



January 16, 2024
13060

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

Amended Site Plan Permit Application:
Little Falls Recreation Facility – Existing Little League Baseball Field Lighting, Gorham, Maine

Dear Ms. Eyerman:

On behalf of the Town of Gorham, we have assembled the following Amended Site Plan application for the installation of field lighting at the Little Falls Recreation Facility in Gorham. As part of the original masterplan approval, the Town received approval to light the soccer and multi-use fields but did not include the little league field at that time. The Town's Recreation Department is now proposing to light the little league field to better accommodate the variety of needs and activities that occur late afternoon and/or evening.

The field lighting will include four (4) new poles and foundations designed by Musco Lighting, a leader in the recreational field lighting industry. The lights are LED, efficient, automated, and controlled, which directs light with precision on the fields only. Musco has supplied the attached layout plan and lighting photometrics documenting the lumens.

In support of this amendment, we have assembled the attached plans and supporting information for staff and Planning Board consideration.

1. This Cover Letter
2. Application
3. Site Masterplan update
4. Location Map
5. Deed
6. Musco Lighting Design and Photometrics

We look forward to working with the Planning Department and Planning Board to permit this recreational masterplan amendment at the Little Falls Recreational Facility. As you consider the application, please contact us if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Owens A. McCullough". The signature is stylized and cursive.

Owens A. McCullough, P.E.; LEED A.P.
Sr. Vice President of Strategy and Client Development

OAM:js
Enc.

cc: Thomas Poirier – Director of Community Development
Cindy Hazelton – Gorham Recreation Department



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
 Carol Eyermer, *Town Planner*
ceyermer@gorham.me.us

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

Tel: 207-222-1620

SITE PLAN APPLICATION

<input type="checkbox"/> MAJOR SITE PLAN	<input checked="" type="checkbox"/> MAJOR SITE PLAN AMENDMENT	<input type="checkbox"/> MINOR SITE PLAN	<input type="checkbox"/> MINOR SITE PLAN AMENDMENT
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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"/>
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FEEES FOR PLAN REVIEW	WITH NEW CONSTRUCTION	
	<input type="checkbox"/> MAJOR RESIDENTIAL SITE PLAN \$1000.00 < 2000 SF GFA + \$25.00/ea. ADDITIONAL 1000 SF OR FRACTION THEREOF	
	<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 < 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	\$ <input type="text" value="N/A"/>
	WITH NO CONSTRUCTION	
<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	\$ <input type="text" value="N/A"/>	
	AMENDMENT	
<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 checked="" 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	\$ <input type="text" value="0 town project"/>	
	ADDITIONAL FEES	
<input 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 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	\$ <input type="text" value="0 town project"/>	

TOTAL APPLICATION FEES:	\$ 0.00 (Town Project)
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SITE PLAN APPLICATION

PROPERTY DESCRIPTION	Parcel ID	Map	52	Lot(s)	12	Zoning District	UR-MH	Total Land Area	30 Ac. +/-
	Physical Address/ Location	668 GRAY ROAD, GORHAM, ME 04038							
PROPERTY OWNER'S INFORMATION	Name	Town of Gorham			Mailing Address		75 SOUTH STREET, SUITE 1, GORHAM, ME 04038		
	Phone	(207) 222-1620							
	Email	tpoirier@gorham.me.us							
APPLICANT'S INFORMATION (If different from Owner)	Name	Same as Property Owner			Mailing Address		Same as Property Owner		
	Phone								
	Email								
APPLICANT'S AGENT INFORMATION	Name	Owens McCullough, P.E.			Name of Business		Sebago Technics, Inc.		
	Phone	(207) 200-2073			Mailing Address		75 John Roberts, Road, Bldg. 4 South Portland, Maine 04106		
	Email	omccullough@sebagotechnics.com							
PROPERTY DESCRIPTION	Existing Use:	Recreational Fields and Community Center							
	Project Name	Little League Field Lighting Project							
	Proposed Use: No Change. Project is limited to adding lights to existing baseball field								

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 type="checkbox"/>	Construction of addition of fewer than fifteen thousand (15,000) square feet of gross floor area in a nonresidential building or structure in an Industrial District.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction or addition of more 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Addition of less 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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Addition of more 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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of less than ten thousand (10,000) square feet of floor area	N/A

