PWD requesting permission to connect
<input type="checkbox"/>	<input type="checkbox"/>	Potable water will be provided by an on-site well.	Does Not Apply
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines and telephone will be: <input checked="" type="checkbox"/> underground <input type="checkbox"/> overhead	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric Power will be: <input type="checkbox"/> Single Phase <input type="checkbox"/> 2 Phase <input checked="" type="checkbox"/> 3 Phase.	
<input type="checkbox"/>	<input type="checkbox"/>	The Natural Gas provider will be:	
<input type="checkbox"/>	<input type="checkbox"/>	The private hauler for Trash Pick-up will be:	



<input type="checkbox"/>	<input type="checkbox"/>	Who will be contracted for the disposal of construction and site debris?	
<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed use produce and/or involve the use of hazardous waste materials? If so, list all hazardous materials to be used and/or fabricated on site. Provide the name of a disposal company and <b>Attach copies of agreements.</b>	
<b>YES</b>	<b>NO</b>	<b>EARTHWORK AND STOCKPILING (see Chapter 2)</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The work associated with this project is not subject to the gravel pit provisions of Chapter 2, Section I C of the Code.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The volume of earth moving, removal, grading or filling activities for the proposed project is ten thousand (10,000) cubic yards of material or more.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There will be a temporary stockpile suitable for fill material for future use in construction of this project.	
<b>The Planning Board may approve temporary stockpiles for a period of 12 months for construction of the proposed project. The Planning Board will not approve temporary stockpiles for the purposes of resale.</b>			
<b>YES</b>	<b>NO</b>	<b>SIGNAGE (see Chapter 2)</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there existing signs on-site? If so, how many are there and what is the total sign area in square feet?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there proposed new signage? If so, please fill out the <b>Sign Application Packet</b> and include it with this application.	
<b>YES</b>	<b>NO</b>	<b>FLOODPLAIN AND SHORELAND ZONING (see Chapter 2 and Chapter 5)</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is any part of the property within the Shoreland Overlay District or a flood hazard area that is subject to periodic flooding? If yes, explain.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are the 100 yr. Floodplain Zones and the Shoreland Zoning boundaries shown on the site plan?	
<b>YES</b>	<b>NO</b>	<b>STORMWATER MANAGEMENT (see Chapter 2 and 4 and the Stormwater Ordinance)</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the construction activity disturb one acre or more?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the parcel located within the Town of Gorham MS4 area?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does this comply with chapter 500?	
<b>YES</b>	<b>NO</b>	<b>HISTORIC PRESERVATION (see Historic Preservation Ordinance)</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property an important historic or natural site, or adjacent to such a site? If yes, explain:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this within a Historic District?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have you received a certificate of appropriateness from the Historic Preservation Commission? If so, please include in the submission.	
<b>YES</b>	<b>NO</b>	<b>OTHER</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control (see Chapters 2 and 4)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting (see Chapters 2 and 4)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping (see Chapters 2 and 4)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Noise	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Technical and Financial Capacity	

YES	NO	PEDESTRIAN CIRCULATION (see Chapters 2 and 4)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are pedestrian facilities provided on and off site.	
YES	NO	BUSINESS HOURS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Days of Operation:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hours of Operation:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is a year round operation.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a seasonal operation. If so, what are the months of operation?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be more than one shift? If yes, please describe:	
YES	NO	TRAFFIC (see Chapters 2 and 4)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicle trips entering and exiting the site on a daily basis.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest a.m. hour (list hours):	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest p.m. hour (list hours):	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will there be delivery truck service? If so indicate the following: size (ft wide, ft long), number, type and frequency of delivery and service vehicles:	
YES	NO	STATE AND LOCAL PERMITS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a Maine Department of Environmental Protection (MDEP) Permit required? If so, list the permit.	Stormwater Permit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is an Army Corps of Engineers approval/permit required? If so, list the permit.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any State or Federal approval required? If so, list the approval.	MDEP Stormwater Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any State or Federal Licenses/ Permits required? If so, list the license/permit.	MDEP Stormwater Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Maine Construction General Permit (MCGP) is required where the area of disturbance is greater than one acre. Is an MCGP permit required?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a variance from the Zoning Board of Appeals required? If yes, please describe:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List all other municipal permits and licenses required:	Building Permit
<b>ADDITIONAL COMMENTS:</b>			
<p>The development proposal consists of amending the subdivision plan for Raceway Innovation Campus to divide Lot 3 into Lots 3 and 4 and to develop Lot 4 into a 27,600 s.f. truck repair facility with associated parking and vehicular maneuvering areas as depicted on the associated site plan set.</p>			

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.

  
 SIGNATURE: APPLICANT OR APPLICANT'S AGENT

2/8/24  
 DATE

James A. Moody  
 PRINT NAME

# APPLICANT'S CHECKLIST FOR 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 projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation. Please review Ordinances for complete requirements.

- A) Paper size:
  - No less than 11" X 17" (reduced) or greater than 24" X 36" (full)
- B) Scale size:
  - Under 10 acres: no greater than 1" = 30'
  - 10 + acres: 1" = 50'
- C) Title block:
  - Applicant's name and address
  - Name of preparer of professional consultants with license numbers and professional seals
  - Parcel's tax map identification (map - lot)
  - Date of plan preparation
- D) Boundary survey performed and sealed by licensed surveyor: Identify all existing boundary markers
  - Show all proposed boundary monuments (per ordinance)
  - Show all metes and bounds, rights of way and easements
  - Show names of adjacent lot owners and parcel tax map numbers
- E) Provide orientation:
  - Arrow showing true north and magnetic declination
  - Graphic scale
  - Parcel Owners and map and lot
  - Signature block for planning board
- F) Show location and description of:
  - Elevations of dwelling units. If applicable
  - All structures within 50 feet of the project parcel
  - All driveway entrances or accesses within 100 feet
- G) Show parcel data:
  - Zoning District(s)
  - Lots
  - Lot Widths
  - Lot Depths Street frontage
  - Building setback lines
  - Lot Areas
  - Rights-of-way
  - ROW area
  - Exist. & new street names
  - Wetlands
  - Wetland setback
  - Common tracts
  - Easements
  - undisturbed areas
  - Shoreland Zoning setbacks
  - Note on the subdivision plan regarding areas to be taped off and protected until project construction is completed.
- H)

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

- L) Indicate required landscaping including:
  - Type of plant material
  - Plant/Tree sizes
  - Placement
  - Irrigation systems
- M) Legal Documents:
  - Easements
  - Deed of Covenant
  - PWD Agreement to serve
  - Homeowners' Association
  - Road Maintenance Docs
  - Deed docket & page numbers
- N) Provide a locus map at a scale not more than 400 feet to the inch showing the relation to other properties and geographic features and show:
  - All the area within five hundred (500) feet of the boundary line of the proposed development;
  - Any smaller area between the tract and all existing streets, provided any part of such a street used as part of the perimeter for the locus map is at least five hundred (500) feet from any boundary of the proposed development.
- O) Show the locations of any
  - Parks
  - Preserved Open space
  - Conservation easements
  - Note on the subdivision plan regarding areas to be dedicated for public use and conditions of such dedication.
- P) Identify and locate each:
  - Easements
  - Rights-of-way
  - Street alignments
  - All intersecting property lines within 50 feet of the parcel.
- Q) Include plans, profiles and typical sections of all roads and other paved ways, including all relevant street data.
  - Intersections or
  - Distance to nearest intersection
  - Driveways onsite
  - Distance to nearest driveway
  - Sight visibility lines
- R) Show all existing and proposed lighting
  - Map of all street lighting, attached lighting, and area lighting
  - Location of lighted signs
  - Photo-metrics map
- S)
  - Indicate the location of any permanently installed machinery likely to cause appreciable noise at the lot lines.
- T) Provide description of these materials stored on the property:
  - Hazardous
  - Toxic
  - Raw Waste
- U)

- Show names and addresses of all owners of record on abutting parcels and the assessor's map and lot numbers.
- I)  Label all zoning districts abutting the property boundaries.
- J)  Show locations of natural physical features such as water bodies, watercourses, forest cover, and ledge outcroppings.
- K) Show the location of existing and proposed Utilities and identify which utilities are to be privately owned/ municipally owned:
  - Overhead Electric
  - underground electric
  - Water mains
  - Wells
  - Gas mains
  - Cable TV
  - Sewer mains
  - Test pits
  - Septic tanks
  - Leach field
  - Storm drain lines
  - Catch basins
  - Culverts
  - Gutters
  - Stormwater storage basins
  - level spreaders
  - Rain gardens
  - Nearest fire hydrant

- Show existing contours at two (2) foot intervals and finished grade elevations onsite and sufficiently offsite to demonstrate how the project is situated in the surrounding environment.
- Show proposed changes in the topography of the site at two (2) foot intervals.
- V) Indicate the location and dimensions of:
  - Sidewalks
  - Curbs
  - Driveways
  - Fences
  - Retaining walls
  - Other artificial features
- W) Copies of State and Local permit applications:
  - Identify named streams, rivers, ponds on-or-within 250' of site
  - Notice of Intent
  - NRPA
  - Permit by Rule
  - All other applicable permits
- X)  Copy of FIRM Map showing the proposed subdivision boundary to scale.

**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 THE PROPOSED DEVELOPMENT.**



**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

**SUBDIVISION APPLICATION**

<input type="checkbox"/> PRELIMINARY SUBDIVISION	<input type="checkbox"/> FINAL SUBDIVISION	<input type="checkbox"/> SUBDIVISION AMENDMENT
--	--	--

IF THIS PROJECT HAS SUBMITTED FOR PRE-APPLICATION REVIEW AND PAID THE \$300.00 FEE PLEASE CHECK THE BOX RELATED TO "CREDIT". THE FUNDS PAID ARE CREDITED TOWARD A SUBSEQUENT APPLICATION.	<b>CREDIT</b> <input type="checkbox"/>
---	---

<b>FEES FOR PLAN REVIEW</b>	<b>PRELIMINARY</b>	
	<input type="checkbox"/> \$1,500.00 FOR THE FIRST 3 LOTS OR DWELLING UNITS <input type="checkbox"/> + \$150.00 FOR EACH OF THE NEXT 4 TO 30 LOTS OR DWELLING UNITS: _____ LOTS/DU @ \$150.00 <input type="checkbox"/> + \$100.00 FOR EACH OF THE NEXT 31 OR MORE LOTS OR DWELLING UNITS: _____ LOTS/DU @ \$100.00	\$ _____
	<b>FINAL</b>	
	<i>(additional fees will be due if there has been an increase in the number of lots since the application for preliminary review was submitted and fees paid accordingly.)</i>	
	<input type="checkbox"/> + \$150.00 FOR EACH OF THE NEXT 4 TO 30 LOTS OR DWELLING UNITS: _____ LOTS/DU @ \$150.00 <input type="checkbox"/> + \$100.00 FOR EACH OF THE NEXT 31 OR MORE LOTS OR DWELLING UNITS: _____ LOTS/DU @ \$100.00	\$ _____
	<b>AMENDMENT</b>	
<input type="checkbox"/> \$650.00 PER LOT OR REVISION	\$ _____	
<b>ADDITIONAL FEES</b>		
<input type="checkbox"/> PEER REVIEW AND LEGAL SERVICE ESCROW: \$3,500.00 (\$500.00 PLUS \$3,000.00 ENGINEER'S ESTIMATE - MAY NEED TO BE INCREASED DEPENDING ON PROJECT)	\$ _____	

TOTAL APPLICATION FEES:	\$ _____
-------------------------	----------

**SUBDIVISION APPLICATION**

PROPERTY DESCRIPTION	Parcel ID	Map	Lot(s)	Zoning District	Total Land Area
	Physical Address/ Location				
PROPERTY OWNER'S INFORMATION	Name			Mailing Address	
	Phone				
	Email				
APPLICANT'S INFORMATION (If different from Owner)	Name			Mailing Address	
	Phone				
	Email				

APPLICANT'S AGENT INFORMATION	Name		Name of Business		
	Phone		Mailing Address		
	Email				
PROPERTY DESCRIPTION	Existing Use:				
	Subdivision Name				
	Will There be a Homeowner's Association?			<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Dwelling Units	Single Family	Duplex	Multi-Family	Commercial Units
	Number of Dwelling Units				
<b>YOU MUST COMPLETE THE APPROPRIATE SUPPLEMENT(S) TO THIS APPLICATION IF A DEVELOPMENT TRANSFER OVERLAY AND/OR A CLUSTER DEVELOPMENT IS PROPOSED.</b>					

Proposed Use/ Amendment:	
Required documents that have been or are being submitted with final plan.	<input type="checkbox"/> Proposed Deed Restrictions <input type="checkbox"/> Easement <input type="checkbox"/> Trusteeships <input type="checkbox"/> Homeowners Association Documents <input type="checkbox"/> Conditions of Sale <input type="checkbox"/> Road Maintenance Association

## CHECKLIST FOR SUBDIVISION REVIEW

The original signed copy of this form must be accompanied by the required application fee, required number of application forms, plans, and other necessary submissions.  
(1 copy of original application/etc., 1 electronic copy, 8 reduced size (11x17) plans, 7 full size (24x36) plans)

Check All That Apply		<b>THE FOLLOWING QUESTIONS MAY APPLY (Answer Yes/No or comment Does Not Apply)</b>	Explain or comment as needed for clarification
YES	NO		
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed elevations are based on <b>State Plane NAD83</b> , and benchmarks locations and elevations are clearly indicated on the plans.	
<input type="checkbox"/>	<input type="checkbox"/>	An <b>Agent Authorization form</b> has been completed and submitted.	
<input type="checkbox"/>	<input type="checkbox"/>	Copies of documents that show 'Right, Title and/or Interest' in the property, or if applicable, contract to purchase or option to lease the property are attached.	
<input type="checkbox"/>	<input type="checkbox"/>	The Owner holds an interest in abutting and/or contiguous property? If yes, please explain.	
<input type="checkbox"/>	<input type="checkbox"/>	Documents for conservation provisions such as open space easements, covenants, agreements, etc. are attached.	
<input type="checkbox"/>	<input type="checkbox"/>	All easements are shown and labeled on the property. Copies of all easement deeds are attached.	
<input type="checkbox"/>	<input type="checkbox"/>	Are waivers requests? If so, is the form attached.	

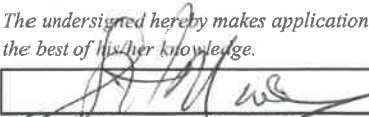
<input type="checkbox"/>	<input type="checkbox"/>	All phasing (streets, drainage, utilities, etc.) is clearly indicated on the plans.	
<input type="checkbox"/>	<input type="checkbox"/>	High Intensity Soils Survey with test logs and boring results is complete, and test pit locations are shown on the plans.	
<b>IS THE FOLLOWING INFORMATION SHOWN ON THE PLANS? PROVIDE CALCULATIONS, IF APPLICABLE, ON A SEPERATE SHEET THAT SHOWS HOW THE FOLLOWING IS CALCULATED.</b>			
<input type="checkbox"/>	<input type="checkbox"/>	Total building area(s) (sq ft):	
<input type="checkbox"/>	<input type="checkbox"/>	Lot Coverage Ratio:	
<input type="checkbox"/>	<input type="checkbox"/>	Net density calculations:	
<input type="checkbox"/>	<input type="checkbox"/>	Lot frontages (ft):	
<input type="checkbox"/>	<input type="checkbox"/>	Yard setbacks:	
<input type="checkbox"/>	<input type="checkbox"/>	Buffer Strips:	
<input type="checkbox"/>	<input type="checkbox"/>	Distances between structures (ft):	
<input type="checkbox"/>	<input type="checkbox"/>	Open space or public use areas (sq ft/acres):	
<input type="checkbox"/>	<input type="checkbox"/>	Area(s) reserved for active recreational purposes (sq ft/acres):	
<b>YES</b>	<b>NO</b>	<b>ARE LOCATIONS AND DIMENSIONS OF THE FOLLOWING SHOWN ON THE PLANS?</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Driveway entrance points	
<input type="checkbox"/>	<input type="checkbox"/>	Streets/Drives	
<input type="checkbox"/>	<input type="checkbox"/>	Parking areas	
<input type="checkbox"/>	<input type="checkbox"/>	Easements and right-of-ways	
<input type="checkbox"/>	<input type="checkbox"/>	Building height and shape	
<input type="checkbox"/>	<input type="checkbox"/>	Site distances	
<b>YES</b>	<b>NO</b>	<b>ARE WIDTHS AND CROSS SECTIONS, PER CHAPTER 2, SECTION 2-5, SHOWN ON THE PLANS?</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Street, drives, curbs and sidewalks	
<input type="checkbox"/>	<input type="checkbox"/>	Is there proper continuation of streets from adjacent lands?	
<b>YES</b>	<b>NO</b>	<b>STORMWATER MANAGEMENT</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Are significant water bodies, wetlands, woodlands, cleared areas; trees with diameter greater than 5"; gullies, ravines and ledge outcroppings shown on the plans?	
<input type="checkbox"/>	<input type="checkbox"/>	Are floodplain boundaries and Base flood elevations (BFE) indicated?	
<input type="checkbox"/>	<input type="checkbox"/>	Are Shoreland zoning overlay districts indicated?	
<input type="checkbox"/>	<input type="checkbox"/>	Is there an erosion control plan?	
<input type="checkbox"/>	<input type="checkbox"/>	Are areas of storage designated for snow storage?	
<input type="checkbox"/>	<input type="checkbox"/>	If phasing is proposed, is it reflected in the design and construction of the drainage plan?	
<input type="checkbox"/>	<input type="checkbox"/>	Does this comply with Chapter 500?	

