



PLANNING BOARD MEETING AGENDA

Thursday April 2, 2020
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Public Comment

Approval of Minutes

1. March 5, 2020

Public Hearing

Old Business

2. Conditional Use Application. Substantial Expansion. 541 Portland Street (R72 7-A) RC/I Zone. Redimix Companies.
3. Conditional Use Application. Adult Use Marijuana Storefront. 60 Route 236 (R-57 55) RC/I Zone. Silver Therapeutics.
4. Final Plan. Subdivision Amendment. 241 Cranberry Meadow Road (R32-15) R2 Zone. Hersom.

Public Comment

Informational Items

Adjournment



PLANNING BOARD MEETING MINUTES

Thursday March 5, 2020
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau; Frank Underwood

Regular Member Absent:

Alternate Member Present:

Alternate Member Absent:

David Ross-Lyons

Staff Members Present:

Lee Jay Feldman, Director of Planning; Jenifer McCabe, Code Enforcement Officer

Public Comment

Approval of Minutes

1. February 20, 2020

Motion: Sean Winston

Second: Michael LaRue

VOTED – 3-0-2 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue

Opposed: None

Abstain: Nichole Fecteau; Frank Underwood

Public Hearing

2. Conditional Use Application. Adult Use Marijuana Storefront. 60 Route 236 (R-57 55) RC/I Zone. Silver Therapeutics.

Old Business

2. Conditional Use Application. Adult Use Marijuana Storefront. 60 Route 236 (R-57 55) RC/I Zone. Silver Therapeutics.

Lee Jay Feldman read his initial memo. Frank Underwood asked if the floor to ceiling height was remaining the same. Josh Silver of Silver Therapeutics confirmed it was remaining the same.

Mr. Underwood asked about the contour plan and the drainage on the site. Mr. Underwood asked about a berm and Mr. Silver said the plan will include a berm. Lee Jay Feldman said a small pond could handle the water. Mr. Underwood said there is plenty of relief to go in the ditch line along Route 236.

Josh Silver clarified that the applicant is Silver Therapeutics of Berwick LLC a Maine registered company with a co-owner who has residency in Maine.

Sean Winston said permeable pavement tends to fail over time due to lack of maintenance. Mr. Winston recommended standard pavement, a berm, drainage and a small detention pond. Nichole Fecteau asked about the existing fence and Mr. Silver confirmed the fence will be heightened and extended and the drainage suggestions from the Board will be implemented.

New Business

3. Conditional Use Application. Substantial Expansion. 541 Portland Street (R72 7-A) RC/I Zone. Redimix Corporation.

Justin Zdunczyk of Pike said the office expansion is for organizing incoming and outgoing parts, and the activity is already happening on site.

Motion: Nichole Fecteau motioned to find the application complete.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau;

Frank Underwood

Opposed: None

Abstain: None

A Public Hearing was set for March 19th

4. Sketch Plan. Subdivision Amendment. 241 Cranberry Meadow Road (R32-15) R2 Zone. Hersom.

Lee Jay Feldman explained the creation of a new lot constitutes a subdivision amendment to a previously approved subdivision. Chris Mende, representative of the applicant introduced himself. Mr. Mende said the lot has been subdivided twice previously. The swimming pool is encroaching upon the setback according the plan, which Mr. Mende said is based on an aerial view and the distance will be plus or minus five feet. Mr. Mende said there has been a Medium Intensity Soil Survey and asked if a High Intensity would be required.

Nichole Fecteau said the well location could be a problem during appraisal. Frank Underwood asked if the limiting factor of soil should be shown on the plan.

Mr. Mende said there was a waiver granted allowing the well to be 50' to the front property line and asked if the same waiver would apply to this application.

Lee Jay Feldman said the application could be complete in two, rather than three meetings as the next meeting could be Final Plan approval.

5. Site Plan Review. Funeral Home. Cemetery Road (R36-46) R2 Zone. Lang-Bibber Funeral Home

Lee Jay Feldman read his memo to the Board. Geoff Aleva of Civil Consultants introduced himself as the representative of the project. Mr. Aleva said there will be more parking provided than what is prescribed in the ordinance. The project includes a plan for a caretaker apartment. Mr. Aleva said all stormwater discharge is minimal which collects in a wetland. The three discharges amount to 1 CFS during a 100-year storm, Mr. Aleva said the flow would be very small.

Frank Underwood asked about the bodily fluids and the impact they would have on a septic system. Richard Bibber said their operations in Wells and Kennebunk are on tanks and the use has not caused any problems in the many years of operation.

Motion: Frank Underwood motioned to find the application complete.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau;

Frank Underwood

Opposed: None

Abstain: None

Site Walk was scheduled for 5:30PM and Public Hearing set for 6:30 PM for March 19th.

6. Site Plan Review. Adult Use Marijuana Cultivation Facility. 11 Pond Road (R70-16) RC/I Zone. CAF Realty of Maine.

Lee Jay Feldman read the memo to the Board. Part of the lot is in South Berwick and the Town has been notified of the project.

Mike Sievert of MJS Engineering introduced himself as the representative of the project. Mr. Sievert said the first building is larger because it has offices and bathrooms, the buildings in the next phases would not have either. David Ayer, the applicant, is an electrician and intends to put solar panels on the metal roofs.

Frank Underwood asked about security along power lines due to increased ATV and other recreational activity along power lines. Mr. Underwood asked if the applicant would come back to the Planning Board for subsequent phases. Mr. Feldman said a condition could be placed to have the applicant come back and it wouldn't have to be a highly technical review for each phase when they do come back.

Dave Andreesen said primary concerns are screening, lights and a tight odor control plan.

Mr. Sievert said the entire property will be fenced.

Nichole Fecteau said nine plantings are not sufficient.

Lee Jay Feldman said there was a large-scale fire in Eliot and said the applicant will need to do research on the buildings if they have to be sprinkled.

Motion: Michael LaRue

Second: Frank Underwood

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Site Walk was scheduled for 5:30PM and Public Hearing set for 6:30 PM for April 2nd.

Public Comment.

Heidi Leveille of 11 Perrys Way expressed her concern with the amount of marijuana establishments coming to town. Dave Andreesen said come June, the number of establishments will be capped. Ms. Leveille said there has been an increased amount of traffic down Perrys Way. Nichole Fecteau suggested having a representative from the Berwick Police Department about the increased activity.