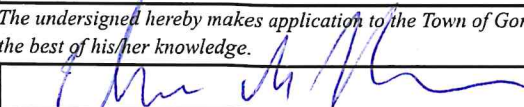
<input type="checkbox"/>	<input type="checkbox"/>	in a nonresidential building or structure in a Rural or Roadside Commercial districts within any three-year period	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of more than ten thousand (10,000) square feet of floor area in a nonresidential building or structure in a Rural or Roadside Commercial districts within any three-year period	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of less 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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of more 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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of a residential structure with four (4) or less units.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction of a residential structure with five (5) or more units.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Modification or expansion of an existing residential structure in which the number of dwelling units after construction will be four (4) or less .	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Modification or expansion of an existing residential structure in which the number of dwelling units after construction will be five (5) or more .	N/A
<input type="checkbox"/>	<input 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>	N/A
<input 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	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Construction or expansion of impervious surface such as, but not limited to: pavement, concrete, brick, stone and gravel with fewer than thousand (10,000) square feet of area within any three-year period;	N/A
<input 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 more than ten thousand (10,000) square feet;	N/A
<input checked="" type="checkbox"/>	<input 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.	October 6, 2016 (Masterplan Approval), January 20, 2021 (Concession Stand)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attached are copies 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Does the owner hold any interest in abutting or contiguous property? If yes, please explain.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify any and all easements on the property. Attach copies of all easement deeds.	None Known
Check All That Apply		THE FOLLOWING QUESTIONS MAY APPLY. (Answer Yes/No or comment Does Not Apply).	Explain or comment as needed for clarification
YES	NO		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Agent Authorization form signed and completed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are waivers requested? If so, is the form attached.	

<input type="checkbox"/>	<input type="checkbox"/>	Floor area of existing structure(s) is:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Floor Area of proposed new structure(s) is.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Maximum building height(s) is/are:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Number of stories is/are:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Proposed Increase in building height or number of stories is (are):	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Total volume of building space is:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Existing lot coverage: The percent of the lot covered by buildings is:	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Proposed lot coverage: The percentage of lot area to be covered by new building(s) is:	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Percentage of post development lot area covered by buildings is:	N/A - No Change
YES	NO	PARKING (see Chapter 2)	
<input type="checkbox"/>	<input type="checkbox"/>	Total number of parking spaces required under the Zoning Ordinance	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Estimated number of parking spaces required by proposed use is:	N/A - Adding Lighting Only
<input type="checkbox"/>	<input type="checkbox"/>	Existing paved area is (sq ft):	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Proposed estimated paved area is (sq ft):	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Number of existing parking spaces	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Number of proposed new parking spaces	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Size of spaces (ft X ft)	N/A - No Change
<input type="checkbox"/>	<input type="checkbox"/>	Width of maneuvering aisles (ft)	N/A - No Change
YES	NO	UTILITIES (see Chapter 2 and Chapter 4)	
<input 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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Septic System: Subsurface waste disposal. Attach a copy of the HHE 200 Report.	N/A
<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.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Potable water will be provided by an on-site well.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Power lines and telephone will be: <input checked="" type="checkbox"/> underground <input type="checkbox"/> overhead	Services to Light Poles will be Underground in Conduit
<input type="checkbox"/>	<input type="checkbox"/>	Electric Power will be: <input checked="" type="checkbox"/> Single Phase <input type="checkbox"/> 2 Phase <input type="checkbox"/> 3 Phase.	Services to Light Poles will be Underground in Conduit
<input type="checkbox"/>	<input type="checkbox"/>	The Natural Gas provider will be:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	The private hauler for Trash Pick-up will be:	N/A

<input type="checkbox"/>	<input type="checkbox"/>	Who will be contracted for the disposal of construction and site debris?	N/AN/A
<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 Attach copies of agreements.	
YES	NO	EARTHWORK AND STOCKPILING (see Chapter 2)	
<input type="checkbox"/>	<input 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.	N/A
<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.	Less than 25 C.Y. for Lighting Poles
<input type="checkbox"/>	<input type="checkbox"/>	There will be a temporary stockpile suitable for fill material for future use in construction of this project.	N/A
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.			
YES	NO	SIGNAGE (see Chapter 2)	
<input type="checkbox"/>	<input type="checkbox"/>	Are there existing signs on-site? If so, how many are there and what is the total sign area in square feet?	(1) Existing Sign.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there proposed new signage? If so, please fill out the Sign Application Packet and include it with this application.	
YES	NO	FLOODPLAIN AND SHORELAND ZONING (see Chapter 2 and Chapter 5)	
<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 type="checkbox"/>	Are the 100 yr. Floodplain Zones and the Shoreland Zoning boundaries shown on the site plan?	N/A
YES	NO	STORMWATER MANAGEMENT (see Chapter 2 and 4 and the Stormwater Ordinance)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the construction activity disturb one acre or more?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the parcel located within the Town of Gorham MS4 area?	
<input type="checkbox"/>	<input type="checkbox"/>	Does this comply with chapter 500?	N/A - No new construction - Adding lights only.
YES	NO	HISTORIC PRESERVATION (see Historic Preservation Ordinance)	
<input type="checkbox"/>	<input type="checkbox"/>	Is this property an important historic or natural site, or adjacent to such a site? If yes, explain:	None Known
<input type="checkbox"/>	<input type="checkbox"/>	Is this within a Historic District?	None Known
<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.	N/A
YES	NO	OTHER	
<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control (see Chapters 2 and 4)	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting (see Chapters 2 and 4)	Photometrics and Lighting Plans Attached
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping (see Chapters 2 and 4)	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Noise	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Technical and Financial Capacity	Municipal - N/A