YES	NO	<b>EARTHWORK AND STOCKPILING</b>	
<input type="checkbox"/>	<input type="checkbox"/>	The work associated with this project is not subject to the gravel pit provisions of Chapter 2, Sections 2-1 C of the Code.	
<input type="checkbox"/>	<input type="checkbox"/>	The volume of earth moving, removal, grading or filling activities for the proposed project is ten thousand (10,000) cubic yards of material or more.	
<input type="checkbox"/>	<input type="checkbox"/>	There will be a temporary stockpile suitable for fill material for future use in construction of the project.	
<b>THE PLANNING BOARD MAY APPROVE TEMPORARY STOCKPILES FOR A PERIOD OF 12 MONTHS FOR CONSTRUCTION OF THE PROPOSED PROJECT. THE PLANNING BOARD WILL NOT APPROVAL TEMPORARY STOCKPILES FOR THE PURPOSE OF RESALE.</b>			
YES	NO	<b>UTILITIES</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Public Sewer: Attach a letter from the Portland Water District (PWD) that verifies that public sewer can be connected to, and that the existing system has available capacity. What is the estimated gallons per day?	
<input type="checkbox"/>	<input type="checkbox"/>	Sewer mains, related infrastructure and stationing for manholes, cleanouts and individual service connections are shown in plan and profile.	
<input type="checkbox"/>	<input type="checkbox"/>	Septic System: Subsurface waste disposal. <b>Attach a copy of the HHE 200 Report.</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Public Water: Attach a letter from the PORTland Water District (PWD) that verifies the site can be served for the foreseeable future and that the proposed water plan meets or exceeds design requirements of the PWD.	
<input type="checkbox"/>	<input type="checkbox"/>	Potable water will be provided by an on-site well.	
<input type="checkbox"/>	<input type="checkbox"/>	Will the site be served with Natural Gas? If so, who is the supplier?	
<input type="checkbox"/>	<input type="checkbox"/>	Are mailboxes to be clustered?	
		Power will be:	
		<input type="checkbox"/> underground	
		<input type="checkbox"/> overhead	
		<input type="checkbox"/> Single Phase	
		<input type="checkbox"/> 2 Phase	
		<input type="checkbox"/> 3 Phase	
		Who is the private hauler for Trash Pick-up?	
		Who will be contracted for the disposal of construction and site debris?	
YES	NO	<b>SIGNAGE</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Is there proposed new signage? <b>Attach schematic drawings for EACH proposed sign, indicate the sign area in square feet, and show location on the site plan.</b>	
YES	NO	<b>HISTORIC PRESERVATION</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Is the property an important historic or natural site, or adjacent to such a site? If yes, explain:	
<input type="checkbox"/>	<input type="checkbox"/>	Is this within a Historic District?	
<input type="checkbox"/>	<input type="checkbox"/>	Have you received a certificate of appropriateness from the Historic Preservation Commission? If so, please include in the submission.	
YES	NO	<b>OTHER</b>	



<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control (see Chapters 2 and 4)	
<input type="checkbox"/>	<input type="checkbox"/>	Lighting (see Chapters 2 and 4)	
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping (see Chapters 2 and 4)	
<input type="checkbox"/>	<input type="checkbox"/>	Noise	
<input type="checkbox"/>	<input type="checkbox"/>	Technical and Financial Capacity	
<b>YES</b>	<b>NO</b>	<b>POST CONSTRUCTION STORMWATER MAINTENANCE</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Will the construction activity disturb one acre or more?	
<input type="checkbox"/>	<input type="checkbox"/>	Is the parcel located within the Town of Gorham MS4 area?	
<b>YES</b>	<b>NO</b>	<b>STATE AND LOCAL PERMITS</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Is a Maine Department of Environmental Protection (MDEP) Permit required? If so, list the permit.	
<input type="checkbox"/>	<input type="checkbox"/>	Is an Army Corps of Engineers approval/permit required? If so, list the permit.	
<input type="checkbox"/>	<input type="checkbox"/>	Are there any State or Federal approval required? If so, list the approval.	
<input type="checkbox"/>	<input type="checkbox"/>	A Maine Construction General Permit (MCGP) is required where the area of disturbance is greater than one acre. Is an MCGP permit required?	
<input type="checkbox"/>	<input type="checkbox"/>	Is a variance from the Zoning Board of Appeals required? If yes, please describe:	
<b>TRAFFIC: THE PLANNING BOARD MAY REQUEST A TRAFFIC STUDY</b>			
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicle trips entering and exiting the site on a daily basis.	
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest a.m. hour.	
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest p.m. hour.	
<b>TYPE OF SUBDIVISION STANDARDS UTILIZED:</b>			
<input type="checkbox"/> STANDARD - SEE ZONING DIMENSIONAL REQUIREMENTS FOR ZONING DISTRICT			
<input type="checkbox"/> DEVELOPMENT TRANSFER OVERLAY - SEE CHAPTER 1 SECTION 1-18 AND ADDITIONAL FORM			
<input type="checkbox"/> CLUSTERED RESIDENTIAL DEVELOPMENT - SEE CHAPTER 2 SECTION 2-4 A AND ADDITIONAL FORM			
<input type="checkbox"/> PLANNED UNIT DEVELOPMENT - SEE CHAPTER 1A			
<b>ADDITIONAL COMMENTS:</b>			

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.

  
 SIGNATURE: APPLICANT OR APPLICANT'S AGENT

2/8/24  
 DATE

SHAUNTEL MOODY  
 PRINT NAME



**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

**STREET AND DRIVEWAY NAME APPROVAL FORM**

**STREET NAME APPROVAL**

**DRIVEWAY NAME APPROVAL**

<b>APPLICANT INFORMATION</b>	<b>Name(s)</b>		<b>Mailing Address</b>	
	<b>Phone</b>			
	<b>Email</b>			

**THE PROPOSED IS:**

- Planning Board Approved Private Way
- Subdivision Road constructed to public street specifications
- Driveway (not to be used for calculating frontage for buildable lot computations)
- Other \_\_\_\_\_

**PROPOSED NAME: (MUST PROVIDE THREE NAME OPTIONS)**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

<b>STREET/DRIVEWAY ACCESSES OFF OF:</b>		<b>AT:</b>	
		<b>AT:</b>	

<b>MAP AND LOT NUMBER(S) OF ACCESS POINTS:</b>	
--	--

<b>LENGTH OF NEW STREET/DRIVEWAY:</b>		<b>NUMBER OF LOTS ACCESSED BY NEW STREET/DRIVEWAY:</b>	
---------------------------------------	--	--	--

**FOR DRIVEWAY NAME APPROVAL ONLY BELOW THIS LINE:**

**NAME AND SIGNATURE OF EACH PARCEL OWNER TO BE READDRESSSED ON PROPOSED DRIVEWAY:**

<b>NAME:</b>		<b>ADDRESS:</b>		<b>SIGNATURE:</b>	
1.					
2.					
3.					
4.					

**APPLICANT MUST PROVIDE SURVEY OR REASONABLY ACCURATE REPRESENTATION OF THE DRIVEWAY DEPICTING THE DIMENSIONS AND LOCATION OF THE DRIVEWAY TO BE NAMED.**



**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**

FOR OFFICE USE ONLY BELOW THIS LINE:		
<b>NAME APPROVED:</b>		
<b>NAME APPROVED BY:</b>	<b>SIGNATURE:</b>	<b>DATE:</b>
<input type="checkbox"/> TOWN PLANNER		
<input type="checkbox"/> FIRE CHIEF		
<input type="checkbox"/> POLICE CHIEF		
<input type="checkbox"/> PUBLIC WORKS DIRECTOR		
<input type="checkbox"/> ADDRESSING OFFICER		

FOR PLANNING OFFICE USE ONLY BELOW THIS LINE:		
<b>DATE OF PLANNING BOARD APPROVAL:</b>		
<b>DATE OF TOWN COUNCIL ACCEPTANCE:</b>		
<b>CC:</b>	<input type="checkbox"/> TAX ASSESSOR	<input type="checkbox"/> TOWN CLERK
	<input type="checkbox"/> PUBLIC WORKS DIRECTOR	<input type="checkbox"/> TOWN ENGINEER



**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

**AGENT AUTHORIZATION**

<b>PROPERTY DESCRIPTION</b>	<b>PHYSICAL ADDRESS/ LOCATION</b>	Raceway DRive		<b>MAP(S)</b>	39
				<b>LOT(S)</b>	2-3
<b>APPLICANT(S) INFORMATION</b>	<b>NAME(S)</b>	Moody's Co-Workers Owned, Inc.		<b>MAILING ADDRESS</b>	200 Narragansett Street, Gorham, Me. 04038
	<b>PHONE</b>	(207)839-2500			
	<b>EMAIL</b>	shawn@moodys.pro			
<b>OWNER(S) INFORMATION</b>	<b>NAME(S)</b>	same		<b>MAILING ADDRESS</b>	
	<b>PHONE</b>				
	<b>EMAIL</b>				
<b>APPLICANT'S AGENT INFORMATION</b>	<b>NAME</b>	Shawn Frank., PE	<b>BUSINESS NAME</b>	Sebago Technics, Inc.	
	<b>PHONE</b>	(207)200-2062	<b>MAILING ADDRESS</b>	75 John Roberts Road South Portland, ME 04106	
	<b>EMAIL</b>	sfrank@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

2/8/24  
 \_\_\_\_\_  
 DATE


Shawn Moody

PLEASE TYPE OR PRINT NAME HERE

  
 \_\_\_\_\_  
 CO-APPLICANT SIGNATURE (if applicable)

\_\_\_\_\_  
 DATE

PLEASE TYPE OR PRINT NAME HERE

  
 \_\_\_\_\_  
 APPLICANT'S AGENT SIGNATURE

2/8/2024  
 \_\_\_\_\_  
 DATE

Shawn Frank

PLEASE TYPE OR PRINT NAME HERE

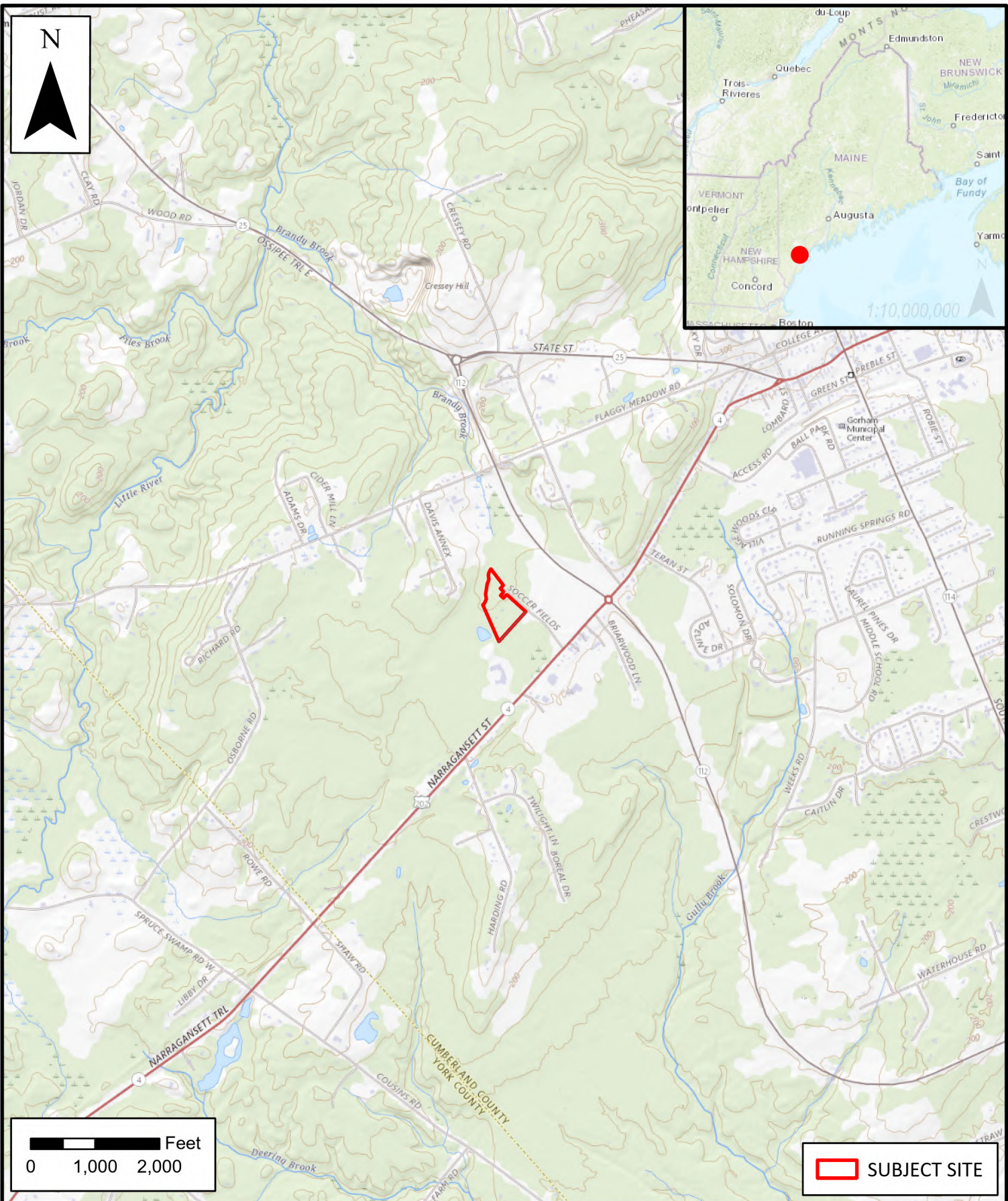
# **Section 1**

---

**Right, Title, Interest**

**Section 1 - Right, Title, or Interest**

The applicant, Moody's Co-worker Owned, LLC, is the record owner of the property, in accordance with the deed recorded in the Cumberland County Registry of Deeds in Book 33400, Page 259 dated August 29, 2016. A copy of the deed is enclosed within this Section.



**SUBJECT SITE**



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

**LOCATION MAP**  
**LOT 3, RACEWAY INNOVATION CAMPUS**

**LOCATION:**  
NARRAGANSETT ST - RACEWAY DR  
GORHAM, ME

**INFORMATION:**  
MAINE GEOLIBRARY  
USGS QUADRANGLE

**SCALE:** 1:24,000  
**DATE:** 1/26/2024

## **Section 2**

---

**Location Map, FIRM Map, Assessor  
Information, and Abutters**



**Section 2 - Location Map, FIRM Map, Assessor Information, and Abutters**

Enclosed within this section is a copy of an excerpt from the USGS quadrangle showing the site location for identification purposes.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Town of Gorham, Community Panel 230047-0025-B, Panel 25 of 30, dated October 15, 1981 does not show any portion of the proposed project site located within the flood zone. The proposed project will not cause or increase an unreasonable flood hazard to any neighboring property or structure. A copy of the referenced FIRM Map is enclosed within this Section.

The proposed project is sited on a portion of the existing lot identified as Lot 2-3 on the Town of Gorham Tax Map 39. In accordance with the amended subdivision application, Lot 2-3 will be divided to create two lots consisting of the land to remain undeveloped at the corner of Raceway Drive and Narragansett Street and the land to be developed as shown on the Site Plan located at the westerly end of Raceway Drive. For the purposes of this application, the enclosed abutters map and list contain the adjacent property owners within 300 feet of the existing lot, including properties on the opposite sides of a traveled way.

QUITCLAIM DEED WITH COVENANT

HANNAFORD BROS. CO., LLC, a Maine limited liability company with a mailing address of 145 Pleasant Hill Road, Scarborough, Maine 04074 ("Grantor") for full value and consideration paid, hereby grants to MOODY'S CO-WORKER OWNED, INC., a Maine corporation with a place of business and mailing address of 200 Narragansett Street, Gorham, Maine 04038 ("Grantee"), with QUITCLAIM COVENANT, the following real property:

A certain lot or parcel of land, together with any improvements thereon, lying on the northwesterly side of Narragansett Street, also known as Route 202, in the Town of Gorham, County of Cumberland, State of Maine, and being bounded and described on EXHIBIT A attached hereto and made a part hereof (the "Property"). The Property is hereby conveyed subject to, and Grantor reserves the benefit of, the restrictive covenants prohibiting use of the Property for food and pharmacy sales as more particularly set forth on EXHIBIT B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized representative this 29th day of August, 2016.

MAINE REAL ESTATE TAX PAID

Witness:

[Handwritten signature of witness]

HANNAFORD BROS. CO., LLC

By: [Handwritten signature]
Print Name: Robert J. Schools
Its: Senior Vice President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

8/29, 2016

Personally appeared before me the above-named Robert J. Schools, Senior Vice President of Hannaford Bros. Co., LLC, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said Hannaford Bros. Co., LLC.

Before me,

[Handwritten signature: Michelle D. Roy]
Notary Public/Attorney at Law
Print Name: Michelle D. Roy
My Commission Expires: 11/23/22

SEAL

MICHELLE D. ROY
NOTARY PUBLIC
State of Maine
My Commission Expires
November 23, 2022

## EXHIBIT A

A certain lot or parcel of land lying on the northwesterly side of Narragansett Street, also known as Route 202, in the Town of Gorham, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod set in the northwesterly sideline of said Street, as redefined by the Commissioners of said County and as shown on a Redefinition Plan on file in the office of said Commissioners in Plan Book 7 at Page 12; said iron rod being at the intersection of said sideline with the apparent westerly sideline of Cressey Road as relocated by a special Town Meeting held on August 1, 1945;

Thence running S 42° 18' 30" W along the northwest line of Narragansett Street a distance of 1494.91 feet, more or less, to a 5/8" iron rod set at the easterly corner of land now or formerly of Phineas E. Meserve as described in a Deed recorded in Book 4257, Page 140, in the Cumberland County Registry of Deeds;

Thence running N 20° 17' 50" W along said Meserve land a distance of 335.75 feet, more or less, to an 18" diameter maple tree standing at the north corner of said Meserve land;

Thence running S 11° 43' 00" W along said Meserve land a distance of 585.72 feet, more or less, to a 5/8" iron rod set on the northwest sideline of Narragansett Street;

Thence running S 42° 18' 45" W along said sideline a distance of 401.40 feet, more or less, to an iron pipe found set at the east corner of land now or formerly of David W. Lewis as described in a Deed recorded in Book 3609, Page 336, in said Registry of Deeds;

Thence running N 23° 41' 15" W along said Lewis land a distance of 931.82 feet, more or less, to an iron pipe found set at the northeast corner of said Lewis land;

Thence continuing N 23° 41' 15" W along lands now or formerly of Carroll E. Young and Reta M. Young a distance of 545.34 feet to a 5/8" iron rod set at a fence line and land of said Young;

Thence continuing along lands of said Young 43 0 22' 10" E 39.55 feet, N 22° 56 , 55" E 69.24 W 72.03 feet, N 9° 01' 50" E 162.85 feet, N 210 feet, N 6° 12 , 35" W 77.66 feet, N 16° 03' 10" 13' 10" E 53.79 feet to a 5/8" iron rod set, N feet to an iron pipe found, N 65° 31' 45" E 224 10" E 210.28 feet to a stump with wire fence, N 347.32 feet, N 51° 01' 30" E 111.09 feet, N 34° feet, N 55° 19' 35" E 71.42 feet, N 64° 30' 15" 5/8" rod set on the apparent westerly sideline and along fences, N feet, N 9° 47' 45" 58' 30" E 68.77 E 46.65 feet, N 29° 66° 26' 00" E 81.84 .06 feet, N 53 0 05' 43° 14' 40" E 53 , 25" E 265.64 E 225.17 feet to a 5/8" rod set on the apparent westerly sideline of Cressey Road;

Thence running S 22° 19' 05" E along said sideline of Cressey Road a distance of 424.37 feet to an iron pipe set at an angle in said sideline;

Thence running S 38° 55' 05" E along said sideline a distance of 1010.68 feet to the point of beginning.