Paul Amatucci of 12 Perrys Way said one of the most peaceful neighborhoods will be disrupted by the use. Frank Underwood said the Land Use Ordinance was voted in for the first time in 1986. The entire Route 4 corridor from Day 1 is Rural Commercial/Industrial.

Mr. Massios of 386 Portland Street said he is concerned about well contamination and marijuana waste.

Informational Items

Lee Jay Feldman said Tom Reinauer, KACTS Director for 27 years, is moving on to Maine DoT.

Thank you, Tom, for all your hard work and assistance to the Town of Berwick over the years!

Adjournment

Motion: Sean Winston

Second: Frank Underwood

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Minutes prepared by Berwick Planner James Bellissimo, for consideration at the next Berwick Planning Board meeting.

Signed as Approved by the Board:

Town of Berwick Planning Board
Conditional Use Findings of Fact
Applicant: Redimix Companies Inc.
541 Portland Street (Tax Map R-072, Lot 7-A)
April 2, 2020

The Applicant, Redimix Companies, submitted an application to the Town dated February 2020, seeking approval for an expansion of the current facility to include a garage and office to manage incoming and outgoing parts in the RC/I Zone. The addition proposed was 18' by 40' and because it was over 500 ft² the expansion was deemed a Substantial Expansion, requiring Planning Board approval.

The Planning Board voted

Findings of Fact

1. **Conformance with the Comprehensive Plan:** *All proposed conditional uses and site plans shall conform to the Comprehensive Plan of the Town of Berwick and with the provisions of all pertinent federal, state and local codes, ordinances, and regulations.*

The application conforms to the Comprehensive Plan because it is an Industrial Use within the Rural Commercial Industrial (RC/I) District.

2. **Preserve and enhance the landscape:** *The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of soil, retaining existing vegetation during construction. After construction is complete, landscape shall be designed and planted that will define, soften or screen the appearance of off street parking areas from the right of way and abutting properties and/or structures in order to enhance the physical design of the building(s) or site, and to minimize the encroachment of the proposed use on the neighboring land uses.*

This standard is being met insofar as it can. The site has been utilized as a concrete mix facility for a number of years. The applicant is proposing the expansion in an area that will not impact the buffers or abutting neighbors.

3. **Relationship of the proposed buildings to the environment:** *Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the bulk, location and height of the building(s) and such natural features such as slope, soil type and drainage ways.*

This is an addition to an existing structure that is proposed to relate to the existing building.

4. **Vehicular access:** *The proposed site layout shall provide for safe access and egress from public and private roads by providing adequate location, numbers and controls of access points including site distances, turning lanes, traffic signalization when required by existing and projected traffic flow on municipal road systems.*

The applicant does not plan to modify the existing access to the site.

5. **Parking and circulation:** *The layout and design of all vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall provide for safe general interior*

circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas, and arrangements and use of parking areas.

The addition will not increase activity on site. Parking and circulation are not proposed to change.

6. **Surface water drainage:** *Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, soil erosion or the public storm drainage system. Whenever possible, on-site absorption of unpolluted run-off waters shall be utilized to permit groundwater recharge on the site.*

This standard has been met. The stormwater pond on-site has been designed to accommodate the full buildout on the site.

7. **Existing utilities:** *The development shall not impose an unreasonable burden on sewers, sanitary and storm drains, water lines or other public utilities.*

This standard is not applicable. There will be no impacts to the existing utilities.

8. **Advertising features:** *The size, location, design, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*

N/A

9. **Special features of the development:** *Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have sufficient setback and screening to provide an audio/visual buffer to minimize their adverse impact on other land uses within the development area and surrounding properties.*

N/A

10. **Exterior lighting:** *All exterior lighting shall be designed to minimize adverse impact on neighboring properties.*

N/A

11. **Emergency vehicle access:** *Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures.*

Emergency vehicles may access the building from the parking area.

12. **Municipal services:** *The development will not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, solid waste program, sewer treatment plant, school, open spaces, recreational programs and facilities, and other municipal service and facilities.*

The proposed uses will not have adverse impacts on municipal services.

13. **Will not result in water or air pollution:** *In making this determination, it shall at a minimum consider: The elevation of the land above sea level and its relationship to the floodplains, the nature*

of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its attest on effluents; and the applicable state and local health and water resources regulations.

Nothing on the site will be changing to impact the site beyond what currently exists on the site.

14. **Has sufficient water available for the reasonable foreseeable needs of the development** (*this is usually considered to be ten years approximately*).

This standard has been met. The public water system will be utilized. No wells will be impacted

15. **Will not cause an unreasonable burden on an existing water supply, if a municipal or community water supply is to be utilized.**

This standard does not apply because water supply comes from a private well.

16. **Will not cause soil erosion or reduction in the capacity of the land to hold water** *so that dangerous or unhealthy conditions may result.*

This standard has been met since the site has been designed to accommodate stormwater and the Maine DEP has reviewed and permitted this project.

17. **Will provide for adequate sewerage waste disposal.**

This standard has been met the septic system will not be overburdened by the addition.

18. **Will not have adverse effects on the scenic or natural beauty of the area, aesthetics, or rare and irreplaceable natural areas.**

The addition will not adversely impact the scenic or natural beauty of the area, which is already used for Industrial purposes.

19. **The developer has adequate financial and technical capacity to meet the above stated standards.**

This standard has been met.

20. **Whenever situated in whole or in part within 250 feet of any pond, lake or river, will not adversely affect the quality of such body of water or affect the shoreline of such body of water, based on the standards outlined in Section 9.8.I.1.j.**

This standard does not apply because the site is not located near any type of water body.