YES	NO	PEDESTRIAN CIRCULATION (see Chapters 2 and 4)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are pedestrian facilities provided on and off site.	Existing Parks and Rec Facility
YES	NO	BUSINESS HOURS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Days of Operation:	Variable depending on recreational sports.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hours of Operation:	Variable. Lighting Seasonal Until 10 p.m.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a year round operation.	Seasonal - Muncipal Recreation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is a seasonal operation. If so, what are the months of operation?	April through November
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be more than one shift? If yes, please describe:	N/A
YES	NO	TRAFFIC (see Chapters 2 and 4)	
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicle trips entering and exiting the site on a daily basis.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest a.m. hour (list hours):	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Estimate the number of vehicles entering and exiting the site during the busiest p.m. hour (list hours):	N/A
<input 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:	N/A
YES	NO	STATE AND LOCAL PERMITS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a Maine Department of Environmental Protection (MDEP) Permit required? If so, list the permit.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is an Army Corps of Engineers approval/permit required? If so, list the permit.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any State or Federal approval required? If so, list the approval.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any State or Federal Licenses/ Permits required? If so, list the license/permit.	
<input type="checkbox"/>	<input checked="" 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:	Electrical Permit
ADDITIONAL COMMENTS:			
This project is limited to installation of (4) LED light poles for an existing little league baseball field at the Gorham Little Falls Recreational Center to support recreational programs. Electrical service will be underground to the lights.			

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

Thomas B. Smith
 PRINT NAME

1-16-24
 DATE



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
 Carol Eyerman, *Town Planner*
ceyerman@gorham.me.us

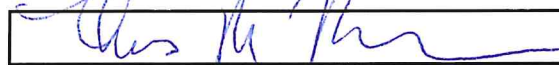
GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

AGENT AUTHORIZATION

PROPERTY DESCRIPTION	PHYSICAL ADDRESS/ LOCATION	Little Falls Recreational Fields		MAP(S)	52
				LOT(S)	12
APPLICANT(S) INFORMATION	NAME(S)	Town of Gorham, Thomas Poirier		MAILING ADDRESS	75 SOUTH STREET, SUITE 1, GORHAM, ME 04038
	PHONE	(207) 222-1620			
	EMAIL	tpoirier@gorham.me.us			
OWNER(S) INFORMATION	NAME(S)	Town of Gorham		MAILING ADDRESS	75 SOUTH STREET, SUITE 1, GORHAM, ME 04038
	PHONE	(207) 222-1620			
	EMAIL	tpoirier@gorham.me.us			
APPLICANT'S AGENT INFORMATION	NAME	Owens McCullough, P.E.	BUSINESS NAME	Sebago Technics, Inc.	
	PHONE	(207) 200-2073	MAILING ADDRESS	75 John Roberts, Road, Bldg. 4 South Portland, Maine 04106	
	EMAIL	omccullough@sebagotechnics.com			

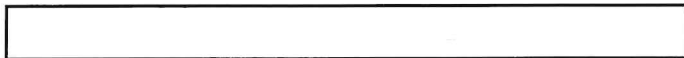
Said agent(s) may represent me/us before Gorham Town officers and the Gorham Planning Board to expedite and complete the approval of the proposed development for this parcel.



APPLICANT SIGNATURE

1/16/24
DATE

PLEASE TYPE OR PRINT NAME HERE



CO-APPLICANT SIGNATURE (if applicable)