Courses refer to the Maine State Grid North, West Zone.

EXCEPTING, HOWEVER, all that certain lot or parcel of land and rights acquired by the State of Maine for the so-called Gorham Bypass and related road improvements, pursuant to Notice of Layout and Taking by the Department of Transportation for the State of Maine dated June 4, 2007 and recorded in the Registry at Book 25213, Page 163.

SUBJECT TO title and rights of the public and any others entitled thereto in and to those portions, if any, of the Property lying within the bounds of adjacent streets, roads or ways.

SUBJECT TO the terms and conditions of the Declaration of Restrictive Covenants by Maine Raceways, Inc. dated April 27, 1979 and recorded in the Registry at Book 4411, Page 324, and the conditions set forth in deed from Maine Raceways, Inc. to Commercial Developers, Inc. dated December 20, 1982 and recorded in the Registry at Book 5088, Page 143.

The above described Property consists of approximately 61 acres, and is the remainder of the land owned by Grantor that was conveyed by Commercial Developers, Inc. to Cottle's Shop 'N Save, Inc. by deed dated September 5, 1990 and recorded in the Cumberland County Registry of Deeds at Book 9312, Page 123. Cottle's Shop 'N Save, Inc. was merged into and survived by Hannaford Bros. Co., a Maine corporation, which was converted to Hannaford Bros. Co., LLC.

## EXHIBIT B

### FOOD AND PHARMACY RESTRICTIVE COVENANTS

(a) Use Restrictions. By acceptance of this deed, Grantee hereby covenants and agrees that, for a period of 99 years from the date hereof, Grantee shall not lease or use the Property, or permit the Property to be used, or permit any stores or structures within the Property to be used (either as a separate store or structure or within a larger store or structure), directly or indirectly (such as by providing access or parking), for any of the following purposes (the "Use Restrictions"):

1. For the operation of a supermarket, grocery store, natural or health foods store, warehouse food store, supercenter, dollar store (so-called), or convenience food store;
2. For the operation of a retail sales bakery, delicatessen, meat market, or specialty foods store;
3. For the retail sale of food or food products (whether fresh, refrigerated, frozen, processed, or prepared) intended for consumption away from the premises on which they are sold, including, without limitation, canned goods, fruit, vegetables, produce, beverages, seafood, meat, poultry, dairy products, bakery products, prepared or prepackaged meals or entrees, soups and salads, grocery items, or any combination of the foregoing;
4. For the retail sale of beer, wine and package liquors, for off-premises consumption;
5. For the operation of a drugstore, pharmacy, nutritional supplements store, or store primarily engaged in the sale of health and beauty aids (a "pharmacy" shall mean any store, or department or counter within a store, which sells prescription medicines or drugs or any items requiring the presence of a registered pharmacist);
6. For the sale of pet food or the operation of a pet or pet food store; or
7. For any combination of the foregoing.

(b) Exceptions to Use Restrictions. Notwithstanding the foregoing Use Restrictions, the following shall be permitted on the Property:

1. The sale of incidental amounts of soft drinks, fruit drinks, milk in single-service containers, ice cream in single-service containers, candy, cookies, confections, potato and corn chips and similar snacks, provided the sale and display of such items does not exceed an aggregate of 15 linear feet of shelving, cooler or other display fixtures as measured along the floor or front of the fixture (facing the customer) and not along each individual shelf within the fixture.
2. The sale of food for on-premises consumption and sale by restaurants of prepared "take-out" food that is ready and intended for immediate consumption (such as by a hamburger restaurant, fast-food restaurant,

deli-style sandwich shop, pizzeria, coffee & donut shop, and ice cream parlor), provided that take-out food shall not include prepared meals (or portions of meals) which are intended to be taken home and heated or further prepared prior to consumption.

3. The operation of a brewery, brewery restaurant, brew pub, brewery tasting room, or similar facility or operation, including sales of its own brewed beer in growlers, half-kegs, kegs, cans, bottles, or other similar containers, for off-site consumption.
4. The operation of any food manufacturing facility or food processing facility, including a bakery, which does not sell its product through on-site retail means at the Property, shall not be construed as a restricted use.
5. The operation of a single gas station / convenience store shall be permitted on the Property, subject to the following limitations: The single convenience store shall be permitted to sell only the following food items, provided the display racks and cases for the permitted items shall not substantially exceed the floor areas specified below, and further provided that the total floor area devoted to the display and sale of all food items, including the floor area of the rack or display case and the floor area to the center of the adjoining aisle, shall not exceed the following.

<u>Item</u>	<u>Maximum Floor Space Allowable</u>
Dairy/Milk	2' x 5'
Beer	4' x 5'
Soda	4' x 5'
Water	2' x 5'
Candy	4' x 4'
Coffee (Brewed)	2' x 12'
Donuts & Baked Goods	2' x 4'
Cigarettes	2' x 4'
Ice Cream & Ice	2' x 5'
Steamed Hotdogs & Pizza	2' x 6'
Chips	4' x 6'

(c) Violations. The foregoing Use Restrictions are imposed on the Property, for valuable consideration, as restrictive covenants that shall run with the land and be binding upon the Grantee, its successors, assigns, transferees, tenants and licensees; and shall be enforceable at law and in equity by Grantor and its successors and assigns. Grantee agrees that it will not sell, lease or otherwise convey the Property or any portion thereof without imposing thereon a written restriction to secure compliance herewith. Grantee acknowledges that in the event of a violation of the Use Restrictions, Grantor's remedies at law would be inadequate, and agrees that if the violation is not ended within thirty (30) days after notice to Grantee, Grantor shall be entitled, at its option, to seek full and adequate relief by injunction, damages or otherwise. Grantee further

acknowledges that Grantor's damages would be difficult, if not impossible, to measure, and agrees, if a violation is not ended within thirty (30) days after notice to Grantee, that Grantor's damages shall be deemed to be the difference between the wholesale cost and the retail sales price of any products sold in violation of the Use Restriction. Failure of Grantor to complain of any violation, no matter how long the same may continue, shall not be deemed to be a waiver by Grantor of its rights hereunder. If for any reason a court of competent jurisdiction holds that the foregoing Use Restrictions are not enforceable due to the duration or scope of the restrictions, then Grantee agrees that the duration or scope shall automatically be reduced to such shorter duration or such narrower scope as is enforceable under applicable law.

Received  
Recorded Register of Deeds  
Aug 30, 2016 01:10:28P  
Cumberland County  
Nancy A. Lane

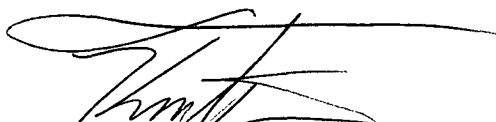
**WARRANTY DEED  
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that **Kevin Fraizer**, of Gorham County of Cumberland and State of Maine, for consideration paid, GRANT(S) to **Moody's Co-Worker Owned Inc.**, a Maine Corporation of Gorham, County of Cumberland and State of Maine, with a mailing address of 200 Narragansett Street, Gorham, Maine 04038, with WARRANTY COVENANTS, the land in the Town of Gorham, County of Cumberland, State of Maine, described as follows:

SEE EXHIBIT A, which is attached and made a part hereof.

WITNESS, my hand and seal this 6<sup>th</sup> day of August, 2019

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
**Kevin Fraizer**

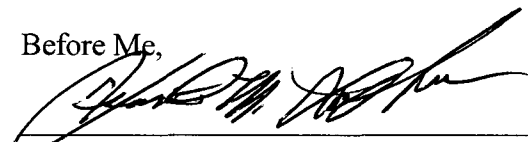
\_\_\_\_\_  
WITNESS

**STATE OF Maine**

Cumberland County, SS.

August 6, 2019

Personally appeared the above named **Kevin Fraizer** and acknowledged the above instrument to be his free act and deed.

Before Me,  
  
\_\_\_\_\_  
Notary Public/Attorney at Law

**KENNETH M. LEFEBVRE  
NOTARY PUBLIC-MAINE  
MY COMMISSION EXPIRES 01-22-2025**

MAINE REAL ESTATE TAX PAID



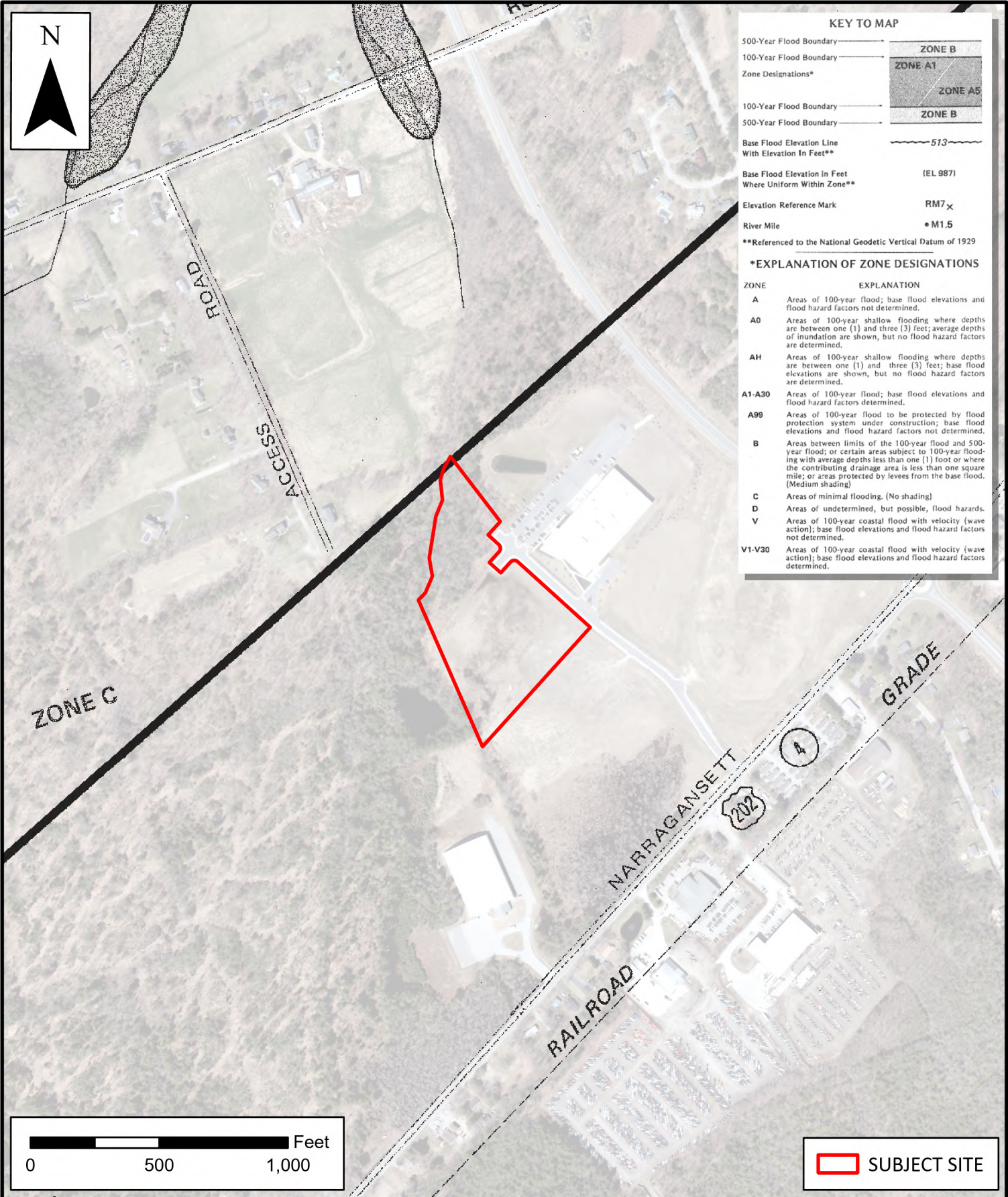
EXHIBIT A

That certain lot or parcel of land, with any buildings thereon situated on the northerly side of Narragansett Street (also known as Route 202 and being the road leading from Gorham Village to Buxton) in the Town of Gorham, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with all buildings thereon, situated on the northwesterly side of the main road leading from Gorham Village to Buxton by way of the Fair Grounds, and bounded as follows:

Commencing on the northwesterly line of said road, at the corner of land formerly of the late Henry S. Cressey, and now or recently understood to be owned by the Samuel Hale; thence by said road northeasterly to an iron post set in the ground on the line of the boundary fence surrounding the Fair Grounds; thence following the line of said fence northerly to another iron post set in the ground on the line of said fence; thence southwesterly by a straight course to the said road at the place of beginning; being triangular shaped piece of land, containing one and one-half (1 1/2) acres, more or less.

Received  
Recorded Register of Deeds  
Aug 07, 2019 09:46:44A  
Cumberland County  
Nancy A. Lane



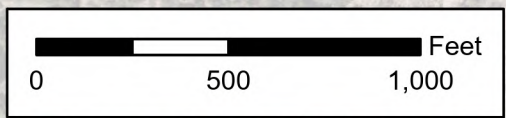
**KEY TO MAP**

500-Year Flood Boundary	—				
100-Year Flood Boundary	—				
Zone Designations*	<table border="1"> <tr><td>ZONE B</td></tr> <tr><td>ZONE A1</td></tr> <tr><td>ZONE A5</td></tr> <tr><td>ZONE B</td></tr> </table>	ZONE B	ZONE A1	ZONE A5	ZONE B
ZONE B					
ZONE A1					
ZONE A5					
ZONE B					
100-Year Flood Boundary	—				
500-Year Flood Boundary	—				
Base Flood Elevation Line With Elevation In Feet**	— 573 —				
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)				
Elevation Reference Mark	RM7x				
River Mile	• M1.5				

\*\*Referenced to the National Geodetic Vertical Datum of 1929

**\*EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



**SUBJECT SITE**

**SEBAGO**  
TECHNICS

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

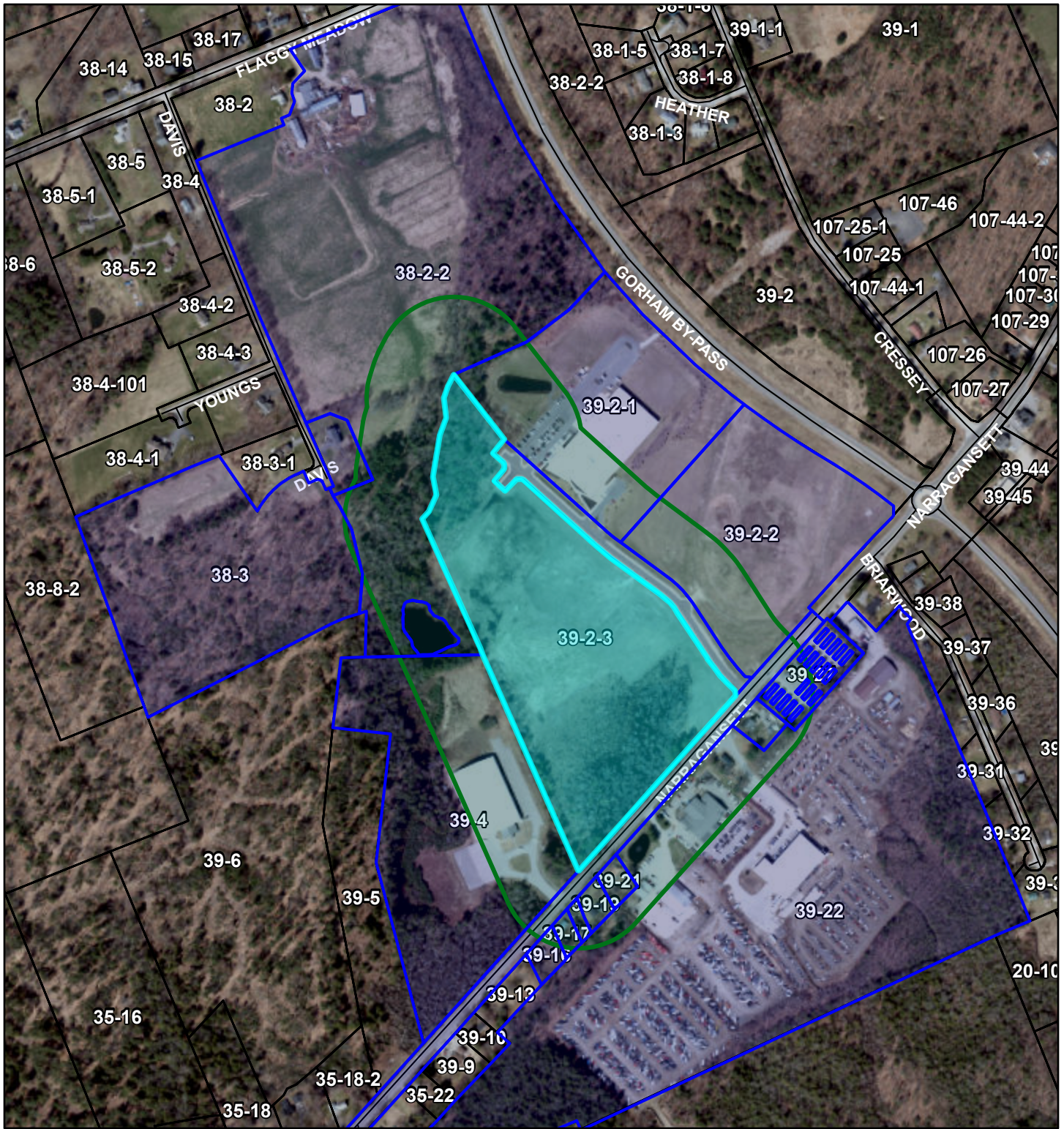
**FEMA NATIONAL FLOOD HAZARDS**  
LOT 3, RACEWAY INNOVATION CAMPUS

LOCATION:  
NARRAGANSETT ST - RACEWAY DR  
GORHAM, ME

INFORMATION:  
FEMA FIRM PANEL 230047 0025 B  
EFFECTIVE OCTOBER 15, 1981

SCALE: 1:6,000  
DATE: 1/29/2024

# 300' Abutters Map - MBLU: 39-2-3

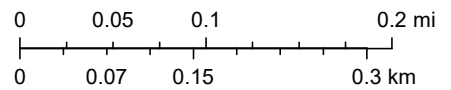


1/25/2024, 3:08:34 PM

1:9,028

- Parcels
- Roadways
- Parcel Labels
- Gorham Town Boundary

- Municipal Orthoimagery - Gorham 2022
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