21. **Low Impact Design:** *Each applicant is required to submit a statement to the Planning Board documenting proposed Low Impact Design (LID) for the site, which will help to reduce storm water volumes and help to enhance storm water quality. LID includes, but is not limited to, green roofs, rain gardens, tree wells, infiltration basins and permeable pavement.*

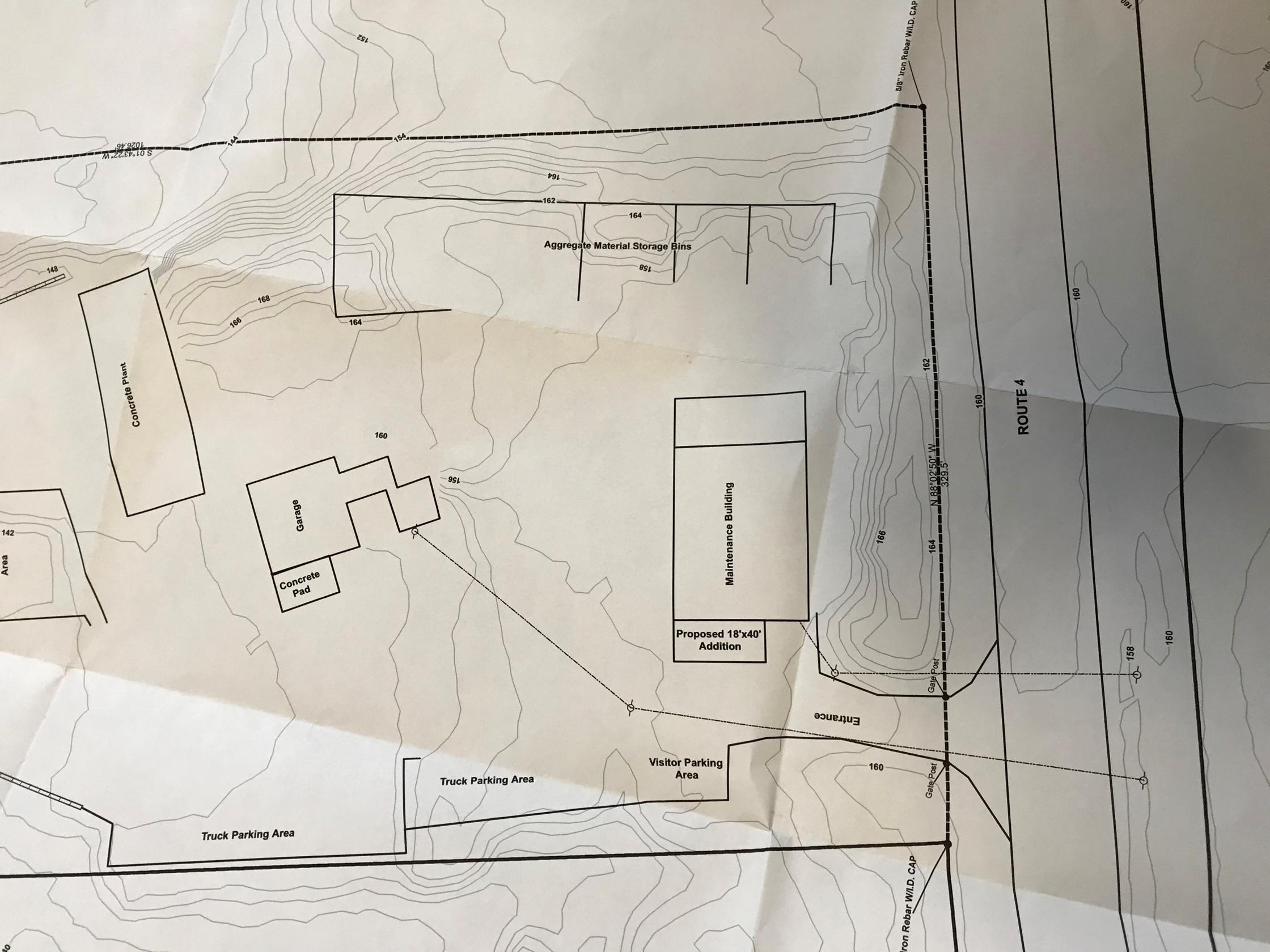
This standard has been met because the parking area as proposed will be gravel and an existing swale will be utilized for stormwater runoff.

Conditions

1. Per Section 9.8.H.2 conditional use approval for the use stated in this decision shall expire in one year if that use has not commenced.
2. This Conditional Use shall inure to the benefit of the Applicant, and bind its successors and assigns, and shall be deemed to run with the land.

I, David Andreesen, certify that I am Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30 MRSA § 1917 and Title 30-A § 4401) and I further certify that this decision was approved by the Planning Board at its meeting of March 5, 2020

April 2, 2020



S 01°43'22" W
1028.70

5 1/2" Top Rebar W/I.D. CAP

Aggregate Material Storage Bins

Concrete Plant

Garage

Concrete Pad

Maintenance Building

Proposed 18'x40' Addition

Entrance

Truck Parking Area

Visitor Parking Area

Truck Parking Area

ROUTE 4

N 88°02'50" W
329.5

Gale Post

Gale Post

Iron Rebar W/I.D. CAP

Town of Berwick Planning Board
Conditional Use Findings of Fact
Applicant: Joshua Ferranto Silver Therapeutics
60 Route 236 (Tax Map R-57 Lot 55)

Project Description

The proposed project entails redevelopment of 41,163 Square Feet (sf) of commercial property: An existing business outlet for Pitbull Automotive LLC, and proposed Marijuana Dispensary for Silver Therapeutics. Proposed improvements include: Redesign of the existing building for proposed business operations; redesign of said building's entrance and driveway; formalized parking; signage; and minor landscaping. The proposed facility's hours of operation will be from 10am until 8pm, seven days per week. Advancing the proposed facility design will require a Conditional Use Permit with the town of Berwick. The existing site is located in Northwest Berwick, .16 Miles from the nearest intersection of Route 36 and Berwick Road. Since 2005², the site has been used as a mechanic's garage for Pitbull Automotive, LLC. The enclosed portion of the garage sits upon a concrete slab that is approximately 2969 sf. The garage itself is 1467 sf. The surrounding parcel space consists of a gravel driveway³ extending North to

The surrounding land use has been characterized as rural with a mix of commercial and industrial (RC/I). Nevertheless, ten of the eleven parcels within a two hundred-foot radius from R-57 are *residential*,⁴ forming a rough divider between Route 236 and Berwick Road. Route 236 is in fact a continuous, two way road artery through this area, making it *transient* as well. It is worth noting that the surrounding zones are *Urban Residential* and *Transitional Residential* (See Figure 1.1). Route 236 and said residential land use continues North of the site.

The Southwest 1000-foot extent from the existing site is forested, while Lot 55 itself is mostly clear

On March 5th the Planning Board held a sitewalk. One abutter was on the walk and aired concerns regarding drainage from the site impacting his property.

On March 5th the planning board held a public hearing where no one spoke regarding the project. The planning board did take up the issue of the drainage impacting the abutter and asked the applicant to revise the plan to include a small drainage swale or LID pond just off the pavement to catch the water from the new paved area. The application action was postponed until the plans can be revised.