DATE

PLEASE TYPE OR PRINT NAME HERE

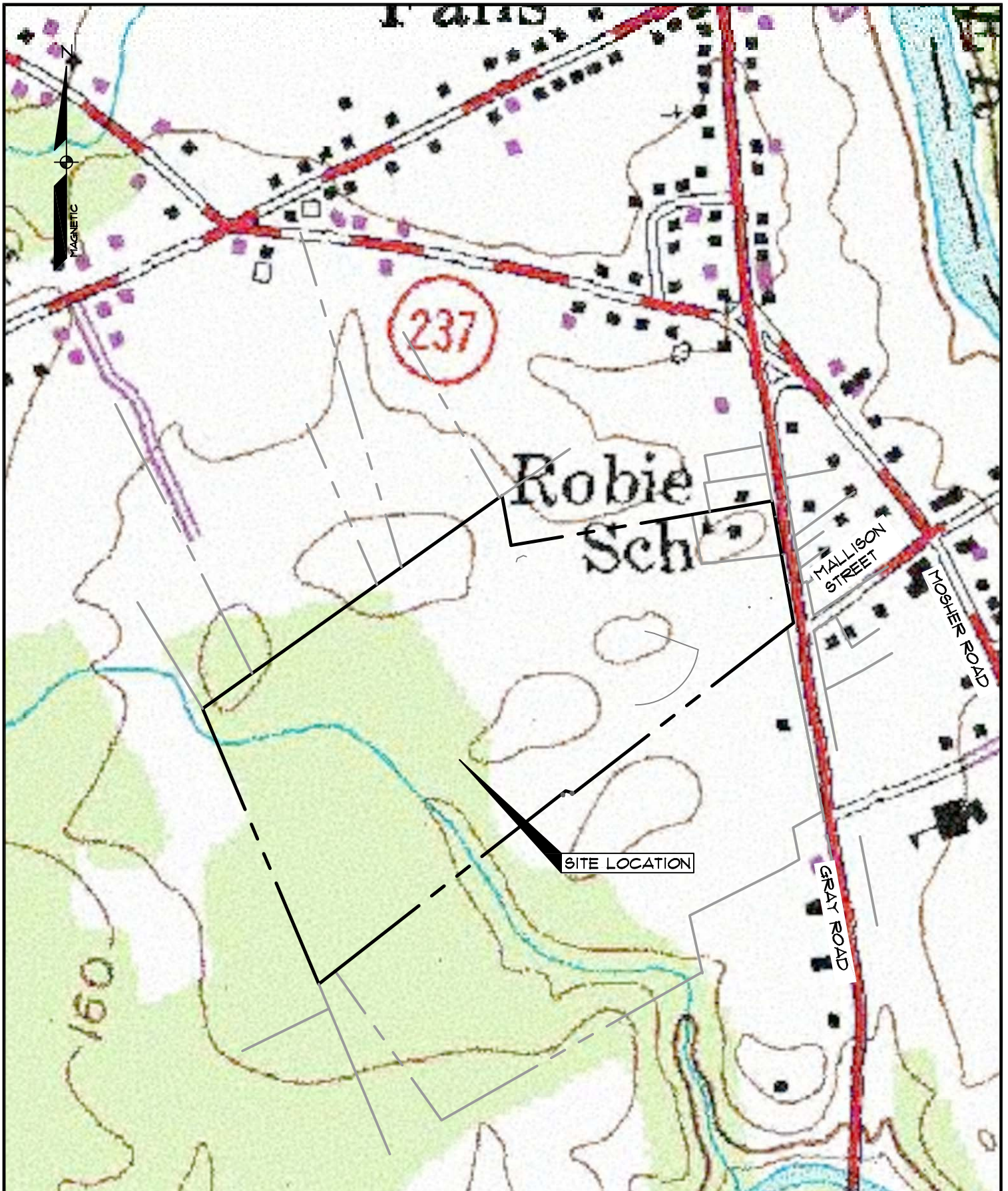


APPLICANT'S AGENT SIGNATURE

1-16-24
DATE

Owens A. McCullough

PLEASE TYPE OR PRINT NAME HERE



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
South Portland, ME 04106 Lewiston, ME 04240
Tel. 207-200-2100 Tel. 207-783-5656

**VICINITY MAP
OF LITTLE FALLS RECREATION COMPLEX**

LOCATION:
668 GRAY ROAD
GORHAM, MAINE 04038

FOR:
TOWN OF GORHAM

SCALE: 1"=400'

DATE: 03-27-14

SHEET:
1 OF 2

17744
Know All Men by These Presents,

177

That We, Clifford Plummer and Lillian M. Plummer, both of Windham in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations

paid by TOWN OF GORHAM, a Municipal corporation with a place of business at Gorham in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said TOWN OF GORHAM, its successors