Maxar

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

KEENE DAVID  
PO BOX 1490  
STANDISH, ME 04084

REAL ESTATE HOLDINGS LLC  
200 NARRAGANSETT STREET  
GORHAM, ME 04038

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

TORONTO JESSE J &  
TORONTO TIFFANY LYNN  
30 DAVIS ANNEX  
GORHAM, ME 04038

MOODY'S CO-WORKER OWNED INC  
200 NARRAGANSETT STREET  
GORHAM, ME 04038

MOODY'S CO-WORKER OWNED INC  
200 NARRAGANSETT STREET  
GORHAM, ME 04038

LABONTE GREGORY  
208 NARRAGANSETT STREET  
GORHAM, ME 04038

JAMAL MEGHAN L &  
JAMAL MUSTAFA  
204 NARRAGANSETT STREET  
GORHAM, ME 04038

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

MOODY SHAWN H  
5 ELKINS RD  
GORHAM, ME 04038

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

SOUTHERN MAINE COMMUNITY RECREATION CENT  
215 NARRAGANSETT STREET  
GORHAM, ME 04038

RAYMOND DYLAN R  
186 NARRAGANSETT STREET  
GORHAM, ME 04038

DEARBORN JUSTIN A &  
DEARBORN KELLY L  
3 DAVIS ANNEX  
GORHAM, ME 04038

TRUDEAU GAIL  
10 LEAHA LANE  
GORHAM, ME 04038

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

KEENE DAVID S  
PO BOX 1490  
STANDISH, ME 04084

YOUNG, WALTER A  
YOUNG, CRAIG & MEREDITH - LIFE EST. ONLY  
413 WATERHOUSE RD  
BUXTON, ME 04093

49 RACEWAY DRIVE LLC  
C/O NORTHLAND MANAGEMENT CORP  
17 SOUTH ST, UNIT 3  
PORTLAND, ME 04101

TRIPP EMMA  
210 NARRAGANSETT STREET  
GORHAM, ME 04038

WINCH DEBRA A  
206 NARRAGANSETT STREET  
GORHAM, ME 04038

# **Section 3**

---

## **Financial & Technical Capacity**

### Section 3 – Financial and Technical Capacity

Enclosed within this Section is a letter from the Norway Savings Bank, stating that based on their review of financials and an understanding of the project, that the applicant has the financial capacity and technical expertise to successfully complete the estimated \$1.8 million project. The letter also includes that the applicant, Shawn Moody, has a long-standing relationship with Norway Savings Bank for over twenty years.

#### **Certificate of Good Standing**

Also enclosed within this section is a Certificate of Good Standing derived from the Maine Department of the Secretary of State. The document outlines that the applicant, Moody's Co-Worker Owned, Inc. has a status of good standing.

**Sebago Technics, Inc. (Sebago):** Sebago is a multi-disciplinary engineering firm that offers a wide range of services specializing in land development, planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, soil science, wetlands science, land surveying, and environmental services. Sebago has performed the surveying and civil engineering services for the proposed project, as well as the preparation of this Site Plan and Subdivision Amendment application.



January 19, 2024

Carol Eyerman  
Town Planner  
Town of Gorham, Maine  
75 South Street  
Gorham, Maine 04038

Re: Financial Capacity – HD Truck Shop Project

Dear Carol:

On behalf of Norway Savings Bank, I am pleased to provide this letter of support for Shawn Moody and his HD Truck Shop Project in Gorham, Maine. Based on our review of financials and our understanding of the project, I believe Shawn Moody has the financial capacity and technical expertise to successfully complete this \$1.8 million project.

While this letter is not a commitment to lend, Shawn Moody has been customers of Norway Savings Bank for over 20 years. We have worked successfully with him on similar projects in the past and believe he has the experience and financial capacity to complete the project.

With permission from our client, I am happy to provide additional information you may require. I can be reached at [ldarcy@NorwaySavingsBank.com](mailto:ldarcy@NorwaySavingsBank.com) or at (207)482-7959.

Norway Savings Bank looks forward to working with Shawn Moody as this project moves forward in the development process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larissa Darcy', is written over a light blue circular background.

Larissa Darcy  
Vice President  
Commercial Lending

cc: Shawn Moody



**Corporate Name Search**

## Information Summary

[Subscriber activity report](#)

**This record contains information from the CEC database and is accurate as of: Wed Jan 31 2024 14:52:38. Please print or save for your records.**

Legal Name	Charter Number	Filing Type	Status
MOODY'S CO-WORKER OWNED, INC.	20030993 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/11/2000	N/A	MAINE

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

GLIDDEN AUTO BODY	A
MOODY'S COLLISION CENTERS	A
MOODY'S HEAVY DUTY	A
S & J COLLISION	A
MOODY'S COLLISION CENTERS, INC.	F
MOODY'S COLLISION CENTERS, LLC	F

**Principal Home Office Address**

**Physical**

**Mailing**

**Clerk/Registered Agent**

**Physical**

**Mailing**

ROGER A. CLEMENT, JR.  
ONE PORTLAND SQUARE

ROGER A. CLEMENT, JR.  
P.O. BOX 586

PORTLAND, ME 04101-4054

PORTLAND, ME 04112-0586



# **Section 4**

---

## **Stormwater**

#### **Section 4 - Stormwater**

A full stormwater report has been prepared for the proposed development. The stormwater generated from the proposed impervious area will be directed to a detention pond where runoff will be detained and treated.

Please see the enclosed Stormwater Report within this section for a copy of the report and other associated stormwater information.



# **STORMWATER MANAGEMENT REPORT**

**For**

## **LOT 3, RACEWAY INNOVATION CAMPUS GORHAM, MAINE**

Prepared for:

Moody's Co-Worker Owned, Inc.  
200 Narragansett Street  
Gorham, Maine 04038

Prepared by:

Sebago Technics, Inc.  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106

**February, 2024**

## Table of Contents

---

### **Contents**

1. Introduction.....	1
2. Existing Conditions .....	1
3. Soils.....	1
4. Proposed Site Improvements.....	2
5. Hydrologic Modeling .....	2
6. Existing Conditions Model.....	2
7. Proposed Conditions Model.....	2
8. Stormwater Management.....	3
Basic Standard - Chapter 500, Section 4(B) .....	3
General Standard - Chapter 500, Section 4(C).....	3
Flooding Standard - Chapter 500, Section 4(F).....	3
HydroCAD Stormwater Analysis .....	4
9. Summary.....	5

### **Appendices**

- Appendix 1: Stormwater Quality Calculations
- Appendix 2A: Hydrologic Modeling– Existing Conditions (HydroCAD) Summary
- Appendix 2B: Hydrologic Modeling – Proposed Conditions (HydroCAD) Summary
- Appendix 3: Inspection, Maintenance and Housekeeping Plan
- Appendix 4: Subsurface Investigations
- Appendix 5: Stormwater Management Plans

**STORMWATER MANAGEMENT REPORT  
LOT 3, RACEWAY INNOVATION CAMPUS  
GORHAM, MAINE**

**1. Introduction**

This Stormwater Management Plan Report has been prepared to present analyses performed to address the potential impacts associated with the project due to proposed modification in stormwater runoff characteristics and land cover changes. The stormwater management controls that are outlined in this report have been designed to suit the proposed development and to comply with applicable regulatory requirements.

The project is comprised of the proposed development of a truck center and associated parking area on Lot 3, a site occupying 7.78 acres located on Raceway Drive in Gorham. Lot 3 is a portion of a larger 48.90-acre parcel bounded by the Bernard P. Rines Bypass (Route 112), Narragansett Street (Route 4/202), and adjacent wooded parcels.

**2. Existing Conditions**

The site primarily consists of thick grass vegetation as well as some wooded area along the front and rear portions of the site and an existing paved parking area. Raceway Drive, a private road that was constructed in 2020, currently provides access to the site. This site is not tributary to any urban impaired streams or significant pond or lake watersheds defined in Chapter 502 of the Maine Department of Environmental Protection (MDEP) regulations.

The Federal Emergency Management Agency, (Community Panel Number 230047 0025 B, dated October 15, 1981) has identified the project site as “Zone C”, which indicates that the area has been determined to be in an area of minimal flooding. Slopes on the site are relatively flat with an elevation range between 234 feet and 252 feet, relative to mean sea level. Surface runoff from the site drains toward Route 202, and to Brandy Brook which flows to the Presumpscot River.

**3. Soils**

Soil information for the site was obtained via a High Intensity Soils Survey by Albert Frick Associates, Inc. on October, 1988. The Hydrologic Soil Group (HSG) of the site soils are classified by Technical Release TR-55 of the Soil Conservation Service as follows:

<b>Soil Map Symbol</b>	<b>Soil Name</b>	<b>HSG</b>
EmA	Adams	A
Md1C	Croghan	A
Md2A	Naumburg	A/D
Md3A	Searsport	A/D
Md4B	Swanton	B/D

Hydrologic Soil Group boundaries are delineated on the Watershed Map. A copy of the High Intensity Soil Survey is included as Appendix 4.

#### **4. Proposed Site Improvements**

The proposed development will consist of a truck center with a 27,600 square-foot building footprint. The site will be divided from the remaining land and will have frontage on Raceway Drive. The building includes 9 tractor trailer bays and provides warehousing and office space for their operations. Additionally, the site will include a paved area for truck maneuvering and parking spaces for daily operations. The project will result in the creation of 2.66 acres of non-vegetated area and 4.18 acres of developed area.

#### **5. Hydrologic Modeling**

In order to evaluate drainage characteristics as a result of the proposed development, a quantitative analysis was performed to determine peak runoff rates in the existing and proposed conditions. The evaluation was performed using the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds - Technical Release #55 (TR-55)". HydroCAD computer software was utilized to perform the calculations.

#### **6. Existing Conditions Model**

The existing conditions watershed plan consists of one subcatchment labeled 1S in the HydroCAD model. One location is identified as Point of Analysis (POA) for comparing peak runoff rates.

POA-1 is located along the northwest side of the lot where runoff leaves the site via a wetland complex. Subcatchment 1S represents the undeveloped remaining land that is untreated along the west side of Raceway Drive. Subcatchment 1S contributes runoff to this point of analysis with an overall runoff area of approximately 11.15 acres. POA-1 and the associated drainage area are tributary to the Presumpscot River, which is not listed by the Maine Department of Environmental Protection as an Urban Impaired Stream within Chapter 502.

#### **7. Proposed Conditions Model**

The proposed conditions watershed area consists of the same overall area as the existing conditions watershed plan; however, the existing conditions subcatchments have been broken into smaller subcatchments as a result of the proposed development.

POA-1: Subcatchment 12S represents the area of development for the proposed truck center and associated driveway and parking lot. All developed area within Subcatchment 12S is treated and detained by a proposed wetpond. The remaining undeveloped land is identified as subcatchment 11S. The overall tributary area to POA-1 remains unchanged at 11.15 acres.

The proposed Best Management Practice (wetpond) has been designed and sized in accordance with DEP BMP standards contained within Chapter 500 and the BMP Manual. Sizing calculations can be found in Appendix 1.

## **8. Stormwater Management**

### Basic Standard - Chapter 500, Section 4(B)

Since the project will disturb more than one (1) acre of land area, MDEP Basic Standards apply, requiring that grading or other construction activities on the site do not impede or otherwise alter drainage ways to have an unreasonable adverse impact. We have avoided adverse impacts by providing an Erosion & Sedimentation Control Plan, and an Inspection, Maintenance and Housekeeping Plan (Appendix 3) to be implemented during construction and post-construction stabilization of the site. These construction requirements have been developed following Best Management Practice guidelines.

### General Standard - Chapter 500, Section 4(C)

Since the project will create a total of more than one (1) acre of impervious surface, MDEP General Standards apply, which require a project's stormwater management system to include treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. The General Standards require treatment of no less than 95% of the site's created impervious area and no less than 80% of the site's created developed area (landscaped area and impervious area combined).

BMP sizing and treatment calculations for the proposed wetpond are provided as Appendix 1.

Through the use of the aforementioned BMP, 96.59% of new impervious area and 90.62% of new developed area will be receiving treatment. This meets the requirements for the Maine DEP General Standards.

### Flooding Standard - Chapter 500, Section 4(F)

Since the planned project will result in less than three (3) acres of impervious surface, the flooding standards do not need to be met through MDEP. The flooding standards need to

be met through the Town of Gorham Site Plan Review. The Flooding Standard requires a project’s stormwater management system detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2, 10, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. See below for the Town of Gorham, Maine requirements regarding flooding standard requirements. As such, a runoff evaluation was performed using the methodology outlined in the USDA Soil Conservation Service’s “Urban Hydrology for Small Watersheds - Technical Release #55 (TR-55)”. HydroCAD computer software was utilized to perform the calculations.

Town of Gorham, Maine

The Town of Gorham Code of Ordinances requires any project that is subject to Site Plan review to provide for the detention of stormwater runoff to the extent that the post-development peak rates of runoff do not exceed the pre-development rates. Peak rates of runoff that exceed the pre-development rates must be conveyed through permanent drainage easements and must be handled by downstream properties without adverse effects. These requirements are addressed by the stormwater management system proposed for this development.

The project site disturbs more than one acre and is not located within the Town of Gorham’s Municipal Separated Stormwater System (MS4) area. As such, it is subject to the Town of Gorham Code of Ordinances requirements for a Post-Construction Stormwater Management Plan.

HydroCAD Stormwater Analysis

Runoff curve numbers were determined for each of the watersheds by measuring the area of each hydrologic soil group within each type of land cover. The type of land cover was determined based on survey data, field reconnaissance and aerial photography. Times of concentration were determined from site topographic maps in accordance with SCS procedures.

The 24-hour rainfall values utilized in the hydrologic model were obtained from Appendix H of MDEP’s Chapter 500: Stormwater Management (effective date August 2015). Rainfall values for Cumberland County (SE) are listed in the table below.

<b>Storm Frequency Precipitation (in./24 hr) Cumberland County (SE)</b>	
2-year	3.1
10-year	4.6
25-year	5.8



The following table presents the results of the peak runoff calculations at the analysis points for the existing and proposed conditions.

Peak Runoff Rate Summary Table			
Analysis Point	Storm Event	Existing Conditions (cfs)	Proposed Conditions (cfs)
POA-1	2-year	1.4	1.2
	10-year	3.2	2.7
	25-year	5.0	4.1

The HydroCAD Data output sheets from this analysis are appended to this report (Appendix 2) along with the Stormwater Management Plans (Appendix 5). The model predicts that the peak runoff rates in the post-development condition at Point of Analysis 1 are below existing conditions runoff rates for the 2, 10, and 25-year storm events with implementation of the proposed stormwater management practices.

**9. Summary**

The proposed development has been designed to manage stormwater runoff through Best Management Practices approved by MDEP. Stormwater BMP's provide treatment to 96.59% (95% required) of impervious areas, and 90.62% (80% required) of the total developed area. Runoff discharging from the site will be below pre-development conditions for the 2, 10, and 25-year storm events at the point of analysis. Additionally, erosion and sedimentation controls along with associated maintenance and housekeeping procedures have been outlined to prevent unreasonable impacts on the site and to the surrounding environment.

Prepared by:

SEBAGO TECHNICS, INC.