The plans were revised and addressed the LID Pond request

Findings of Fact

1. **Conformance with the Comprehensive Plan:** *All proposed conditional uses and site plans shall conform to the Comprehensive Plan of the Town of Berwick and with the provisions of all pertinent federal, state and local codes, ordinances, and regulations.*

The application conforms to the Comprehensive Plan because it is permitting an appropriate commercial use within the RC/I

2. **Preserve and enhance the landscape:** *The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of soil, retaining existing vegetation during construction. After construction is complete, landscape shall be designed and planted that will define, soften or screen the appearance of off street parking areas from the right of way and abutting properties and/or structures in order to enhance the physical design of the building(s) or site, and to minimize the encroachment of the proposed use on the neighboring land uses.*

No new landscaping has been proposed.

3. **Relationship of the proposed buildings to the environment:** *Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the bulk, location and height of the building(s) and such natural features such as slope, soil type and drainage ways.*

There are no new buildings proposed on the site

4. **Vehicular access:** *The proposed site layout shall provide for safe access and egress from public and private roads by providing adequate location, numbers and controls of access points including site distances, turning lanes, traffic signalization when required by existing and projected traffic flow on municipal road systems.*

There are no new points access proposed for this site

5. **Parking and circulation:** *The layout and design of all vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall provide for safe general interior circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas, and arrangements and use of parking areas.*

The site circulation will remain the same for the site. The applicant is proposing that parking will be moved back away from the building and some walk way areas will be added to the site.

6. **Surface water drainage:** *Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, soil erosion or the public storm drainage system. Whenever possible, on-site absorption of unpolluted run-off waters shall be utilized to permit groundwater recharge on the site.*

The applicant is addressing the neighbor to the south where stormwater naturally sheet flows by adding a drainage swale or LID pond to pick up water currently impacting the neighboring property

7. **Existing utilities:** *The development shall not impose an unreasonable burden on sewers, sanitary and storm drains, water lines or other public utilities.*

The proposed use will not have any impacts on the existing utilities

8. **Advertising features:** *The size, location, design, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*

The applicant does propose a new sign on the front of the site, and it will need a sign permit from the town requiring it meets the current sign standards

9. **Special features of the development:** *Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have sufficient setback and screening to provide an audio/visual buffer to minimize their adverse impact on other land uses within the development area and surrounding properties.*

The site will have an added fence to the south property abutter.

10. **Exterior lighting:** *All exterior lighting shall be designed to minimize adverse impact on neighboring properties.*

A five new lights will be added to the parking area all must be dark sky friendly and shining in a downward manner. The application states that spill over will be less than .1 foot candles

11. **Emergency vehicle access:** *Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures.*

The applicant's plans have provided for adequate access

12. **Municipal services:** *The development will not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, solid waste program, sewer treatment plant, school, open spaces, recreational programs and facilities, and other municipal service and facilities.*

No new impacts to services were identified during the review process

13. **Will not result in water or air pollution:** *In making this determination, it shall at a minimum consider: The elevation of the land above sea level and its relationship to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its attest on effluents; and the applicable state and local health and water resources regulations.*

None of the above items are impacted

14. **Has sufficient water available for the reasonable foreseeable needs of the development** *(this is usually considered to be ten years approximately).*

There is an existing well servicing the site which has been in existence for many years

15. **Will not cause an unreasonable burden on an existing water supply,** *if a municipal or community water supply is to be utilized.*

Not Applicable, the site is served by a private on site well

16. **Will not cause soil erosion or reduction in the capacity of the land to hold water** *so that dangerous or unhealthy conditions may result.*

This site is already built out

17. **Will provide for adequate sewerage waste disposal.**

The site is served by an onsite septic system

18. **Will not have adverse effects on the scenic or natural beauty of the area, aesthetics, or rare and irreplaceable natural areas.**

The site is on a State aid route, Route 236 and no new structures will be added to the site

19. **The developer has adequate financial and technical capacity to meet the above stated standards.**

This use is a cash only use due to the fact that Financial institutions may not fund them due to the lack of Federal recognition as a legal use in some areas outside of Maine

20. **Whenever situated in whole or in part within 250 feet of any pond, lake or river, will not adversely affect the quality of such body of water or affect the shoreline of such body of water, based on the standards outlined in Section 9.8.I.1.j.**

This is not applicable

21. **Low Impact Design:** *Each applicant is required to submit a statement to the Planning Board documenting proposed Low Impact Design (LID) for the site, which will help to reduce storm water volumes and help to enhance storm water quality. LID includes, but is not limited to, green roofs, rain gardens, tree wells, infiltration basins and permeable pavement.*

The applicant has provided a statement in the submission as to how they have met this standard

I, David Andreesen, certify that I am Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30 MRSA § 1917 and Title 30-A § 4401) and I further certify that this decision was approved by the Planning Board at its meeting of May 16, 2019

Approval of the Findings of Fact

Approval of the Conditions of

Approval of the

David Andreesen, Chair, Berwick Planning Board

PROPOSED LEGEND

-  PERMEABLE PAVER
-  POROUS PAVEMENT
-  RESTORED LAWN AREA
-  REVISED TREE LINE
-  WOODEN SCREEN FENCE
-  SITE SIGNAGE
-  PARKING SIGNAGE
-  DECIDUOUS TREE
-  EVERGREEN TREE
-  FLOWERING TREE
-  SHRUB PLANTING
-  PEDESTRIAN SITE LIGHTING
-  SITE LIGHTING

IMPERVIOUS CALCULATIONS:
 2,745 SF OF NEW IMPERVIOUS SURFACE
 - 1,844 SF OF IMPERVIOUS SURFACE REMOVED
 901 SF (NET) IMPERVIOUS AREA

TAX MAP R-47 / LOT 2-B
 54 Route 236
 Marnie L. Holland
 PO Box 967
 Berwick, ME 03901
 Book 11576 / Page 136

TAX MAP R-57 / LOT 56
 56 Route 236
 Amber Rochele Gallant
 & Zachary Ryan Fiel
 56 Route 236
 Berwick, ME 03901
 Book 17575 / Page 749

TAX MAP R-57 / LOT 52
 74 Route 236
 Great Works Regional Land Trust
 P.O. Box 151
 South Berwick, ME 03908
 Book 17546 / Page 813

TAX MAP R-57 / LOT 54
 66 Route 236
 Dennis & Gwen Plante
 66 Route 236
 Berwick, ME 03901
 Book 2108 / Page 865