~~hold~~ and assigns forever, ~~as certain lot or parcel of land~~

A certain lot or parcel of land situated in the Town of Gorham, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point on the westerly sideline of the Gray Road, so-called, at the southeasterly corner of land of the Town of Gorham, also known as the Robie School House Lot; thence southerly along the westerly sideline of said Gray Road, one hundred seventy-five (175) feet, more or less, to the northeasterly corner of land now or formerly of Romeo J. Parent, et al; thence southeasterly along the northwesterly sideline of said Parent land, one thousand eight hundred fifty (1,850) feet, more or less, to land now or formerly of Louis P. Dubay; thence northwesterly along the northeasterly sideline of said Dubay land to land now or formerly of Vincent B. Gale; thence northeasterly along the southeasterly sideline of said Gale land one thousand one hundred fifty (1,150) feet, more or less, to the southeasterly corner of said Gale land, being also the southerly corner of land now or formerly of Louie C. Wicks, et al.; thence southerly in a straight line and along the westerly sideline of a parcel of land conveyed by Royal Realty Co. to Ronald N. Meserve, et al. one hundred fifty (150) feet, more or less, to the northwesterly corner of land of the Town of Gorham; thence southeasterly along the southwesterly sideline of said land of the Town of Gorham, four hundred twenty (420) feet, more or less, to the southwesterly corner thereof; thence easterly along the southerly sideline of said land of the Town of Gorham, six hundred (600) feet, more or less, to the point of beginning.

Being the same premises conveyed to the grantors herein by deed of Harold H. Modes, Trustee in Bankruptcy in the matter of Ronald N. Meserve dated August 29, 1972 and recorded in Cumberland County Registry of Deeds in Book 3294, Page 334, and the same premises conveyed to the grantors herein by Ronald N. Meserve, et al. by deed dated September 4, 1972 and recorded in said Registry of Deeds in Book 3294, Page 342.

to have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

TOWN OF GORHAM, its successors

heirs and assigns, to it and their use and behoof forever.

And we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. We, the said Clifford Plummer and Lillian M. Plummer being husband and wife,

and:

do hereby certify that the said

joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-first day of April in the year of our Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

[Signature]
[Signature]

[Signature]
[Signature]

State of Maine, Cumberland, ss. April 21, 1976.

Personally appeared the above named Clifford Plummer

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

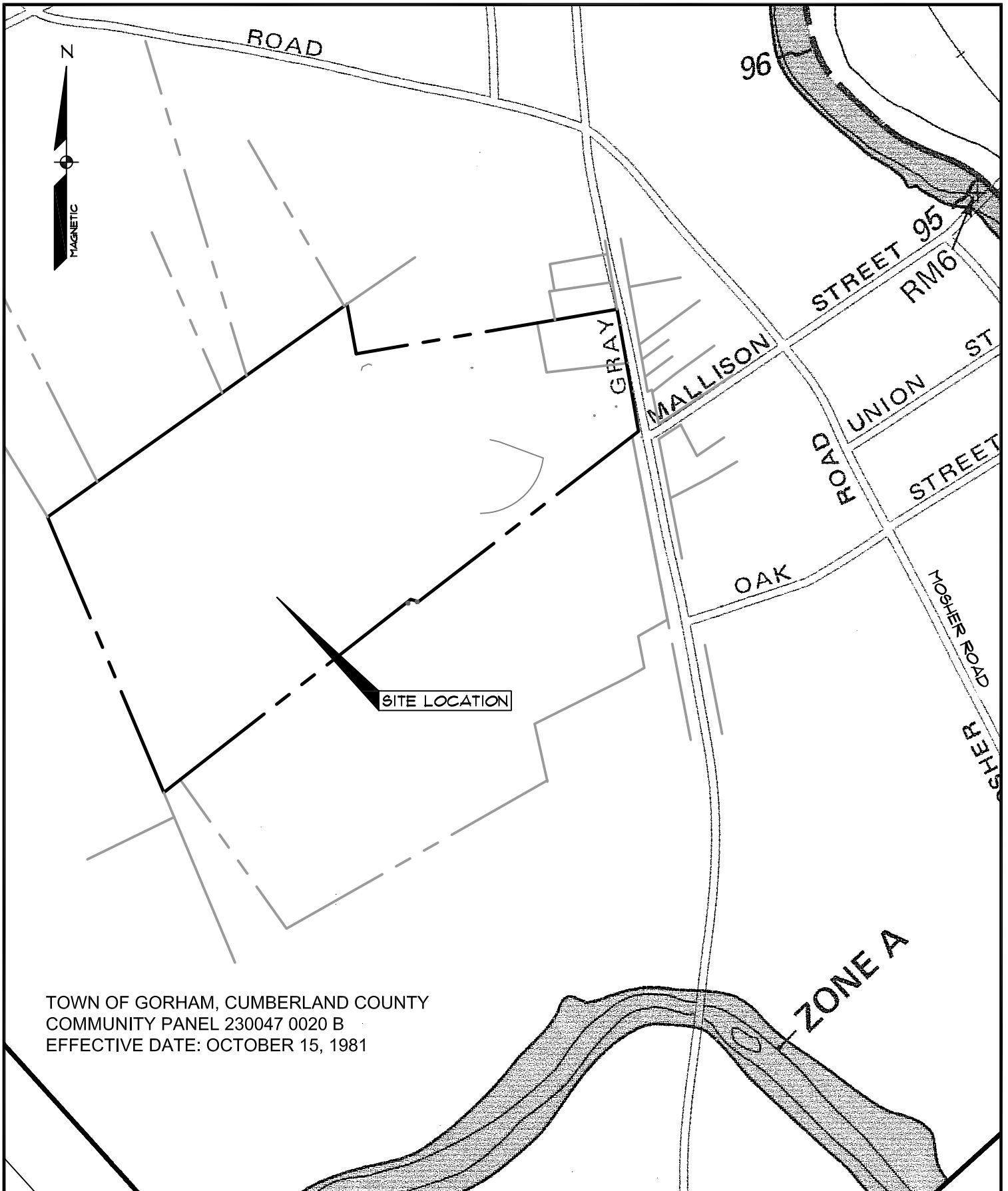
[Signature]
Justice of the Peace
Notary Public
OCTOBER 10, 1970