Dylan J. Stuart  
Civil Engineer

DJS/pdo

# **Appendix 1**

---

## **Stormwater Quality Calculations**

Table 1: MDEP GENERAL STANDARD CALCULATIONS

Job #19300-01

AREA ID	WATERSHED SIZE (S.F.)	EXISTING ONSITE IMPERVIOUS AREA TO REMAIN (S.F.)	NEW ONSITE IMPERVIOUS AREA (S.F.)	EXISTING ONSITE LANDSCAPED AREA TO REMAIN (S.F.)	NEW ONSITE LANDSCAPED AREA (S.F.)	NET EXISTING DEVELOPED AREAS (S.F.)	NET NEW DEVELOPED AREA (S.F.)	TREATMENT PROVIDED?	IMPERVIOUS AREA TREATED (S.F.)	LANDSCAPED AREA TREATED (S.F.)	DEVELOPED AREA TREATED (S.F.)	TREATMENT BMP
11	320,970	0	3,946	0	13,126	0	17,072	NO	0	0	0	NONE
12	164,866	0	111,887	0	52,979	0	164,866	YES	111,887	52,979	164,866	WP-1
<b>TOTAL (S.F.)</b>	<b>485,836</b>	<b>0</b>	<b>115,833</b>	<b>0</b>	<b>66,105</b>	<b>0</b>	<b>181,938</b>		<b>111,887</b>	<b>52,979</b>	<b>164,866</b>	

<b>TOTAL IMPERVIOUS AREA (S.F.)</b>	<b>115,833</b>	<b>181,938</b>
<b>TOTAL IMPERVIOUS AREA RECEIVING TREATMENT (S.F.)</b>	<b>111,887</b>	<b>164,866</b>
<b>% OF IMPERVIOUS AREA RECEIVING TREATMENT</b>	<b>96.59%</b>	<b>90.62%</b>

**SEBAGO TECHNICS, INC.**

75 John Roberts Road Suite 4A

South Portland, Maine 04106

Tel. (207) 200-2100

JOB 19300-01

SHEET NO. 1 OF 2

CALCULATED BY DJS DATE 2/8/2024

FILE NAME 19300-01\_WQC PRINT DATE 2/8/2024

Task:	Calculate wetpond volumes based on MDEP Chapter 500 regulation										
References	1. Maine DEP Chapter 500, Section 4.C.(3)(b)										
	a.	"must detain, above a wetpond's permanent pool, a runoff volume equal to 1.0 inch times the subcatchment's impervious area plus 0.4 inch times the subcatchment's landscaped area"									
	b.	"must have a storage volume below the permanent pool elevation at least equal to 2.0 inches times the subcatchment's impervious area plus 0.8 inches times the subcatchment's non-impervious developed area.									
	c.	A mean depth of at least three feet and a length to width ratio of 3:1 or greater.									
<u>Tributary to Wetpond</u>	WP-1										
	Landscaped Area	52,979.00	SF								
	Impervious Area	111,887.00	SF								
<u>Permanent Pool Volume (PPV)</u>											
	Required	(0.8" X Landscaped + 2.0" X Impervious)									
	Total Landscaped Area	52,979.00	Volume	3,531.9							
	Total Impervious Area	111,887.00	Volume	18,647.8							
			PPV Required	22,179.8	CF						
			Provided PPV	23,397.0	CF	(Elevation 231 to Elevation 238)					
<u>Water Quality Volume</u>											
	Required	(0.4" X Landscaped + 1.0" X Impervious)									
	Landscaped Area	52,979.00	Volume (CF)	1,766							
	Impervious Area	111,887.00	Volume (CF)	9,324							
			CPV Required	11,090	0.255	AF					
			Provided Treatment Volume	11,271.0	(Elevation 238 to Elevation 239.01)						
			Length of underdrained gravel trench outlet	33.3	LF	(8' Minimum)					
			(3 LF per 1,000 CF of CPV)								

**SEBAGO TECHNICS, INC.**

75 John Roberts Road Suite 4A

South Portland, Maine 04106

Tel. (207) 200-2100

JOB 19300-01

SHEET NO. 2 OF 2

CALCULATED BY DJS DATE 2/8/2024

FILE NAME 19300-01\_WQC PRINT DATE 2/8/2024

References	2. Maine DEP BMP Manual, Volume III, May 2016										
Mean Depth	Per Chapter 4 of Reference 2, Mean depth shall be the pond volume one foot below the permanent pool elevation divided by the pond surface area one foot below permanent pool elevation										
Permanent Pool Elevation:	238.0										
Pond Volume at Elevation	237.0			Volume:	17,294.0		CF				
Pond Area at Elevation	237.0			Area:	5,587.0		SF				
					Mean Depth:	3.10		Feet			
Length to Width											
	"a minimum length to width ratio of 3:1" (Reference 1)										
Wetpond Length	240.0			FT							
Wetpond Width	42.0			FT							
Length to Width Ratio	5.71										
Sediment Pre-Treatment											
	Per Reference 2, Chapter 7.1			"Pretreatment devices shall be provided to minimize discharge of sediment to the soil filter"							
Annual Sediment Load:	55 cubic feet per acre per year of sanded area										
Area to be sanded:	111,887.00			SF							
Sediment Volume	141			CF							
Provided	211			CF	6		Inch Deep Forebay	with area of	422		sf

**SEBAGO TECHNICS, INC.**  
 75 John Roberts Road, Suite 4A  
 South Portland, Maine 04106  
**(207) 856-0277 FAX (207) 856-2206**

JOB	19300-01		
SHEET NO.	1	OF	1
CALCULATED BY	DJS	DATE	2/8/2024
CHECKED BY	SMF		
FILE NAME	19300-01_WQC	PRINT DATE	2/8/2024

**ORIFICE SIZING CALCULATION**

**Stormwater BMP:** WP-1

Orifice Equation  $Q = CA \sqrt{2gh}$

- Q = Rate of Discharge (cfs)
- A = Orifice Area (sf)
- G = Gravitational Constant (32.2 ft/s<sup>2</sup>)
- h = Depth of water above the flow line (center) of the orifice (ft)
- C = 0.6 Orifice coefficient (usually assumed = 0.6)

Average discharge rate required to drawdown the treatment volume in a desired amount of time is:

$$Q = \frac{WQ_v}{T_{cf}}$$

- TV = Treatment Volume (cf)
- T = Target Drain Time (Hours)
- cf = Conversion Factor = 3600 sec/hr

TV = 11,090 cf  
 t = 24 hr

Q =  $\frac{TV}{tCF}$  0.13 cfs Target Rate for 24 hour discharge

surface area of filter = 15,587 SF

hmax = 0.71 ft h/2 = 0.36 ft

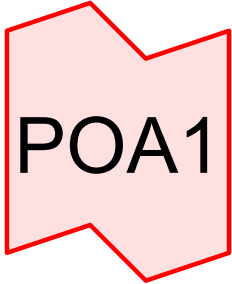
A =  $\frac{Q}{C \sqrt{2gh}}$  A = 0.045 sf = 6.44 sq. in.

Diam = 2.86 in

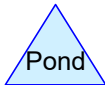
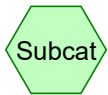
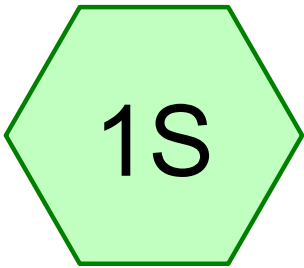
# **Appendix 2A**

---

## **Existing Conditions HydroCAD Summary**



Wetland Area





# 19300-01\_Existing Conditions - Lot 3 Only

Prepared by Sebago Technics, Inc.

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Printed 2/8/2024

Page 2

## Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.200	39	>75% Grass cover, Good, HSG A (1S)
5.978	30	Meadow, non-grazed, HSG A (1S)
1.207	58	Meadow, non-grazed, HSG B (1S)
0.117	78	Meadow, non-grazed, HSG D (1S)
0.801	30	Woods, Good, HSG A (1S)
0.633	55	Woods, Good, HSG B (1S)
2.218	77	Woods, Good, HSG D (1S)
<b>11.153</b>	<b>44</b>	<b>TOTAL AREA</b>

**19300-01\_Existing Conditions - Lot 3 Only**

Type III 24-hr 2-YEAR Rainfall=3.10"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 3

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1S:**

Runoff Area=485,836 sf 0.00% Impervious Runoff Depth=0.29"  
Flow Length=945' Tc=54.3 min CN=WQ Runoff=1.4 cfs 0.265 af

**Link POA1: Wetland Area**

Inflow=1.4 cfs 0.265 af  
Primary=1.4 cfs 0.265 af

**Total Runoff Area = 11.153 ac Runoff Volume = 0.265 af Average Runoff Depth = 0.29"**  
**100.00% Pervious = 11.153 ac 0.00% Impervious = 0.000 ac**

**19300-01\_Existing Conditions - Lot 3 Only**

Type III 24-hr 10-YEAR Rainfall=4.60"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 4

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1S:**

Runoff Area=485,836 sf 0.00% Impervious Runoff Depth=0.63"  
Flow Length=945' Tc=54.3 min CN=WQ Runoff=3.2 cfs 0.587 af

**Link POA1: Wetland Area**

Inflow=3.2 cfs 0.587 af  
Primary=3.2 cfs 0.587 af

**Total Runoff Area = 11.153 ac Runoff Volume = 0.587 af Average Runoff Depth = 0.63"**  
**100.00% Pervious = 11.153 ac 0.00% Impervious = 0.000 ac**

**19300-01\_Existing Conditions - Lot 3 Only**

Type III 24-hr 25-YEAR Rainfall=5.80"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 5

**Summary for Subcatchment 1S:**

Runoff = 5.0 cfs @ 12.74 hrs, Volume= 0.919 af, Depth= 0.99"

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

Area (sf)	CN	Description
260,388	30	Meadow, non-grazed, HSG A
52,586	58	Meadow, non-grazed, HSG B
5,094	78	Meadow, non-grazed, HSG D
34,886	30	Woods, Good, HSG A
27,561	55	Woods, Good, HSG B
96,628	77	Woods, Good, HSG D
8,693	39	>75% Grass cover, Good, HSG A
485,836		Weighted Average
485,836		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.4	150	0.0080	0.09		<b>Sheet Flow, A to B</b> Grass: Dense n= 0.240 P2= 3.00"
15.5	545	0.0070	0.59		<b>Shallow Concentrated Flow, B to C</b> Short Grass Pasture Kv= 7.0 fps
1.7	50	0.0050	0.49		<b>Shallow Concentrated Flow, C to D</b> Short Grass Pasture Kv= 7.0 fps
4.4	130	0.0050	0.49		<b>Shallow Concentrated Flow, D to E</b> Short Grass Pasture Kv= 7.0 fps
3.3	70	0.0050	0.35		<b>Shallow Concentrated Flow, E to F</b> Woodland Kv= 5.0 fps
54.3	945	Total			

**Summary for Link POA1: Wetland Area**

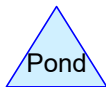
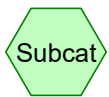
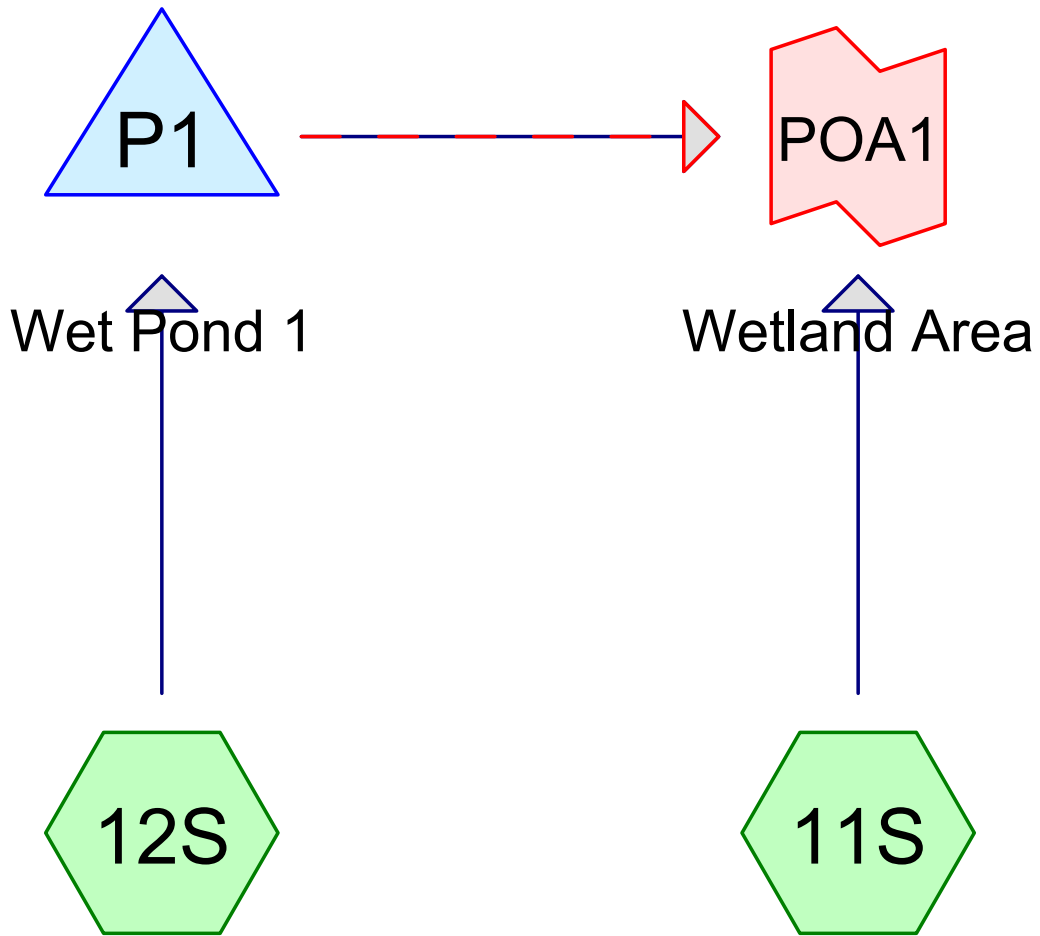
Inflow Area = 11.153 ac, 0.00% Impervious, Inflow Depth = 0.99" for 25-YEAR event  
 Inflow = 5.0 cfs @ 12.74 hrs, Volume= 0.919 af  
 Primary = 5.0 cfs @ 12.74 hrs, Volume= 0.919 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

# **Appendix 2B**

---

## **Proposed Conditions HydroCAD Summary**



## 19300-01\_Proposed Conditions - Lot 3 Only

Prepared by Sebago Technics, Inc.

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Printed 2/8/2024

Page 2

### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.094	39	>75% Grass cover, Good, HSG A (11S, 12S)
0.424	61	>75% Grass cover, Good, HSG B (11S, 12S)
0.091	98	Gravel surface, HSG A (11S)
2.557	30	Meadow, non-grazed, HSG A (11S)
0.651	58	Meadow, non-grazed, HSG B (11S)
0.117	78	Meadow, non-grazed, HSG D (11S)
1.935	98	Paved parking (12S)
0.634	98	Roofs (12S)
0.801	30	Woods, Good, HSG A (11S)
0.633	55	Woods, Good, HSG B (11S)
2.218	77	Woods, Good, HSG D (11S)
<b>11.153</b>	<b>61</b>	<b>TOTAL AREA</b>

**19300-01\_Proposed Conditions - Lot 3 Only**

Type III 24-hr 2-YEAR Rainfall=3.10"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 3

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment11S:**

Runoff Area=320,970 sf 1.23% Impervious Runoff Depth=0.45"  
Flow Length=1,576' Tc=78.4 min CN=WQ Runoff=1.2 cfs 0.276 af

**Subcatchment12S:**

Runoff Area=164,866 sf 67.87% Impervious Runoff Depth=1.98"  
Flow Length=718' Tc=10.5 min CN=WQ Runoff=6.7 cfs 0.625 af

**Pond P1: Wet Pond 1**

Peak Elev=239.74' Storage=23,573 cf Inflow=6.7 cfs 0.625 af  
Primary=0.1 cfs 0.224 af Secondary=0.0 cfs 0.000 af Outflow=0.1 cfs 0.224 af

**Link POA1: Wetland Area**

Inflow=1.2 cfs 0.499 af  
Primary=1.2 cfs 0.499 af

**Total Runoff Area = 11.153 ac Runoff Volume = 0.901 af Average Runoff Depth = 0.97"**  
**76.16% Pervious = 8.494 ac 23.84% Impervious = 2.659 ac**



**19300-01\_Proposed Conditions - Lot 3 Only**

Type III 24-hr 10-YEAR Rainfall=4.60"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 4

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment11S:**

Runoff Area=320,970 sf 1.23% Impervious Runoff Depth=0.95"  
Flow Length=1,576' Tc=78.4 min CN=WQ Runoff=2.6 cfs 0.584 af

**Subcatchment12S:**

Runoff Area=164,866 sf 67.87% Impervious Runoff Depth=3.09"  
Flow Length=718' Tc=10.5 min CN=WQ Runoff=10.3 cfs 0.975 af

**Pond P1: Wet Pond 1**

Peak Elev=240.41' Storage=35,568 cf Inflow=10.3 cfs 0.975 af  
Primary=0.2 cfs 0.435 af Secondary=0.0 cfs 0.000 af Outflow=0.2 cfs 0.435 af

**Link POA1: Wetland Area**

Inflow=2.7 cfs 1.018 af  
Primary=2.7 cfs 1.018 af

**Total Runoff Area = 11.153 ac Runoff Volume = 1.559 af Average Runoff Depth = 1.68"**  
**76.16% Pervious = 8.494 ac 23.84% Impervious = 2.659 ac**

**19300-01\_Proposed Conditions - Lot 3 Only**

Type III 24-hr 25-YEAR Rainfall=5.80"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 5

**Summary for Subcatchment 11S:**

Runoff = 3.9 cfs @ 13.07 hrs, Volume= 0.884 af, Depth= 1.44"

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

Area (sf)	CN	Description
111,384	30	Meadow, non-grazed, HSG A
28,345	58	Meadow, non-grazed, HSG B
5,094	78	Meadow, non-grazed, HSG D
34,886	30	Woods, Good, HSG A
27,561	55	Woods, Good, HSG B
96,628	77	Woods, Good, HSG D
9,348	39	>75% Grass cover, Good, HSG A
3,778	61	>75% Grass cover, Good, HSG B
* 3,946	98	Gravel surface, HSG A
320,970		Weighted Average
317,024		98.77% Pervious Area
3,946		1.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.4	150	0.0080	0.09		<b>Sheet Flow, A to B</b>
					Grass: Dense n= 0.240 P2= 3.00"
28.9	857	0.0050	0.49		<b>Shallow Concentrated Flow, B to C</b>
					Short Grass Pasture Kv= 7.0 fps
12.4	369	0.0050	0.49		<b>Shallow Concentrated Flow, C to D</b>
					Short Grass Pasture Kv= 7.0 fps
4.4	130	0.0050	0.49		<b>Shallow Concentrated Flow, D to E</b>
					Short Grass Pasture Kv= 7.0 fps
3.3	70	0.0050	0.35		<b>Shallow Concentrated Flow, E to F</b>
					Woodland Kv= 5.0 fps
78.4	1,576	Total			

**Summary for Subcatchment 12S:**

Runoff = 13.2 cfs @ 12.14 hrs, Volume= 1.272 af, Depth= 4.03"

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

Area (sf)	CN	Description
38,295	39	>75% Grass cover, Good, HSG A
14,684	61	>75% Grass cover, Good, HSG B
* 84,287	98	Paved parking
* 27,600	98	Roofs
164,866		Weighted Average
52,979		32.13% Pervious Area
111,887		67.87% Impervious Area

**19300-01\_Proposed Conditions - Lot 3 Only**

Type III 24-hr 25-YEAR Rainfall=5.80"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.16		<b>Sheet Flow, A to B</b> Smooth surfaces n= 0.011 P2= 3.00"
0.3	63	0.0400	4.06		<b>Shallow Concentrated Flow, B to C</b> Paved Kv= 20.3 fps
9.5	605	0.0050	1.06		<b>Shallow Concentrated Flow, C to D</b> Grassed Waterway Kv= 15.0 fps
10.5	718	Total			

**Summary for Pond P1: Wet Pond 1**

Inflow Area = 3.785 ac, 67.87% Impervious, Inflow Depth = 4.03" for 25-YEAR event  
 Inflow = 13.2 cfs @ 12.14 hrs, Volume= 1.272 af  
 Outflow = 0.3 cfs @ 19.26 hrs, Volume= 0.605 af, Atten= 98%, Lag= 427.4 min  
 Primary = 0.3 cfs @ 19.26 hrs, Volume= 0.605 af  
 Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
 Peak Elev= 240.95' @ 19.26 hrs Surf.Area= 20,091 sf Storage= 45,860 cf  
 Flood Elev= 70.00' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 1,081.0 min calculated for 0.605 af (48% of inflow)  
 Center-of-Mass det. time= 941.9 min ( 1,701.5 - 759.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	231.00'	0 cf	<b>PPV (Prismatic)</b> Listed below (Recalc) -Impervious 23,397 cf Overall x 0.0% Voids
#2	238.00'	92,044 cf	<b>CPV (Prismatic)</b> Listed below
		92,044 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
231.00	780	0	0
232.00	1,296	1,038	1,038
233.00	1,938	1,617	2,655
234.00	2,703	2,321	4,976
235.00	3,592	3,148	8,123
236.00	4,581	4,087	12,210
237.00	5,587	5,084	17,294
238.00	6,620	6,104	23,397

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
238.00	6,620	0.0	0	0
239.00	15,587	100.0	11,104	11,104
240.00	17,897	100.0	16,742	27,846
241.00	20,218	100.0	19,058	46,903
242.00	22,559	100.0	21,389	68,292
243.00	24,946	100.0	23,753	92,044

**19300-01\_Proposed Conditions - Lot 3 Only**

Type III 24-hr 25-YEAR Rainfall=5.80"

Prepared by Sebago Technics, Inc.