Tax Map R-57 Lot 55
 0.94 Acres ±
 41,163 SQ. FT. ±



Silver Therapeutics

**Town of Berwick, Maine
 York County, 03901**

REVISIONS

NO	DATE	DESCRIPTION	DRAWN	CHK
0	01/23/20	CONDITIONAL USE	JGD	CS
1	03/09/20	P.B. COMMENTS	JGD	CS

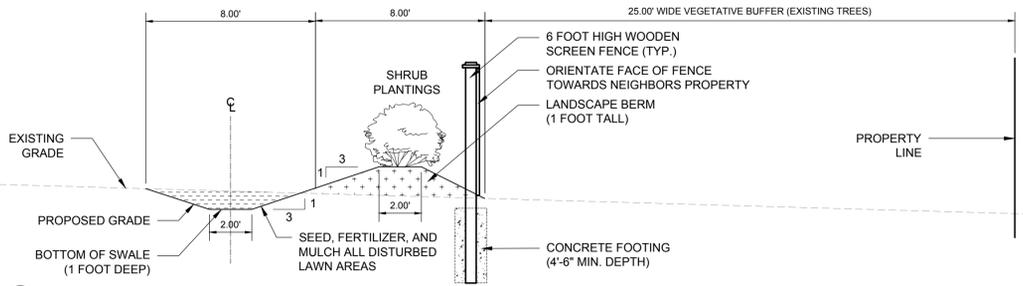
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State of Maine
 Donald F. Minnery
 ARC 4697

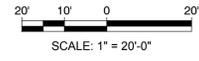
DATE: 1/23/2020
 DRAWN BY: JGD
 CHECKED BY: CS & GT
 PHASE: Conditional Use

LAYOUT & MATERIALS PLAN

LA 200



1 LANDSCAPE SWALE AND BERM DETAIL
 SCALE: 1/4" = 1'-0"



Town of Berwick
Subdivision Findings of Fact
Applicant: Jermey S. & Jennifer A. Hersom
241 Cranberry Meadow Road (Tax Map R-32 Lots 5&6)

The performance standards in this article are intended to clarify and expand upon the criteria for approval found within the subdivision statute (Title 30-A M.R.S.A., §4404). In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance standards and make findings that each has been met prior to the approval of a final plan. Compliance with the design guidelines of Article 12 shall be considered to be evidence of meeting the appropriate performance standards. Proposed subdivisions not in compliance with the design guidelines of Article 12 may be considered, but the applicant shall provide clear and convincing evidence that the proposed design will meet the performance standard(s) and the statutory criteria. In all instances the burden of proof shall be upon the applicant to present adequate information to indicate all performance standards and statutory criteria for approval have been or will be met.

The applicant had a sketch review meeting with the Planning Board on March 5th to go over the proposed amendment which is a lot split from a lot in a previously approved subdivision. The board gave the applicant several issues to consider such as the need to show test pits in relation to the well locations, try to address the lot line setback relating to the well on lot 6 so that it is not on the property line. One board member requested that the soils information show the limiting factors of the soil.

The applicant provided the information pertaining to soil test pits as well as the overall soil profile for the site. The applicant also requested the following waivers as part of the application submission:

- 1) 7.2.D.30 Stormwater management plan
- 2) 7.2.D.31 Erosion and Sedimentation Control Plan
- 3) 7.2.D.23 Hydrogeologic Assessment

The request in the application also has the reasoning why the requests should be waived. Staff recommends that the waivers be granted as part of the review.

11.1. Pollution

- A. The proposed subdivision shall not discharge wastewater to a water body without a license from the Maine Department of Environmental Protection.
- B. Discharges of storm water shall be treated to remove oil, grease, and sediment prior to discharge into surface waterbodies. When the subdivision is within the watershed of a great pond, the storm water shall be treated in order to remove excess nutrients.

The applicant has met the required standards as the use of the property is not changing and no development is occurring at this time

11.2 Sufficient Water.

A. Water Supply.

1. Any subdivision within the area designated for future public water supply service shall make provisions for connection to the public system.
2. When a subdivision is to be served by a public water system, the complete supply system within the subdivision including fire hydrants, shall be installed at the expense of the applicant. The size and location of mains, gate valves, hydrants, and service connections shall be reviewed and approved in writing by the Berwick Water Department and the fire chief.
3. When a proposed subdivision is not within the area designated for public water supply service, water supply shall be from individual wells or a private community water system.
 - a. Individual wells shall be sited and constructed to prevent infiltration of surface water, and contamination from subsurface waste water disposal systems and other sources of potential contamination.
 - b. Lot design shall permit placement of wells, subsurface waste water disposal areas, and reserve sites for subsurface waste water disposal areas in compliance with the Maine Subsurface Wastewater Disposal Rules and the Well Drillers and Pump Installers Rules

If a central water supply system is provided by the applicant, the location and protection of the source, the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144A C.M.R. 231).

- c. In areas where the comprehensive plan has identified the need for additional water storage capacity for fire fighting purposes, the applicant shall provide adequate water storage facilities. Facilities may be ponds with dry hydrants, underground storage reservoirs or other methods acceptable to the fire chief. An easement shall be granted to the municipality granting access to and maintenance of dry hydrants or reservoirs where necessary. The Board may waive the requirement for water storage only upon submittal of evidence that the soil types in the subdivision will not permit their construction or installation and that the fire chief has indicated in writing that alternate methods of fire protection are available.

Water supplies shall meet the primary drinking water standards contained in the Maine Rules Relating to Drinking Water. If existing water quality contains contaminants in excess of the

secondary drinking water standards in the Maine Rules Relating to Drinking Water, that fact shall be disclosed in a note on the plan to be recorded in the Registry of Deeds.

The applicant has met the required standards as no additional development is occurring at this time

11.3 Impact on Existing Water Supplies.

In meeting the standards of Section 11.2.A, a proposed subdivision shall not generate a demand on the source, treatment facilities or distribution system of the Berwick Water Department beyond the capacity of those system components, considering improvements that are planned to be in place prior to occupancy of the subdivision.

The applicant shall be responsible for paying the costs of system improvements to the department's system as necessary to alleviate existing deficiencies.