APR 26 1976

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 8:30 A.M. and recorded in

BOOK 3832 PAGE 177. [Signature] Acting Registrar



TOWN OF GORHAM, CUMBERLAND COUNTY
 COMMUNITY PANEL 230047 0020 B
 EFFECTIVE DATE: OCTOBER 15, 1981

SEBAGO
 TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
 South Portland, ME 04106 Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-5656

FIRM MAP
 OF LITTLE FALLS RECREATION COMPLEX

LOCATION:
 668 GRAY ROAD
 GORHAM, MAINE 04038

FOR:
 TOWN OF GORHAM

SCALE: 1"=400'

DATE: 03-26-14

SHEET:
 2 OF 2

Little Falls Little League Field

Gorham, ME

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	70'	70'	1	TLC-LED-1200	1.17 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
B1-B2	70'	70'	4	TLC-LED-1200	4.68 kW	A
		70'	1	TLC-LED-900	0.88 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
4			20		19.28 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Little League	19.28 kW	20

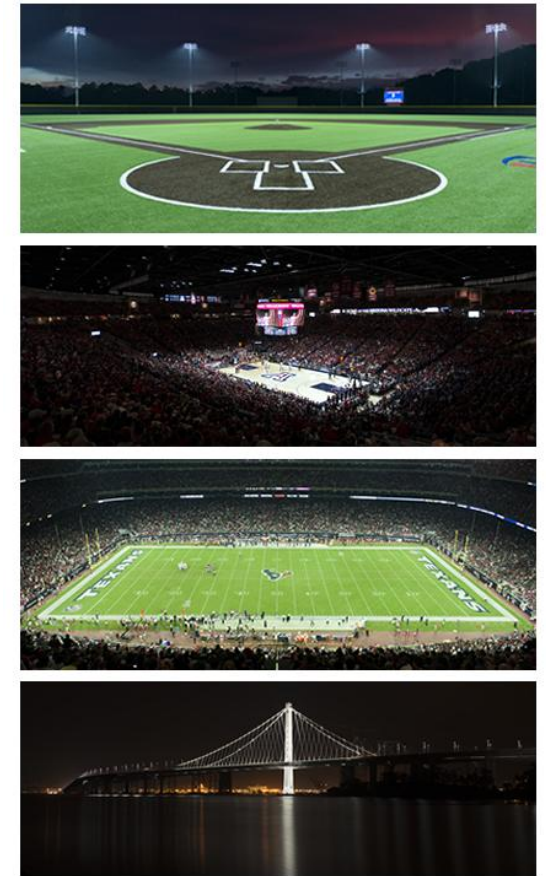
Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	10
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	6
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	4

Single Luminaire Amperage Draw Chart							
Driver (.90 min power factor)	Max Line Amperage Per Luminaire						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Little League (Infield)	Horizontal Illuminance	50.2	40	61	1.52	1.26	A	20
Little League (Outfield)	Horizontal Illuminance	34	24	45	1.88	1.42	A	20
Spill at 150' (Cd)	Max Candela (by Fixture)	2048	0	7795	0.00		A	20
Spill at 150'	Horizontal Illuminance	0.02	0	0.12	0.00		A	20
Spill at 150'	Max Vertical Illuminance Metric	0.07	0	0.33	0.00		A	20

From Hometown to Professional



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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1200	1	1	0
2	B1-B2	70'	-	70'	TLC-LED-900	1	1	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1200	4	4	0
4	TOTALS					20	20	0

Little Falls Little League Field

Gorham, ME

GRID SUMMARY	
Name:	Little League
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