Printed 2/8/2024

HydroCAD® 10.00-24 s/n 01856 © 2018 HydroCAD Software Solutions LLC

Page 7

Device	Routing	Invert	Outlet Devices
#1	Primary	235.50'	<b>12.0" Round Outlet</b> L= 171.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 235.50' / 234.65' S= 0.0050 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	235.80'	<b>2.8" Vert. Controlling Orifice</b> C= 0.600
#3	Device 2	239.00'	<b>2.410 in/hr Gravel Trench over Surface area above 239.00'</b> Excluded Surface area = 15,587 sf
#4	Device 1	240.95'	<b>6.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)
#5	Secondary	241.95'	<b>20.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

**Primary OutFlow** Max=0.3 cfs @ 19.26 hrs HW=240.95' TW=0.00' (Dynamic Tailwater)

- ↳ **1=Outlet** (Passes 0.3 cfs of 5.4 cfs potential flow)
- ↳ **2=Controlling Orifice** (Passes 0.3 cfs of 0.5 cfs potential flow)
- ↳ **3=Gravel Trench** (Exfiltration Controls 0.3 cfs)
- ↳ **4=Sharp-Crested Rectangular Weir** ( Controls 0.0 cfs)

**Secondary OutFlow** Max=0.0 cfs @ 0.00 hrs HW=231.00' TW=0.00' (Dynamic Tailwater)

- ↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.0 cfs)

**Summary for Link POA1: Wetland Area**

Inflow Area = 11.153 ac, 23.84% Impervious, Inflow Depth > 1.60" for 25-YEAR event  
 Inflow = 4.1 cfs @ 13.07 hrs, Volume= 1.489 af  
 Primary = 4.1 cfs @ 13.07 hrs, Volume= 1.489 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

## **Appendix 3**

---

### **Inspection, Maintenance and Housekeeping Plan**



## INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

**For:**  
**LOT 3, RACEWAY INNOVATION CAMPUS**  
**Gorham, Maine**

**By:**  
**Sebago Technics, Inc.**  
**75 John Roberts Road, Suite 4A**  
**South Portland, Maine**

### Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation control measures as well as stormwater management facilities for the project. This plan also outlines several housekeeping requirements that shall be followed during and after construction. These procedures shall be followed in order to ensure the intended function of the designed measures and to prevent unreasonably adverse impacts to the surrounding environment.

The procedures outlined in this Inspection, Maintenance and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

### During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event (0.5" of rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.
2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (0.5" of rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed

to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event (0.5" of rainfall). They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains

into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

- A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- C. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted



and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

### **Post-Construction**

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. The owner shall inspect and maintain the BMPs, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
  
2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction. If the BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator of the BMP shall take corrective action(s) to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective action(s) to the local municipality in the annual report.
  - A. **Vegetated Areas:**
    - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains (>0.5") to identify active or potential erosion problems.
    - Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
  
  - B. **Ditches, Swales and Other Open Channels:**
    - Inspect ditches, swales, level spreaders and other open stormwater channels in the spring, in the late fall, and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, remove woody vegetative growth that could obstruct flow, and repair any erosion of the ditch lining.
    - Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
    - Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable.
    - If the ditch has a riprap lining, replace riprap in areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.

C. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains (>0.5") to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

D. Removal of Winter Sand:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

E. Wet Ponds:

- The pond outlet structure and outlet of the pond should be checked periodically to ensure that flow structures are not blocked by debris. All ditches or pipes connecting ponds in series should be checked for debris that may obstruct flow. Inspections should be conducted monthly during wet weather conditions from March to November.
- The wet pond and outlet should be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure. Any signs of erosion shall be immediately repaired to assure stability and proper function.
- The wet pond will be inspected on an annual basis to assure that significant sediment accumulation has not occurred in the pond outlet structure. Whenever the sump is 25% inundated with sediment, the accumulated sediment shall be removed and properly disposed of.
- The underdrained gravel trench shall be inspected after every storm that produces 0.5-inch or more of rain in the first few months to ensure proper function. Thereafter, the gravel trench should be inspected at least once every six months. Inspection consists of verifying that the pond is slowly emptying thorough the gravel filter for short time (12-24 hours) after a storm and that potential clogging material such as accumulations of decaying leaves are removed.
- The top several inches of the gravel in the underdrained trench must be replaced with fresh material when water ponds above the permanent pool for more than 72 hours. The removed sediments shall be disposed of in an acceptable manner.
- Wet ponds lose 0.5-1.0% of their volume annually due to sediment accumulation. Dredging is required when accumulated volume loss reaches 15%, or approximately every 15-20 years.

**3. Documentation:**

- A. The owner or operator of a BMP or a qualified post-construction stormwater inspector hired by that person, shall, as required by the local municipality, provide a completed and signed certification on a form provided by the local municipality, certifying that the person has inspected the BMP(s) and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they required maintenance or repair, including the record of the deficiency and corrective action(s) taken.
  
- B. A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

- 4. Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

## **ATTACHMENT 1 – STORMWATER INSPECTION AND MAINTENANCE LOG**

**Lot 3, Raceway Innovation Campus  
Raceway Drive  
Gorham, Maine**

This log is intended to accompany the Inspection, Maintenance, and Housekeeping Plan for the proposed truck center in Gorham, Maine. The following items shall be checked, cleaned, and maintained on a regular basis as specified in the Maintenance Plan and as described in the sections below. This log shall be kept on file for a minimum of five (5) years and shall be available for review by the Town of Gorham and the Maine DEP. Qualified personnel familiar with the drainage systems and soils shall perform all inspections. A copy of the construction and post-construction maintenance logs are provided.

## General Site

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
Site Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
<b>Vegetated Areas</b>	Inspect Slopes/Embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
<b>Ditches/Swales</b>	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Remove woody vegetation (annually)		
	Mow vegetated ditches (annually)		
<b>Catch Basins</b>	Remove sediment/debris from sump (annually)		
	Remove accumulated debris from inlet grate		
<b>Culverts</b>	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
<b>Pipe Outlets</b>	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Additional Notes/Observations:			

## Wetpond

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
<b>Forebay/Pretreatment</b>	Sediment/Debris Removal (Twice Annually)		
	Inspect for bare areas or rill erosion (Twice Annually)		
<b>Outlet Control Structure</b>	Sediment Depth (Twice Annually)		
	Floatables/Debris (Twice Annually)		
<b>Inlet Pipe</b>	Sediment/Debris Removal (Twice Annually)		
<b>Discharge Pipe</b>	Ground Stabilized (>1" rain, Twice Annually)		
<b>Emergency Spillway</b>	Review for signs of erosion (Twice Annually)		
	Review for signs of discharge (>1" rain, Twice Annually)		
<b>Embankments</b>	Review for signs of erosion (Twice Annually)		
<b>Gravel Bench</b>	Remove debris/leaf litter (Annually)		
	Inspect for signs of significant ponding (Twice Annually). Top several inches of the bench layer to be replaced when water ponds above the permanent pool elevation longer than 72 hours.		
Additional Notes/Observations:			

# **Appendix 4**

---

## **Subsurface Investigations**

**GENERAL NOTES**

SOIL MAPS PREPARED  
 FROM ADAMS, K.S. &  
 BOX 201A, ROUTE 22 SOUTH,  
 MAINE 04208 (CO. 1168).  
 ZEN/HORIZONTAL INCREASING ON  
 REPORTED BY: ADAMS & SONS  
 114 E. BOX 244 EAST MAINE  
 04536 (CO. 1168)

**LEGEND**

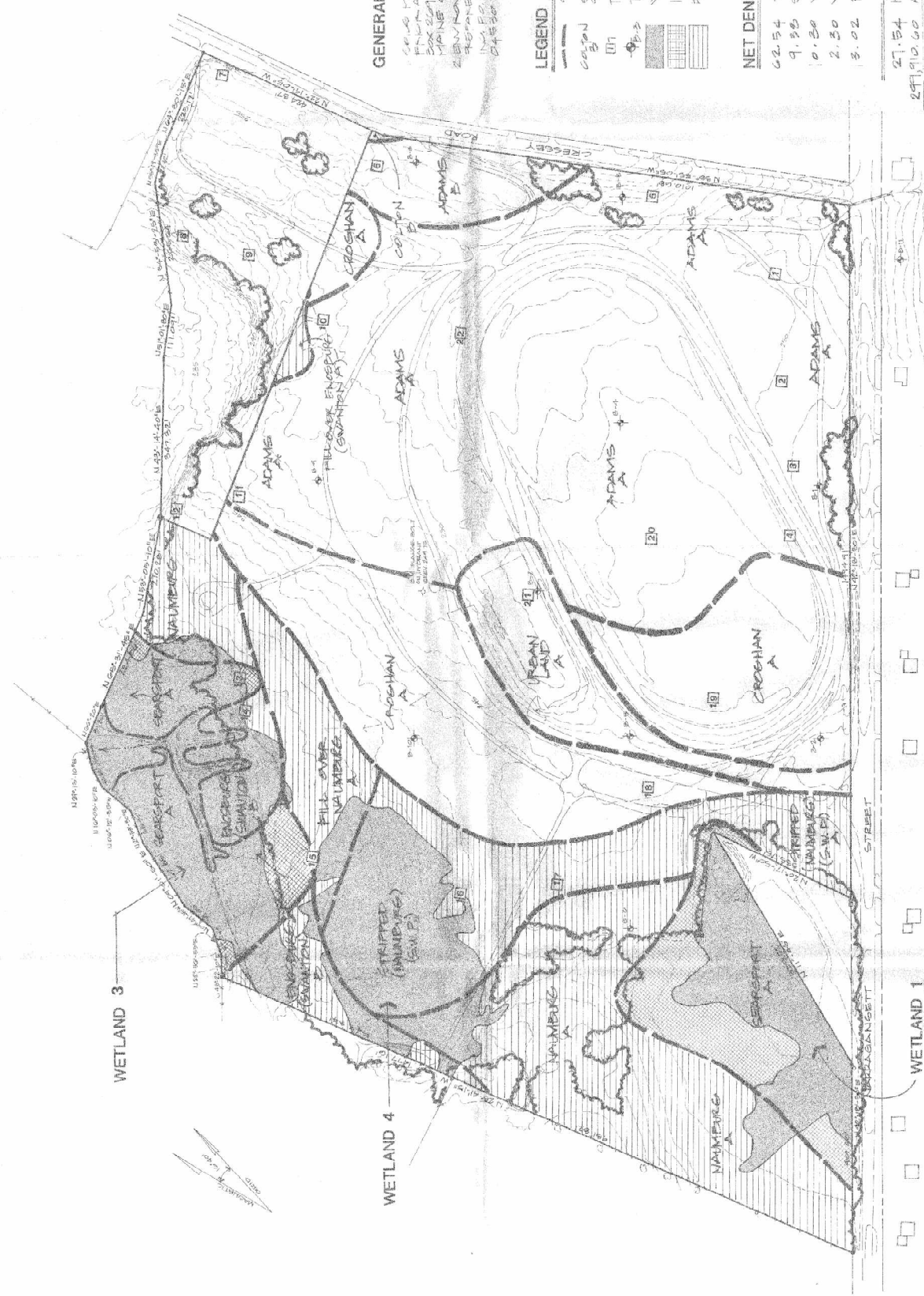
- SOIL BOUNDARY
- SOIL NAME
- SOIL SLOPE
- SOIL EXPOSURE
- SOIL COEFFICIENT
- SOIL PERCENTAGE
- SOIL PIT (ADAMS 1168)
- SOIL PIT (ADAMS 1168)
- WETLAND
- 100% DEDUCT SOILS
- 50% DEDUCT SOILS

**NET DENSITY CALCULATIONS**

02.54 TOTAL AREA  
 9.38 EXTRACT 5% (ADAMS)  
 0.80 WETLAND DEDUCT  
 2.30 V.P.D. SOILS DEDUCT (2%)  
 3.02 P.D. SOILS DEDUCT (50%)

27.184 NET AREA  
 297,912.60 ALLOWABLE (5 F.A. (50%))

87.2% OPEN SPACE REQUIRED  
 (87% MIN.)



COMMERCIAL USE

SINGLE-FAMILY RESIDENTIAL

WETLAND 1

WETLAND 4

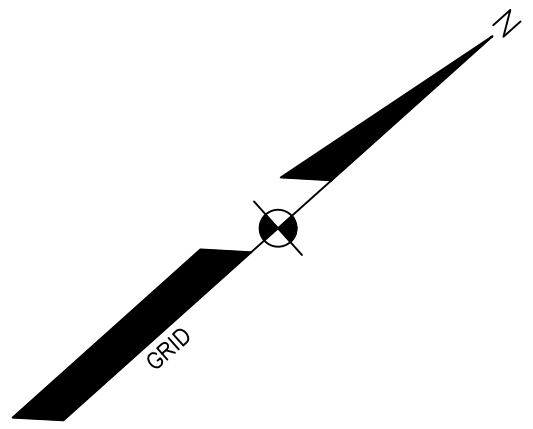
WETLAND 3



# **Appendix 5**

---

## **Stormwater Management Plans**



POINT OF ANALYSIS	2-YEAR STORM		10-YEAR STORM		25-YEAR STORM	
	PRE (CFS)	POST (CFS)	PRE (CFS)	POST (CFS)	PRE (CFS)	POST (CFS)
POA-1	1.4	1.2	3.2	2.7	5.0	4.1

SUBCATCHMENT	PATH	FLOW TYPE	LENGTH	SLOPE
1S	A TO B	SHEET	150	0.80%
	B TO C	SHALLOW	545	0.70%
	C TO D	SHALLOW	50	0.50%
	D TO E	SHALLOW	130	0.50%
	E TO F	SHALLOW	70	0.50%

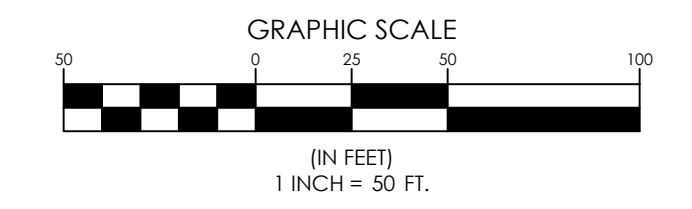


**LEGEND**

<u>EXISTING</u>	
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/R.O.W.
	BUILDING
---	EDGE WETLAND
---	WETLANDS
---	EDGE PAVEMENT
---	EDGE GRAVEL
---	CURB LINE
---	EDGE OF WATER
---	TREELINE
---+120---	CONTOURS
---	SPOT GRADE
---	STORM DRAIN
■	CATCH BASIN

**EXISTING CONDITIONS LEGEND**

---	WATERSHED BOUNDARY
A --- B	TIME OF CONCENTRATION
○	REACH
###	SUBCATCHMENT LABEL
###	REACH
###	POINT OF ANALYSIS
###	STORMWATER TREATMENT/DETENTION POND
HSG #	SOILS BOUNDARY



TAX MAP 39, BLOCK 2, LOT 3

F:\Projects\19300-01\DWG\Design\19300-01\_SWP.dwg - 2/8/2024 9:41 AM - DYLAN STUART

SHAWN M. FRANK, P.E. 0386

REV.	BY	DATE	STATUS
B	SMF	02/12/2024	SUBMITTED FOR TOWN AND MAINE DEP REVIEW
A	SMF	12/28/2023	DRAFT SET FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS

SEBAGOTECHNICS.COM  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106  
207-260-2100

South Portland, Bridgton, Sanford and Bath

EXISTING CONDITIONS WATERSHED PLAN  
OF:  
LOT 3, RACEWAY INNOVATION CAMPUS  
NARRAGANSETT STREET/RACEWAY DRIVE  
GORHAM, MAINE  
FOR:  
MOODY'S CO-WORKER'S OWNED, INC.  
200 NARRAGANSETT STREET  
GORHAM, ME 04038

DESIGNED	DJS
DRAWN	DJS
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 50'
PROJECT	19300-01

SHEET 1 OF 2



# **Section 5**

---

**Traffic**

### **Section 5 - Traffic**

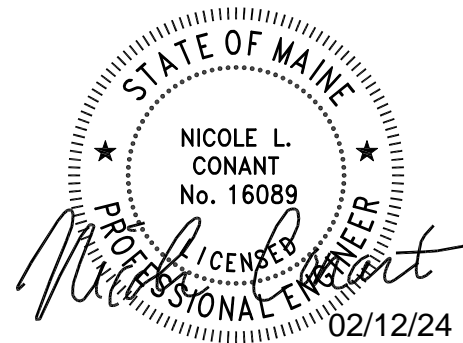
A Traffic Memorandum has been prepared for the proposed development. A copy of this document is enclosed within this Section.

The proposed project is not expected to result in any significant change in traffic volume within the immediate area that will cause unreasonable highway or public road congestion. As detailed within the enclosed Traffic Memorandum, the proposed project is anticipated to generate 30 trips and 28 trips during the AM and PM peak hours of the generator, respectively. Please see the enclosed document for additional traffic-related information.