Not Applicable the sites are on wells

11.4 Soil Erosion.

- A. The proposed subdivision shall prevent sediment resulting from soil erosion from entering waterbodies, wetlands, and adjacent properties.
- B. The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
- C. Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

Not applicable

11.5 Traffic Conditions.

1. In general, provision shall be made for vehicular access to the subdivision and circulation within the subdivision in such a manner as to: Safeguard against hazards to traffic and pedestrians in existing streets and within the subdivision;
 2. Avoid traffic congestion on any street; and
 3. Provide safe and convenient circulation on public streets and within the subdivision.
- B. More specifically, access and circulation shall also conform to the following standards.
1. The vehicular access to the subdivision shall be arranged to avoid through traffic use of existing streets which are classified as residential access streets.
 2. The street giving access to the subdivision and neighboring streets and

intersections which can be expected to carry traffic generated by the subdivision shall have the capacity or be suitably improved to accommodate that traffic and avoid unreasonable congestion. No subdivision shall reduce the Level of Service (LOS) of the street giving access to the subdivision and neighboring streets and intersections to “E” or below, unless the comprehensive plan has indicated that Levels of Service “E” or “F” are acceptable for that street or intersection.

3. Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage roads, sidewalks, bicycleways and traffic controls within existing public streets.
4. Accessways to non-residential subdivisions or to multifamily dwellings shall be designed to avoid queuing of entering vehicles on any street. Left lane storage capacity shall be provided to meet anticipated demand. A study or analysis to determine the need for a left-turn storage lane shall be done.
5. Where topographic and other site conditions allow, provision shall be made for street connections to adjoining lots of similar existing or potential use within areas of the municipality designated as growth areas in the comprehensive plan; or in non-residential subdivisions when such access shall be provided if it will:
 - a. Facilitate fire protection services as approved by the fire chief; or
 - b. Enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a public street.

6. Street Names, Signs and Lighting.

Streets which join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the municipality, and shall be subject to the approval of the requirements of the addressing ordinance. No street name shall be the common given name of a person. The developer shall either install street name, traffic safety and control signs meeting municipal specifications or reimburse the municipality for the costs of their installation. Street lighting shall be installed as approved by the Board.

7. Clean-up.

During street construction, the developer or contractor shall conduct a thorough clean-up of stumps and other debris from the entire street right-of-way. If on-site disposal of the stumps and debris is proposed, the site shall be indicated on the plan, and be suitably covered with fill and topsoil, limed, fertilized, and seeded.

Not applicable

11.6 Sewage Disposal.

A. Public System.

1. Any subdivision located within 1500 feet of a public sanitary sewer line and within the area designated in the comprehensive plan for future public sewage disposal service shall be connected to the Berwick Sewer District.
2. When a subdivision is proposed to be served by the Berwick Sewer District, the complete collection system within the subdivision, including manholes and pump stations, shall be installed at the expense of the applicant.
3. The Berwick Sewer District shall certify that providing service to the proposed subdivision is within the capacity of the system's existing collection and treatment system or improvements planned to be completed prior to the construction of the subdivision.
4. The Berwick Sewer District shall review and approve the construction drawings for the sewerage system. The size and location of laterals, collectors, manholes, and pump stations shall be reviewed and approved in writing by the Berwick Sewer District.

B. Private Systems.

1. When a proposed subdivision is not within the area designated for public sewage disposal service in the comprehensive plan, connection to the public system may not be permitted. Sewage disposal shall be private subsurface waste water disposal systems or a private treatment facility with a licensed surface discharge.
2. The applicant shall submit evidence of site suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules.
 - a. The site evaluator shall certify in writing that all test pits which meet the requirements for a new system represent an area large enough for a disposal area on soils which meet the Disposal Rules.
 - b. On lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve area shall be shown on the plan and restricted so as not to be built upon.
 - c. In no instance shall a disposal area be on a site which requires a New System Variance from the Subsurface Wastewater Disposal Rules.

Not applicable

11.7 Solid Waste.

The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.

Not applicable

11.8 Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline.

A. Preservation of Natural Beauty and Aesthetics.

1. The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan.
2. Except in areas of the municipality designated by the comprehensive plan as growth areas, the subdivision shall be designed to minimize the visibility of buildings from existing public roads.
3. The Board may require the application to include a landscape plan that will show the preservation of any existing trees larger than 24 inches diameter breast height, the replacement of trees and vegetation, and graded contours.
4. When a proposed subdivision street traverses open fields the plans shall include the planting of street trees.

B. Retention of Open Spaces and Natural or Historic Features.

1. If any portion of the subdivision is located within an area designated by the comprehensive plan as open space or greenbelt, that portion shall be reserved for open space preservation.
2. If any portion of the subdivision is located within an area designated as a unique natural area by the comprehensive plan or the Maine Natural Areas Program the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation.
3. If any portion of the subdivision is designated a site of historic or prehistoric importance by the comprehensive plan or the Maine Historic Preservation Commission, appropriate measures for the protection of the historic or prehistoric resources shall be included in the plan.
4. The subdivision shall reserve sufficient undeveloped land to provide for the recreational needs of the occupants. The percentage of open space to be reserved shall depend on the identified needs for outdoor recreation in the portion of the municipality in which the subdivision is located according to the comprehensive plan, the proposed lot sizes within the subdivision, the expected demographic makeup of the occupants of the subdivision, and the site characteristics.
 5. Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended.
 6. Reserved open space land may be dedicated to the municipality.

C. Protection of Significant Wildlife Habitat.

If any portion of a proposed subdivision lies within:

1. 250 feet of the following areas identified and mapped by the Department of Inland Fisheries and Wildlife or the comprehensive plan as:
 - a. Habitat for species appearing on the official state or federal lists of endangered or threatened species;
 - b. High and moderate value waterfowl and wading bird habitats, including nesting and feeding areas;
 - c. Shorebird nesting, feeding and staging areas and seabird nesting islands;
 - d. Critical spawning and nursery areas for Atlantic sea run salmon as defined by the Atlantic Sea Run Salmon Commission; or
 2. 1,320 feet of an area identified and mapped by the Department of Inland Fisheries and Wildlife as a high or moderate value deer wintering area or travel corridor;
 3. Or other important habitat areas identified in the comprehensive plan, the applicant shall demonstrate that there shall be no adverse impacts on the habitat and species it supports. A report prepared by a wildlife biologist certified by the Wildlife Society with demonstrated experience with the wildlife resource being impacted shall be submitted. This report shall assess the potential impact of the subdivision on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the subdivision will have no adverse impacts on the habitat and the species it supports.
- D. Any existing public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space with provisions made for continued public access.