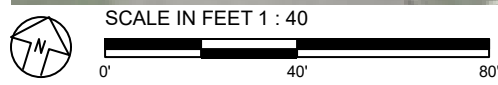
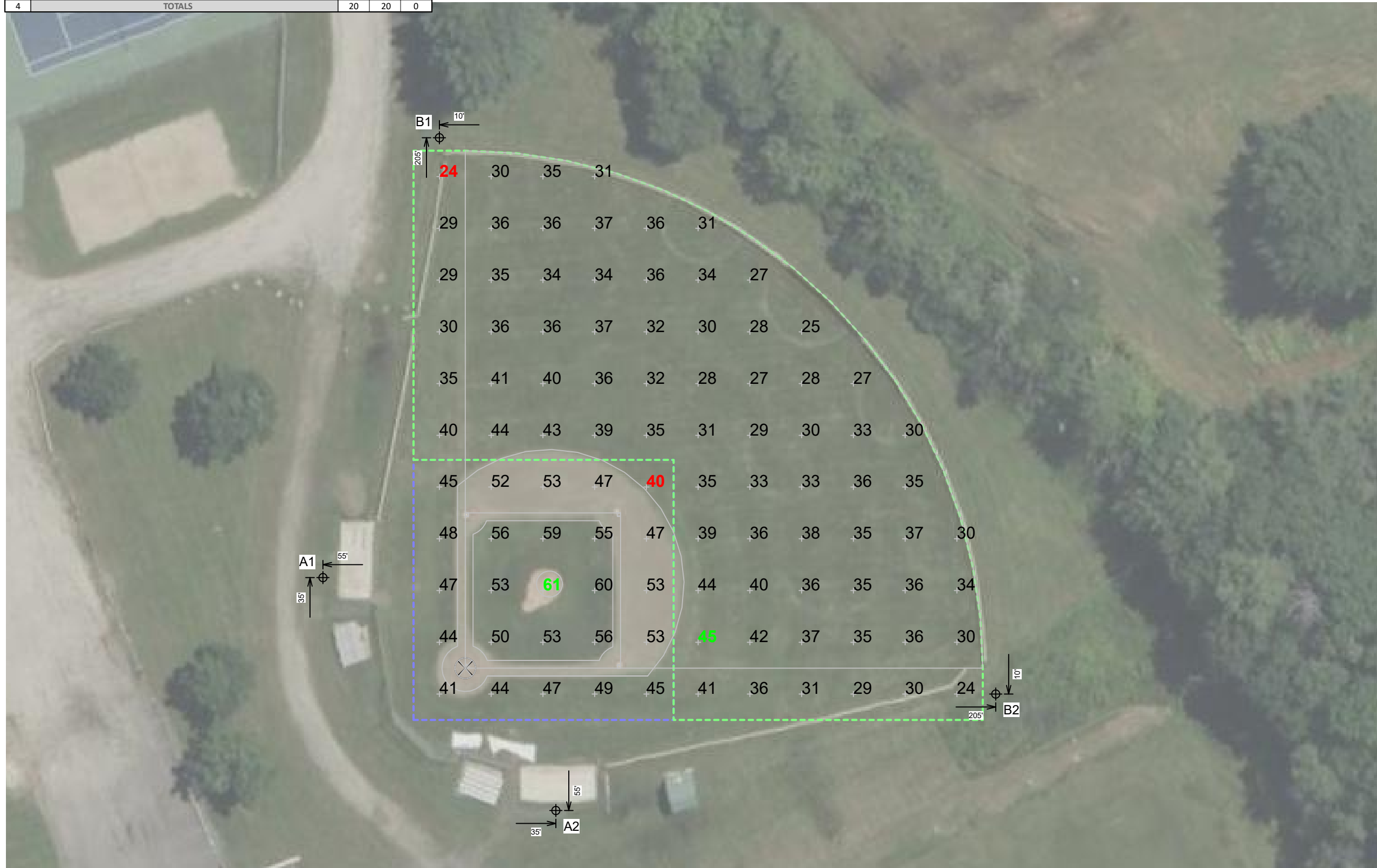
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.24	34.00
Maximum:	61	45
Minimum:	40	24
Avg / Min:	1.25	1.42
Guaranteed Max / Min:	2	2.5
Max / Min:	1.52	1.88
UG (adjacent pts):	1.18	1.25
CU:	0.65	
No. of Points:	25	73
LUMINAIRE INFORMATION		
Applied Circuits:	A	
No. of Luminaires:	20	
Total Load:	19.28 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: · File #227295B · 19-Sep-23