## Memorandum

**19300-01**

**To:** Shawn Frank, P.E., Sebago Technics  
**From:** Nikki Conant, P.E., Sebago Technics  
Griffin Steinman, EI, Sebago Technics  
**Date:** February 12, 2024



**Subject:** Trip Generation Assessment, Lot 3 Raceway Innovation Campus, Gorham

---

### Introduction

The purpose of this memorandum is to provide a trip generation assessment for a proposed truck repair facility development in Gorham, Maine. The site is located within the Raceway Innovation Campus, located on Raceway Drive off Narragansett Street (Route 202). The proposed development includes an 27,600 square foot (SF) truck repair facility with 20 employees. Access to the site is proposed via two accesses along Raceway Drive.

### Trip Generation

Trip generation was completed utilizing the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*. ITE does not have a land use code (LUC) entirely representative of the proposed use. The closest matching LUC by land use description is 942 – Automobile Care Center, but LUC 942 only provides one study based on the number of employees.

LUC 943 – Automobile Parts and Service Center provides a significant number of studies for both building square footage and number of employees. ITE defines LUC 943 as a place that “sells automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and sparks plugs. The center may also sell automobile parts to retailers and repair facilities. An automobile parts and service center also provide a full array of on-site services for motor vehicles.”

Trip generation for the proposed development based on building square footage is shown in Table 1, while trip generation based on number of employees is shown in Table 2.

**Table 1 – ITE Trip Generation  
Land Use Code 943 – Automobile Parts and Service Center  
27,600 SF**

<i>Time Period</i>	<i>Average Rate per 1,000 SF</i>	<i>Trips</i>	<i>Entering</i>	<i>Exiting</i>
<b>Weekday</b>	16.60	458	229 (50%)	229 (50%)
<b>AM Peak Hour – Adjacent Street (7 – 9 AM)</b>	1.91	53	38 (72%)	15 (28%)
<b>AM Peak Hour – Generator</b>	2.76	76	41 (54%)	35 (46%)
<b>PM Peak Hour – Adjacent Street (4 – 6 PM)</b>	2.06	57	22 (39%)	35 (61%)
<b>PM Peak Hour – Generator *</b>	2.61	72	32 (44%)	40 (56%)

As seen in Table 1, based on 27,600 SF, the development is estimated to generate 76 trips and 72 trips in the AM and PM peak hours of the generator, respectively. It is important to note that this size development is larger in square feet than any of the other study sites as part of this LUC.

**Table 2 – ITE Trip Generation  
Land Use Code 943 – Automobile Parts and Service Center  
20 Employees**

<i>Time Period</i>	<i>Fitted Curve Equation or Average Rate</i>	<i>Trips</i>	<i>Entering</i>	<i>Exiting</i>
<b>Weekday</b>	$T = 7.99(X) + 29.41$	190	95 (50%)	95 (50%)
<b>AM Peak Hour – Adjacent Street (7 – 9 AM)</b>	$T = 1.04(X) + 2.80$	24	17 (72%)	7 (28%)
<b>AM Peak Hour – Generator</b>	$T = 1.20(X) + 6.03$	30	16 (54%)	14 (46%)
<b>PM Peak Hour – Adjacent Street (4 – 6 PM)</b>	1.42	28	11 (39%)	17 (61%)
<b>PM Peak Hour – Generator *</b>	1.42	28	11 (39%)	17 (61%)

\*Values from the PM peak hour – adjacent street was utilized as it produced the higher results.

As demonstrated in Table 2, based on 20 employees, the proposed development is estimated to generate 30 trips and 28 trips during the AM and PM peak hours of the generator, respectively.

To determine if LUC 943 is a justifiable LUC for the development, operational data was compared to the ITE trip generation. Based on information from the Applicant, the site is expected to have 20 employees on staff: six (6) as office workers on an 8 AM to 5 PM shift, and 14 as shop employees working from 6 AM to 4 PM. The Applicant anticipates 15 to 20 customers/vendors daily.

Trip generation based on the anticipated operational data is outlined in Table 3. ITE hourly distribution data for LUC 943 was utilized to account for hourly customer / vendor distribution percentages, including an assumption for lunch breaks around the 11 AM/12 PM hour. Converted passenger car equivalents (PCEs) assuming the vendor/customer trips count as 2 PCEs are shown for reference.

**Table 3 – Trip Generation  
Operational Data**

<i>Traffic Type:</i> <u>Start Time</u>	<i>Employees</i>		<i>Vendor/Customers</i>		<i>Total</i>	
	<i>In</i>	<i>Out</i>	<i>In</i>	<i>Out</i>	<i>Trips</i>	<i>PCEs</i>
5:00 AM	14	0	0	0	14	14
6:00 AM	0	0	0	0	0	0
7:00 AM	6	0	2	0	8	10
8:00 AM	0	0	3	1	4	8
9:00 AM	0	0	2	2	4	8
10:00 AM	2	2	2	2	8	12
11:00 AM	7	7	2	2	18	22
12:00 PM	4	4	2	2	12	16
1:00 PM	1	1	2	2	6	10
2:00 PM	0	0	2	2	4	8
3:00 PM	0	0	1	2	3	6
4:00 PM	0	14	2	2	18	22
5:00 PM	0	6	0	2	8	10
6:00 PM	0	0	0	1	1	2
<b>Total Weekday</b>	<b>34</b>	<b>34</b>	<b>20</b>	<b>20</b>	<b>108</b>	<b>148</b>
<b>AM Peak – Adjacent St (7:00 AM – 8:00 AM)</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>10</b>
<b>AM Peak – Generator (11:00 AM – 12:00 PM)</b>	<b>7</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>18</b>	<b>22</b>
<b>PM Peak – Adjacent St (4:00 PM – 5:00 PM)</b>	<b>0</b>	<b>14</b>	<b>2</b>	<b>2</b>	<b>18</b>	<b>22</b>
<b>PM Peak – Generator (4:00 PM – 5:00 PM)</b>	<b>0</b>	<b>14</b>	<b>2</b>	<b>2</b>	<b>18</b>	<b>22</b>

Based on the operational data, the development is anticipated to generate 148 daily trips, and 18 trips (22 PCEs) during both the AM and PM peak hour of the generator, which are anticipated to occur from 11:00 AM to 12:00 PM and 4:00 to 5:00 PM respectively. A trip generation comparison to the data provided by ITE is shown in Table 4.

**Table 4 – Peak Hour of the Generator Trip Comparison**

<i>Time Period</i>	<i>ITE Manual</i>		<i>Operational Data</i>
	<i>Building Size</i>	<i># of Employees</i>	
<b>AM Peak Hour – Generator</b>	76	30	18
<b>PM Peak Hour – Generator</b>	72	28	18

As outlined in Table 4, the operational data is more closely representative of the trip generation based off the number of employees. As such, this is the recommended methodology for trip generation estimation purposes.



Given the site is expected to have truck traffic to and from the site, the ITE trip generation needs to be converted to passenger car equivalents (PCEs) to account for the larger vehicles. A vehicular trip to and from the site is considered one (1) PCE, and a truck trip is considered two (2) PCEs. To determine the portion of trips in Table 2 that are considered truck trips, truck trip generation was performed for LUC 943 utilizing 20 anticipated employees. The truck trip generation based on the ITE methodology is shown in Table 5.

**Table 5 – ITE Truck Trip Generation  
Land Use Code 943 – Automobile Parts and Service Center  
20 Employees**

<i>Time Period</i>	<i>Average Rate per Employee</i>	<i>Trips</i>	<i>Entering</i>	<i>Exiting</i>
<b>Weekday</b>	0.63	13	6 (50%)	7 (50%)
<b>AM Peak Hour – Adjacent Street (7 – 9 AM)</b>	0.04	1	1 (67%)	0 (33%)
<b>AM Peak Hour – Generator</b>	0.10	2	1 (55%)	1 (45%)
<b>PM Peak Hour – Adjacent Street (4 – 6 PM)</b>	0.04	1	0 (44%)	1 (56%)
<b>PM Peak Hour – Generator</b>	0.07	1	1 (47%)	0 (53%)

As demonstrated in Table 5, based on ITE, the proposed development is estimated to generate two (2) truck trips and one (1) truck trip in the AM and PM peak hours of the generator, respectively. These trips can be added to the trip generation in Table 2 to determine the number of PCEs generated to the site. This results in a total of 32 PCEs, and 29 PCEs in the AM and PM peak hours of the generator, respectively.

#### **Attachments**

LUC 943 – Time of Day Distribution

## Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	943		
Land Use	Automobile Parts and Service Center		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	27		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.0%	0.0%	0.0%
1:00 - 2:00 AM	0.0%	0.0%	0.0%
2:00 - 3:00 AM	0.0%	0.0%	0.0%
3:00 - 4:00 AM	0.0%	0.0%	0.0%
4:00 - 5:00 AM	0.0%	0.0%	0.0%
5:00 - 6:00 AM	0.0%	0.0%	0.0%
6:00 - 7:00 AM	0.1%	0.2%	0.0%
7:00 - 8:00 AM	5.7%	9.3%	2.1%
8:00 - 9:00 AM	9.8%	13.2%	6.3%
9:00 - 10:00 AM	8.9%	9.8%	8.0%
10:00 - 11:00 AM	9.5%	9.8%	9.1%
11:00 - 12:00 PM	9.8%	8.6%	11.0%
12:00 - 1:00 PM	9.5%	8.8%	10.3%
1:00 - 2:00 PM	8.9%	9.8%	8.1%
2:00 - 3:00 PM	8.9%	9.3%	8.5%
3:00 - 4:00 PM	7.0%	6.4%	7.7%
4:00 - 5:00 PM	10.2%	9.3%	11.1%
5:00 - 6:00 PM	7.9%	3.6%	12.3%
6:00 - 7:00 PM	2.1%	0.9%	3.4%
7:00 - 8:00 PM	0.9%	0.5%	1.3%
8:00 - 9:00 PM	0.6%	0.5%	0.8%
9:00 - 10:00 PM	0.0%	0.0%	0.0%
10:00 - 11:00 PM	0.0%	0.0%	0.0%
11:00 - 12:00 AM	0.0%	0.0%	0.0%

# **Section 6**

---

## **Resource Inquiries**

## Section 6 - Resource Inquiries

Enclosed within this Section are the responses from resource agencies.

### **Maine Department of Inland Fisheries & Wildlife (MDIFW)**

MDIFW reviewed the proposed site as part of the Site Location of Development Permit for the Harvey Performance facility in 2018. The site review indicates that MDIFW has not mapped any essential habitats that would be directly affected by the proposed project. A copy of their response letter is enclosed within this Section.

### **Maine Historic Preservation Commission (MHPC)**

State Historic Preservation Officer Mr. Kirk Mohny of MHPC stated as part of the Site Location of Development Permit for the Harvey Performance facility that there will be historic properties affected by the proposed development at the Narragansett Street site, as defined by the National Historic Preservation Act. Reference is made to the inquiry response from MHPC dated October 25, 2018 and is enclosed within this Section.

### **Main Natural Areas Program**

Per correspondence with MNAP as part of the Site Location of Development Permit for the Harvey Performance facility, no rare or unique botanical features are documented within the vicinity of the development. Please refer to the inquiry response received from MNAP enclosed within this Section.

### **Wetland Delineation**

A wetland delineation was performed on this project site in August of 2018, and was reviewed again in October 2023 by Gary M. Fullerton, Certified Soils Scientist (CSS) of Sebago Technics, Inc. This delineation conforms to the standards and methods outlined in the 1987 Wetland Delineation manual and Northeast Regional Supplement authored and published by the United States Army Corps of Engineers. All wetland flags were located using global positioning systems (GPS) technology capable of decimeter accuracy. Please see the Existing Conditions Plan included within the enclosed plan set for the locations of wetlands on the subject property.



PAUL R. LEPAGE  
GOVERNOR

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

CHANDLER E. WOODCOCK  
COMMISSIONER

November 7, 2018

Dylan Stuart  
Sebago Technics, Inc.  
75 John Roberts Road – Suite 4A  
South Portland, ME 04106

**RE: Information Request - Harvey Performance Company, LLC Project, Gorham**

Dear Dylan:

Per your request received October 15, 2018, 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 fisheries habitat concerns within the vicinity of the *Harvey Performance Company, LLC Project* in Gorham. Please note that we are considering the entire parcel for purposes of this review, and we are assuming that tree clearing will be part of your project.

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

***Endangered, Threatened, and Special Concern Species***

**Bats**

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. We recommend that you contact the U.S. Fish and Wildlife Service--Maine Fish and Wildlife Complex (Wende Mahaney, 207-902-1569) for further guidance, as the northern long-eared bat is also listed as a Threatened Species under the Federal Endangered Species Act. Otherwise, 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 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 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. 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.

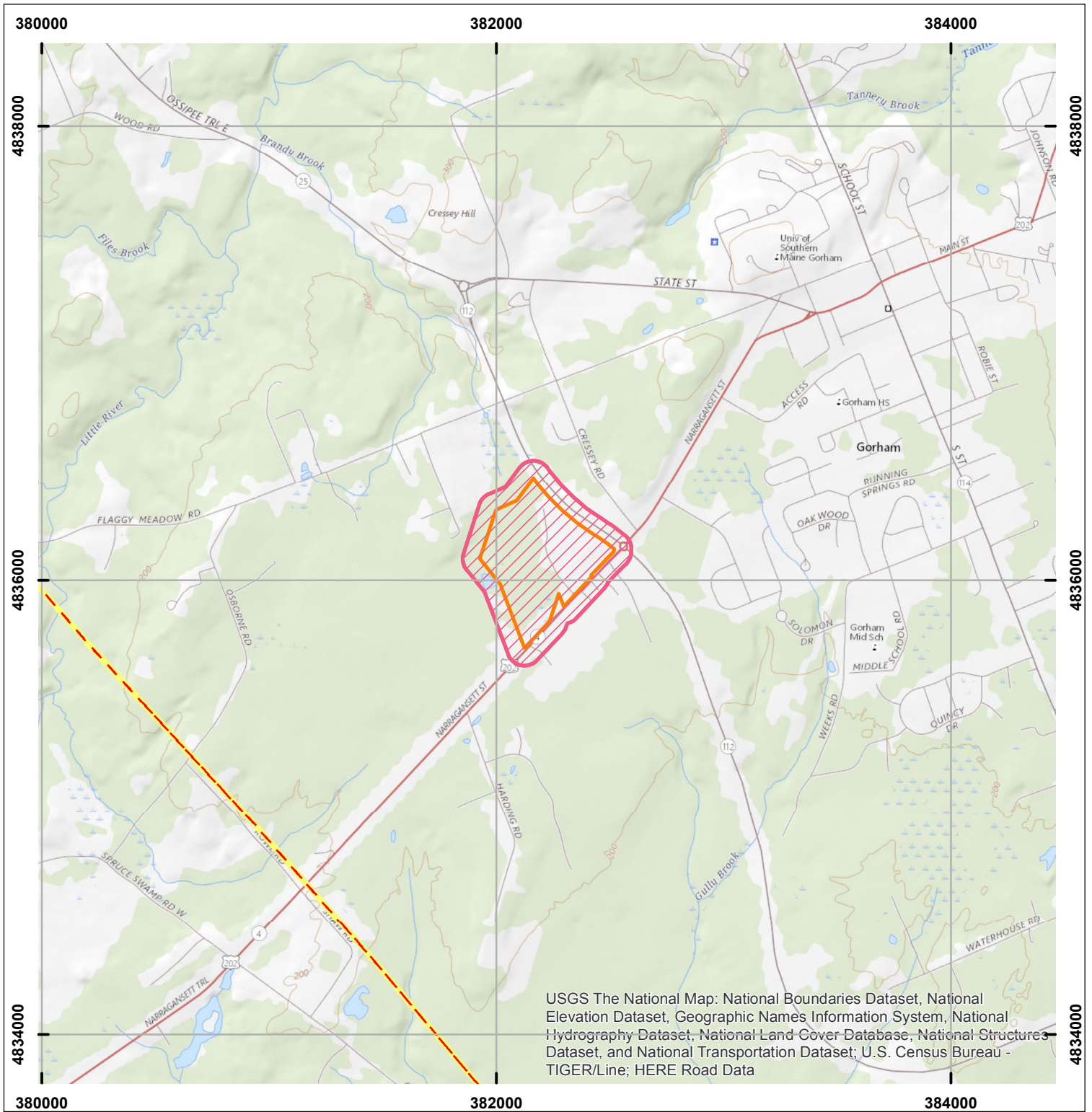
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional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



John Perry  
Environmental Review Coordinator

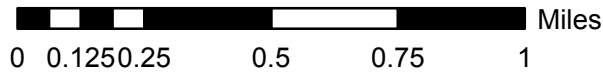


## Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Gorham, Narragansett Street (Version 1)



Maine Department of  
Inland Fisheries and Wildlife

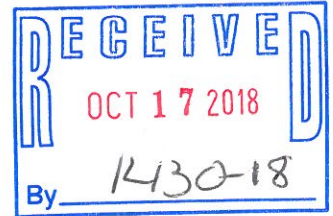


Projection: UTM, NAD83, Zone 19N

Date: 10/24/2018

- ProjectPolys
- ProjectSearchAreas





October 15, 2018  
18255

Mr. Kirk Mohney  
Maine Historic Preservation Commission  
55 Capitol Street  
State House Station 65  
Augusta, ME 04333-0065

**Maine Historic Preservation Commission Review**  
**Harvey Performance Company, LLC; Narragansett Street, Gorham, Maine**

Dear Mr. Mohney:

On behalf of Harvey Performance Company, LLC, we are requesting your review in the Maine Historic Preservation Commission's database for any historically significant properties in the vicinity of a proposed Harvey Performance facility located on Narragansett Street in Gorham. The property is shown as Lot 2 on the Town of Gorham Tax Map 39. The proposed development will be constructed on a portion of a 48.90 acre parcel that will be accessed from an existing driveway off of Narragansett Street.

We have included a copy of the USGS quadrangle which depicts the project site. If you have any questions on this project, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.

Dylan J. Stuart  
Civil Engineer

DJS:llg  
Enc.

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

Kirk F. Mohney,  
State Historic Preservation Officer  
Maine Historic Preservation Commission

10/25/18  
Date

cc: Harvey Performance Company, LLC





**PAUL R. LEPAGE**  
GOVERNOR

**STATE OF MAINE**  
**DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY**

93 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

**WALTER E. WHITCOMB**  
COMMISSIONER

October 29, 2018

Dylan Stuart  
Sebago Technics  
75 John Roberts Road, Suite 4A  
South Portland, ME 04106

Via email: [dstuart@sebagotechnics.com](mailto:dstuart@sebagotechnics.com)

Re: Rare and exemplary botanical features in proximity to: #18255, Harvey Performance Company, Gorham, Maine

Dear Mr. Stuart:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received October 19, 2018 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gorham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

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.