Not applicable

11.9 Conformance with Zoning Ordinance and Other Land Use Ordinances.

All lots shall meet the minimum dimensional requirements of the zoning ordinance for the zoning district in which they are located. The proposed subdivision shall meet all applicable performance standards or design criteria from the zoning ordinance.

All of the standards for sections 11.9 have been met by the submission of the survey of the subdivision which notes total lot areas after adjustment. Each lot is approximately a minimum of 90,484 square feet or more (where the minimum requirement is 90,000 square feet)

11.10 Financial and Technical Capacity.

A. Financial Capacity.

The applicant shall have adequate financial resources to construct the proposed improvements and meet the criteria of the statute and the standards of these regulations. When the applicant

proposes to construct the buildings as well as the subdivision improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation.

B. Technical Ability.

1. The applicant shall retain qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed subdivision.
2. In determining the applicant's technical ability the Board shall consider the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of violations of previous approvals granted to the applicant.

Not applicable as the applicant is not proposing any improvements or infrastructure on the site.

11.11 Impact on Water Quality or Shoreline.

Cutting or removal of vegetation along waterbodies shall not increase water temperature, result in shoreline erosion or sedimentation of waterbodies.

Not applicable

11.12 Impact on Ground Water Quality or Quantity.

A. Ground Water Quality.

1. When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:
 - a. A map showing the basic soils types.
 - b. The depth to the water table at representative points throughout the subdivision.
 - c. Drainage conditions throughout the subdivision.
 - d. Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.
 - e. An analysis and evaluation of the effect of the subdivision on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the subdivision, or at the subdivision boundaries; or at a distance of 1,000 feet from potential contamination sources, whichever is a shortest distance.
 - f. A map showing the location of any subsurface waste water disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.

2. Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
3. No subdivision shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Water Standards. No subdivision shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards.
4. If ground water contains contaminants in excess of the primary standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.
5. If ground water contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.
6. Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells or other measures to reduce ground water contamination and protect drinking water supplies are recommended in the assessment, those standards shall be included as a note on the final plan, and as restrictions in the deeds to the affected lots.

B. Ground Water Quantity.

1. Ground water withdrawals by a proposed subdivision shall not lower the water table beyond the boundaries of the subdivision.
2. A proposed subdivision shall not result in a lowering of the water table at the subdivision boundary by increasing runoff with a corresponding decrease in infiltration of precipitation.

Acceptable soil information has been provided and a hydrogeologic analysis has been waived by the Planning Board

11.13 Floodplain Management.

When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency:

- A. All public utilities and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damages.
- B. Adequate drainage shall be provided so as to reduce exposure to flood hazards.
- C. The plan shall include a statement that structures in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation. Such a restriction shall be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not

limited to
a time-share interest. The statement shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on the plan.

Not applicable

11.14 Identification of Freshwater Wetlands.

Freshwater wetlands shall be identified in accordance with the *1987 Corps of Engineers Wetland Delineation Manual*, published by the United States Army Corps of Engineers.

Not applicable

11.15 Storm Water Management.

- A. Adequate provision shall be made for the management of the quantity and quality of all storm water generated within the subdivision, and any drained ground water through a management system of swales, culverts, underdrains, storm drains and best management practices equivalent to those described in the *Stormwater Management for Maine manual*, published by the Maine Department of Environmental Protection, January 2006, in conformance with the policies of the comprehensive plan. The storm water management system shall be designed to meet the standards in the Town of Berwick's Appendix A – Storm Water Runoff Design Criteria of the Subdivision Regulations.
- B. Where necessary to achieve the above standards, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. Wherever the storm drainage system is not within the right-of-way of a public street, perpetual easements shall be provided to the municipality allowing maintenance and improvement of the system.

The applicant requested a waiver and one was granted

11.16 Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services.

- A. All open space common land, facilities and property shall be owned by:
 - 1. The owners of the lots or dwelling units by means of a lot owners' association;
 - 2. An association which has as its principal purpose the conservation or preservation of land in essentially its natural condition; or
 - 3. The municipality.
- B. Further subdivision of the common land or open space and its use for other than non-commercial recreation, agriculture, or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to non-commercial recreational or conservation uses may

be erected on the common land. When open space is to be owned by an entity other than the municipality, there shall be a conservation easement deeded to the municipality prohibiting future development.

- C. The common land or open space shall be shown on the final plan with appropriate notations on the plan to indicate:
 - 1. It shall not be used for future building lots; and
 - 2. Which portions of the open space, if any, may be dedicated for acceptance by the municipality.
 - 3. The specific common property and/or facilities that the developer, subdivider or homeowners' association is responsible for maintaining
 - 4. The developer or subdivider shall maintain control of the common property, and be responsible for its maintenance until two thirds (2/3) of the entire subdivision has been occupied.

- D. The final plan application shall include the following:
 - 1. Covenants for mandatory membership in the lot owners' association setting forth the owners' rights, interests, and privileges in the association and the common property and facilities, to be included in the deed for each lot or dwelling.
 - 2. Draft articles of incorporation of the proposed lot owners' association as a not- for-profit corporation; and
 - 3. Draft by-laws of the proposed lot owners' association specifying the responsibilities and authority of the association, the operating procedures of the association and providing for proper capitalization of the association to cover the costs of major repairs, maintenance and replacement of common facilities.

- E. In combination, the documents referenced in paragraph D above shall provide for the following.
 - 1. The developer or subdivider shall maintain control of the common property, and be responsible for its maintenance until two thirds (2/3) of the entire subdivision has been occupied.
 - 2. The homeowners' association shall have the responsibility of maintaining the common property or facilities. The deed restrictions must specify that maintenance of privately owned stormwater management facilities will be conducted and certified to the Town in accordance with Article 7.22 of the Town's Land Use Ordinance.
 - 3. The association shall levy annual charges against all owners of lots or dwelling units to defray the expenses connected with the maintenance, repair and replacement of common property and facilities and tax assessments.

4. The association shall have the power to place a lien on the property of members who fail to pay dues or assessments.

Not applicable Since no land dedication is proposed

11.17 Phosphorus Impacts on Great Ponds.

A. Phosphorus Export.

1. Any subdivision within the watershed of a great pond shall limit its post development phosphorus export to the standards contained in Table 11.17-1, dependent on the great pond in whose watershed the subdivision is located.