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ILLUMINATION SUMMARY

Little Falls Little League Field

Gorham, ME

GRID SUMMARY	
Name:	Spill at 150'
Spacing:	30.0'
Height:	3.0' above grade

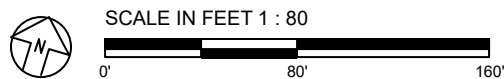
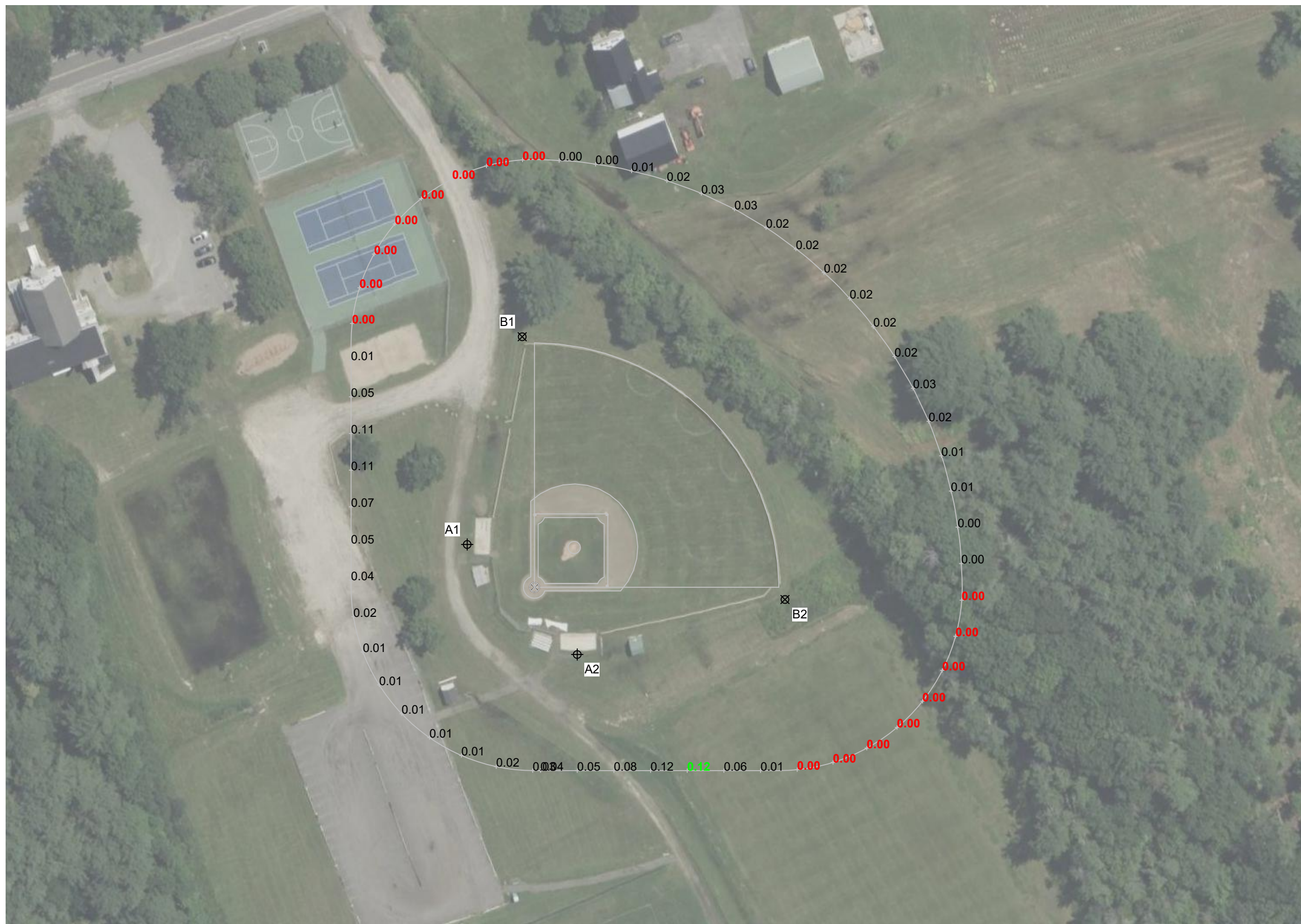
ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
Scan Average:	Entire Grid 0.0237
Maximum:	0.12
Minimum:	0.00
No. of Points:	56
LUMINAIRE INFORMATION	
Applied Circuits:	A
No. of Luminaires:	20
Total Load:	19.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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Little Falls Little League Field

Gorham, ME

EQUIPMENT LAYOUT

INCLUDES:

· Little League

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

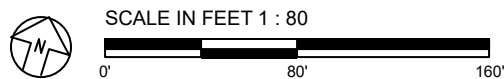
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	Pole			Luminaires		
	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
2	A1-A2	70'	-	70'	TLC-LED-900	2
				15.5'	TLC-BT-575	1
				70'	TLC-LED-1200	1
2	B1-B2	70'	-	70'	TLC-LED-900	1
				15.5'	TLC-BT-575	1
				70'	TLC-LED-1200	4
4	TOTALS					20

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Driver (.90 min power factor)	Line Amperage Per Luminaire (max draw)					
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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