**MOLLY DOCHERTY, DIRECTOR**  
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044  
FAX: (207) 287-8040  
[WWW.MAINE.GOV/DACF/MNAP](http://WWW.MAINE.GOV/DACF/MNAP)

The Natural Areas Program 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. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The 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 the Natural Areas Program 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,

A handwritten signature in cursive script, appearing to read "Kristen Puryear".

Kristen Puryear | Ecologist | Maine Natural Areas Program  
207-287-8043 | [kristen.puryear@maine.gov](mailto:kristen.puryear@maine.gov)

## Rare and Exemplary Botanical Features within 4 miles of Project: #18255, Harvey Performance Company, Gorham, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Beach Plum						
	E	S1	G4	1933-05-19	10	Rocky coastal (non-forested, upland)
Broad Beech Fern						
	SC	S2	G5	1872-08	15	Hardwood to mixed forest (forest, upland)
Creeping Spike-moss						
	E	S2	G5	1924-08-21	8	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
	E	S2	G5	2008-09-25	12	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
Dioecious Sedge						
	SC	S3	G4G5	1936-07-14	7	Non-tidal rivershore (non-forested, seasonally wet), Open wetland, not coastal nor rivershore (non-forested, wetland)
Ebony Spleenwort						
	SC	S2	G5	1910-06-06	10	Rocky summits and outcrops (non-forested, upland), Hardwood to mixed forest (forest, upland)
Horned Pondweed						
	SC	S2	G5	1972-06-13	3	Tidal wetland (non-forested, wetland)
Missouri Rockcress						
	T	S1	G5	1905-06-11	5	Rocky summits and outcrops (non-forested, upland), Hardwood to mixed forest (forest, upland)
Mountain-laurel						
	SC	S2	G5	1970	23	Conifer forest (forest, upland), Hardwood to mixed forest (forest, upland)
Parker's Pipewort						
	SC	S3	G3	1924-08-20	8	Tidal wetland (non-forested, wetland)
Pendulous Bulrush						
	SC	S2	G5	2008-09-27	9	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)

Rare and Exemplary Botanical Features within 4 miles of  
 Project: #18255, Harvey Performance Company, Gorham, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Vasey's Pondweed						
	SC	S2	G4	1901-08-04	7	Open water (non-forested, wetland)
Water-plantain Spearwort						
	PE	SH	G4	1862-08	3	Open water (non-forested, wetland)

## STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

**Note:** **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

## GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

**Note:** **Global Ranks** are determined by NatureServe.

## STATE LEGAL STATUS

**Note:** State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered and Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

## NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

## ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size:** Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition:** For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context:** Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

**Note:** **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!  
<http://www.maine.gov/dacf/mnap>

# **Section 7**

---

## **Approval Criteria and Standards**

## Section 7 – Approval Criteria and Standards

Listed below in this Section are the approval criteria and standards as outlined within Section 4-9 of the Town of Gorham Site Plan Review ordinance.

- A. Utilization of the Site** – The proposed project site has been utilized to reflect the existing natural capabilities of the surrounding land. There are several wetland areas located around the project site, and all have been avoided so there are no wetland impacts. Similarly, many of the existing trees on the site will be preserved. Areas where tree clearing is proposed have been reduced to the greatest extent insofar as practicable. Site grading has also been designed to avoid any adverse impacts to natural resources. Please see the enclosed plan set for further site and building location details.
- B. Access to the Site** – Vehicular access to the site will be accomplished through two (2) access drives located near the existing terminus of Raceway Drive. A traffic study for the proposed project has been conducted and is included within the enclosed **Section 5 – Traffic**.
- C. Access into the Site** – The proposed layout of the site has been designed to provide safe and convenient vehicular access to the project site. By allowing two access points, this allows two separate entrances for passenger cars for employees, and larger tractor trailer vehicles for business operations. Access drives have been designed to provide the appropriate amount of sight distance. The design of the proposed access drives conform to the applicable regulations within the Town ordinance, and have been located to avoid hazardous conflicts with existing turning movements and traffic flows along Raceway Drive. Please see the attached plan set for the locations of the two access drives and their associated traveled ways internal to the site.
- D. Internal Vehicular Circulation** – The layout of the proposed project site allows for the safe movement of passenger vehicles separate from the tractor trailer service drive. The larger access drive encourages tractor trailers to enter towards the larger overhead door area, separating the vehicular traffic from the employee parking and drive aisle area. The project includes impervious surfaces encompassing three of the four building sides, with other smaller impervious surfaces designated for parking. These areas allow a clear route for emergency vehicle access around the proposed building. There are no parking areas that allow vehicles internal to the site to back out onto the street, as required per the Town ordinance.
- E. Pedestrian Circulation** – The proposed project is designed to provide safe pedestrian circulation within the project site. A sidewalk is proposed along the southeastern façade of the proposed truck repair facility. This sidewalk is directly connected to a total of seventeen (17) parking spaces (one ADA space, 16 other parking spaces). Given the industrial nature and use of the proposed project, the site will not be accessed by the general public. Please see the enclosed plan set for proposed locations of pedestrian circulation.
- F. Stormwater Management** – The overall stormwater detention and treatment of the runoff generated from the proposed project will be facilitated through the use of BMP's. Approximately 96.59% of new impervious area and 97.66% of developed area will be receiving treatment, meeting the requirements set forth within the Maine Department of



Environmental Protection (MDEP) General Standards. Please see the enclosed **Section 4 – Stormwater** for the Stormwater Report generated for the proposed project.

- G. Erosion Control** – Best Management Practices will be utilized during construction to minimize soil erosion and sedimentation, including but not limited to sediment barriers, temporary mulching, and a stabilized construction entrance at the driveway. Please see the erosion control measures enclosed within the plan set for additional detail.
- H. Water Supply** – The proposed project has water supply service by proposing to extend an 8-inch water main within the access toad from the existing 12-inch water main in Narragansett Street. This water will provide domestic water service to the proposed building, as well as to a proposed fire hydrant located along the access drive. Please see the additional water-related information enclosed in **Section 9 – Utilities**.
- I. Sewage Disposal** – The proposed project has municipal sanitary service connecting to the existing main along Narragansett Street. From there the connection extends to the proposed site access drive. Please see the additional sewer-related information enclosed in **Section 9 – Utilities**.
- J. Utilities** - **The proposed building will be adequately serviced by water and sewer by connecting to the existing mains in Narragansett Street. Electrical service have been coordinated with Central Maine Power (CMP) and the Maine Department of Transportation (MaineDOT) to allow electrical service to the site. Similarly, services for gas are in the process of being coordinated with the Town of Gorham and other nearby businesses, as a natural gas extension to the nearby portion of Narragansett Street is in the works. Please see the enclosed Section 9 – Utilities for additional utility information.**
- K. Natural Features** – The proposed project has been sited to allow for optimal utilization of the site typography. The proposed building location was selected to allow for no impacts to surrounding wetland areas on the project site. Grading and fill for the proposed site has been avoided insofar as practicable. Minimal tree clearing is proposed for the project, where a majority of the existing trees will be preserved along the boundary shared with the residentially zoned properties.
- L. Groundwater Protection** – The proposed project will not adversely impact the quality or quantity of groundwater available to abutting properties or the public water supply. The facility will utilize public water and sanitary services. Please see the plan set for additional detail.
- M. Exterior Lighting** – The proposed project has been designed to include adequate exterior lighting while minimizing impacts off-site. A photometric plan will be submitted at a later date under separate cover, detailing lighting locations and fixture types.
- N.** Left blank intentionally per Section 4-9.

- O. Waste Disposal** – The project proposes includes one (1) trash and recycling pad located on the southwest side of the facility. The applicant will contract with a licensed hauler to remove waste and recyclable materials in a regularly scheduled time frame. The solid waste generated will be hauled to a licensed facility. Please see the enclosed plan set for the specific location of the trash and recycling pad area.
- P. Landscaping** – The proposed project contains landscaping that is designed to provide ample buffering from the proposed building from Raceway Drive. Existing vegetative buffering and trees located at the property boundary will be preserved to the greatest extent practicable, offering an additional landscaping buffer from the proposed project to adjacent residentially zoned properties. Please see the enclosed Landscape Plan within the plan set for locations and planting location information.
- Q. Shoreland Relationship** – The proposed project is not located within the Shoreland Zoning District. The project will not adversely impact any adjacent water bodies, and is preserving all existing natural resources to the greatest extent insofar as practicable.
- R. Technical and Financial Capacity** – The applicant has the financial and technical capability for the successful completion of the proposed project. Please see the enclosed **Section 3 – Financial & Technical Capacity** for additional information.
- S. Buffering** – The proposed project is sited within an industrial park, bound by other industrial zoned areas and industrial uses to the south and east, as well as portions of industrial zones and uses to the west and north. Other neighboring zoning classifications across adjacent non-industrial lots are zoned as Suburban Residential (SR). The existing residential homes within these residential zoned areas are sufficiently distanced from the proposed project site, with a group of existing trees further buffering the residential uses from the industrial site.
- T. Noise** – The proposed facility consists of a permitted use within the applicable zoning district. The proposed project will not exceed the sound level limits outlined within the Town of Gorham ordinance.

# **Section 8**

---

## **Utilities**

## Section 8 - Utilities

### Water

The proposed development will be serviced by municipal water by extending a proposed 8-inch water main within the access road from the existing 12-inch water main in Narragansett Street. This water main will provide domestic and water service to the proposed building, as well as to a proposed fire hydrant located along the access drive for future development. The letter sent to the Portland Water District MEANS Division requesting confirmation of the capacity/ability to serve the project is attached within this Section. Upon approval of the site service design, their letter of serviceability will be forwarded upon receipt.

### Sewer

The proposed development will be serviced by municipal sanitary sewer service by extending the existing main in Narragansett Street to the proposed site access drive. From the proposed terminus of the gravity sewer in the access drive, force mains will be installed on either side of the drive to allow for service to the building via a private pump station and force main. The sewer design is currently being coordinated with the Portland Water District who manages wastewater for the Town of Gorham. Their letter of serviceability will be forwarded upon receipt.

### Electrical

The anticipated electrical loads associated with the proposed facility will require three (3) large diameter copper cables to be installed underground, leading from Narragansett Street to the proposed building. The applicant has coordinated with Central Maine Power Company and the Maine Department of Transportation (MaineDOT) to allow for the power to be extended overhead from Cresset Road to the site, and then be installed underground to the proposed building.

### Gas

The applicant, surrounding businesses, and the Town of Gorham have been coordinating a natural gas extension to the nearby portion of Narragansett Street. This extension would service the proposed facility along with other current and future nearby businesses. As such, a gas line is shown to be installed within the proposed access drive on the plan set.



February 2, 2024  
19300-01

Portland Water District  
225 Douglas Street  
P.O. Box 3553  
Portland, ME 04104-3553

**Request for Water Service Capacity Letter**  
**Moody's Co-Worker Owned, Inc.; Raceway Drive, Gorham, Maine**

To whom it may concern:

On behalf of Moody's Co-Worker Owned, Inc., Sebago Technics, Inc. respectfully requests a determination from your office regarding the capacity of the water distribution system to accommodate the construction of a new truck repair facility located on a portion of an undeveloped lot on Raceway Drive in the Town of Gorham, Maine.

According to Section 4 of the Maine Wastewater Subsurface Disposal Rules with a design flow rate based on the number of employees, it is determined that the proposed facility will consume approximately 240 GPD (12 GPD per twenty employees) of water usage. A fixture count sheet provided by PWD is included with this capacity to serve request letter.

We look forward to confirmation that there is sufficient water to serve this proposed facility. In the interim, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Dylan J. Stuart".

Dylan J. Stuart  
Civil Engineer

DJS/BJW

cc: Moody's Co-Worker Owned, Inc.



February 2, 2024  
19300-01

Portland Water District  
225 Douglas Street  
P.O. Box 3553  
Portland, ME 04104-3553

**Request for Sewer Service Capacity Letter**  
**Moody's Co-Worker Owned, Inc.; Raceway Drive, Gorham, Maine**

To whom it may concern:

On behalf of Moody's Co-Worker Owned, Inc., Sebago Technics, Inc. respectfully requests confirmation that there is sufficient capacity to accommodate the anticipated demand from a proposed truck repair facility located on a portion of an undeveloped lot on Raceway Drive in the Town of Gorham, Maine.

According to Section 4 of the Maine Wastewater Subsurface Disposal Rules with a design flow rate based on the number of employees, it is determined that the proposed facility will consume approximately 240 GPD (12 GPD per twenty employees) of water usage.

We look forward to confirmation that there is sufficient sewer capacity to serve this proposed facility. In the interim, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Dylan J. Stuart".

Dylan J. Stuart  
Civil Engineer

DJS/BJW

cc: Moody's Co-Worker Owned, Inc.

# **Section 9**

---

## **Lighting & Building Information**

**Section 9 – Lighting & Building Information**

The proposed site lighting will consist of wall pack lighting. There are no pole-mounted lights proposed as part of the project. Please see the enclosed lighting specification and fixture information enclosed within this Section.





# MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: \_\_\_\_\_  
 FIXTURE TYPE: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_  
 CONTACT/PHONE: \_\_\_\_\_

## PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

## PRODUCT SPECIFICATIONS

### CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

### ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

### LAMPS

Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

### BATTERY

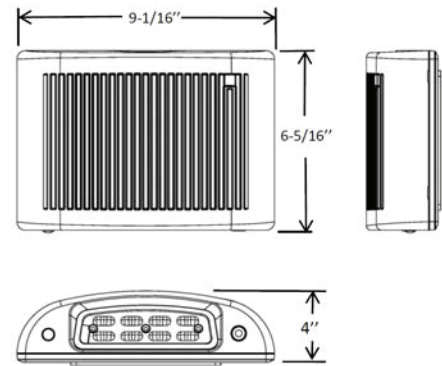
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

### CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

### WARRANTY

5-year warranty. Product specifications subject to change without notice.



### ACEM Model (NiCad Battery Backup)

**Integral photocell:** Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

**Remote Switched:** The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

## INSTALLATION

### MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

## ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black NK = Nickel	Self-Diagnostics & Photocell (Included Standard) IH = Internal Heater PIR = Passive Infra-Red Motion Sensor
Ordering Example: MERU-ACEM-DB			





# MERU Series

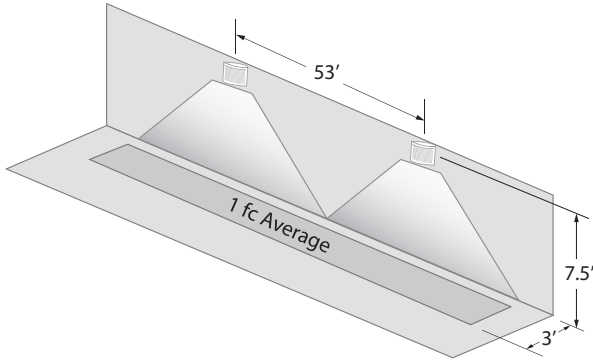
LED GENERAL & EMERGENCY LIGHTING



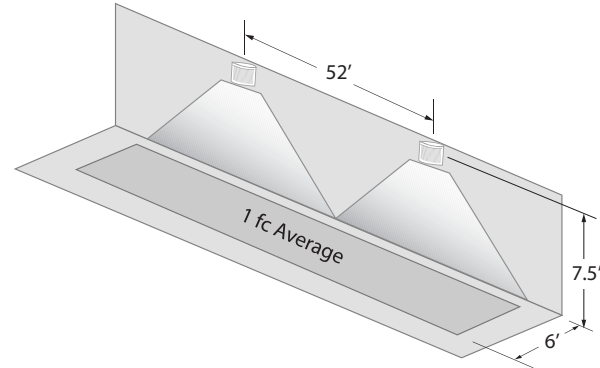
PROJECT: \_\_\_\_\_  
 FIXTURE TYPE: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_  
 CONTACT/PHONE: \_\_\_\_\_

## PHOTOMETRICS

### 3ft Path Spacing



### 6ft Path Spacing

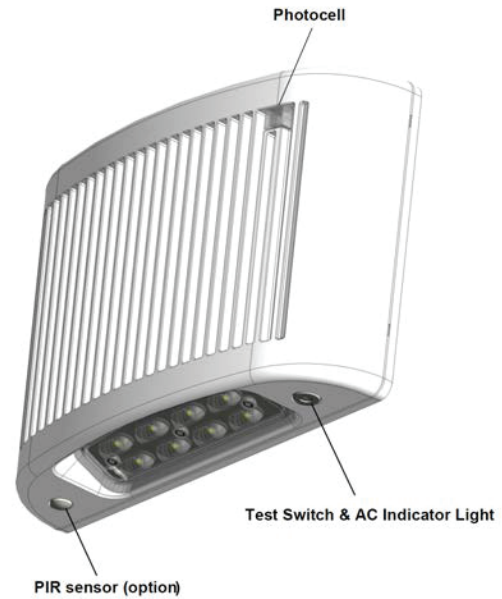


## SELF DIAGNOSTICS

### Included Self Diagnostic

<b>Diagnostic Indicator / Test Switch</b>	<span style="color: green;">●</span> Ready	<b>Manual Testing</b> Press button once - 1 minute test Press button twice - 5 minute test Press button 3 times - 30 minute test Press button 4 times - 90 minute test
	<span style="color: green;">●</span> In Test	
	<span style="color: red;">●</span> Battery Circuit Fault	
	<span style="color: red;">●</span> Battery Capacity Failure	
	<span style="color: red;">●</span> Charger Failure	
	<span style="color: red;">●</span> Transformer Fault	
<span style="color: red;">●</span> Lamp Failure		

*Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time*



# **Section 10**

---

## **State & Federal Compliance**

### **Section 10 – State & Federal Compliance**

A Maine Department of Environmental Protection (MDEP) Stormwater Management Law application has been prepared for the proposed project. There are no proposed areas of wetland impacts for the project, thus a Natural Resource Protection Act (NRPA) permit from MDEP and a Wetland Alteration Permit from the U.S. Army Corps of Engineers are not needed.