Table 11.17-1. Post Development Phosphorus Export

Lake	Water Quality Protection		Projected Watershed Development (50 yr.)		Allowable Phosphorus
	Category	Level	(%)	(acres)*	
	<u>Export/Acre (lbs.)*</u>				
Beaver Dam	moderate/sensitive	medium	25%	182	.034
Hatfield Lake	moderate/sensitive	medium	25%	175	.063

*If the proposed development is greater than 25% of the projected area of watershed development, the allowable phosphorus export per acre must be adjusted using appendix F, of the Department of Environmental Protection manual *Phosphorus Control in Lake Watershed: A Technical Guide for Evaluating Development*, revised September 1992.

The Board shall keep an accurate record of permits issued by watershed and shall notify the comprehensive planning committee of the actual development rates at five year intervals, as the comprehensive plan is revised. The above table shall be amended as required by amendments to the comprehensive plan, reflecting changes in expected development rates.

2. Simplified Phosphorus Review.

The simplified review may be used for a

- a. Proposed subdivision of three or four lots with less than 200 feet of new or upgraded street with a cumulative driveway length not to exceed 450 feet for a three lot subdivision or 600 feet for a four lot subdivision;
- b. Proposed subdivision of three or four lots with no new or upgraded street with a cumulative driveway length not to exceed 950 feet for three lot subdivisions or 1,100 feet for four lot subdivisions; or
- c. Proposed subdivision consisting of multi-family dwellings that have less than 20,000 square feet of disturbed area including building

parking, driveway, lawn, subsurface waste water disposal systems, and infiltration areas, and new or upgraded streets not exceeding 200 linear feet.

A proposed subdivision which creates lots which could be further divided such that five or more lots may result shall be subject to the standard review procedures unless there are deed restrictions prohibiting future divisions of the lots. Standard Review.

This section shall apply to proposed subdivisions which do not qualify for the simplified review. Phosphorus export from a proposed development shall be calculated according to the procedures in *Volume II - Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, of the *Stormwater Management for Maine* manual published by the Maine Department of Environmental Protection, January 2008. When a proposed subdivision creates lots which are more than twice the required minimum lot size and there are no deed restrictions proposed to prohibit future divisions, the applicant shall either calculate phosphorus loading based on the maximum feasible number of lots, and shall design controls adequate to limit the resulting phosphorus loading, or shall reserve a portion of the permitted phosphorus export for future divisions.

3. Maintenance and Use Restrictions for Phosphorus Control Measures.

Provisions for monitoring, inspections, and maintenance of phosphorus control measures shall be included in the application.

a. Vegetative Buffer Strips.

Individual lot owners shall be required to maintain buffer areas on their individual lots in accordance with the following standards, to be specified in recorded deed restrictions and as notes on the plan. Where a vegetative buffer strip is to be owned in common by property owners in the subdivision, documentation establishing the lot owners' association shall include the following standards.

i. Wooded Buffers.

Maintenance provisions for wooded buffers shall provide for either of the following two options.

(a) No Disturbance.

Maintenance and use provisions for wooded buffer strips which are located on hydrologic soil group D soils and within 250 feet of the great pond or a tributary, or which are located on slopes over 20% shall include the following.

[1] Buffers shall be inspected annually for evidence of erosion or concentrated flows through or around the buffer. All eroded areas must be seeded and mulched. A shallow stone trench must be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.

[2] All existing undergrowth (vegetation less than four feet high), forest floor duff layer, and leaf litter must remain undisturbed and intact, except that one winding walking path, no wider than six feet, is allowed through the buffer. This

path shall not be a straight line to the great pond or tributary and shall remain stabilized.

[3] Pruning of live tree branches that do not exceed 12 feet above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.

[4] No cutting is allowed of trees except for normal maintenance of dead, wind blown, or damaged trees.

[5] Buffers shall not be used for all-terrain vehicle or vehicular traffic.

(b) Limited Disturbance.

Maintenance and use provisions for other buffer strips may include the following:

[1] There shall be no cleared openings. An evenly distributed stand of trees and other vegetation shall be maintained.

[2] Activity within the buffer shall be conducted to minimize disturbance of existing forest floor, leaf litter and vegetation less than four feet in height. Where the existing ground cover is disturbed and results in exposed mineral soil, that area shall be immediately stabilized to avoid soil erosion.

[3] Removal of vegetation less than four feet in height is limited to that necessary to create a winding foot path no wider than six feet. This path shall not be a straight line to the great pond or a tributary. The path must remain stabilized.

[4] Pruning of live tree branches that do not exceed 12 feet in height above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.

[5] Where the removal of storm-damaged, diseased, unsafe, or dead trees results in a cleared opening, those openings shall be replanted with native trees at least three feet in height unless existing new tree growth is present.

[6] Buffers shall not be used for all terrain vehicle or vehicular traffic. ii. Non-wooded Buffers.

- (a) Non-wooded buffers may be allowed to revert or to be planted to forest, in which case the standards above shall apply.
- (b) A buffer must maintain a dense, complete and vigorous cover of “non-lawn” vegetation which shall be mowed no more than once a year. Vegetation may include grass, other herbaceous species, shrubs and trees
- (c) Activity within the buffer shall be conducted so as to prevent damage to vegetation and exposure of mineral soil. Burning of vegetation shall be prohibited.
- (d) Buffers shall not be used for all-terrain vehicles or other vehicular traffic.

b. Infiltration Systems.

Individual lot owners shall be responsible for maintenance of individual infiltration systems according to the standards specified in Article 7.22 of the Town's Land Use Ordinance. Requirements for maintenance shall be included in the deed restrictions and as noted upon the plan. As an alternative to maintenance by individual lot owners, the applicant may designate some other entity to be contracted to take the responsibility, and shall include the above referenced maintenance provisions in any contractual agreement. Where infiltration systems serve more than one lot, a lot owners' association shall be established and the above referenced maintenance provisions shall be referenced in the documentation establishing the association.

c. Wet Ponds.

A lot owners' association shall be established to maintain wet ponds, unless the municipality or some other public entity agrees to assume inspection and maintenance duties. Documentation establishing the association or establishing an agreement with a public entity shall include the maintenance standards specified in Article 7.22 of the Town's Land Use Ordinance.

Not applicable since non are proposed

I, David Andreesen, certify that I am Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30 MRSA § 1917 and Title 30-A § 4401) and I further certify that this decision was approved by the Planning Board at its meeting of April 2, 2020 with the following waivers:

- 1)7.2.D.30 Stormwater management plan
- 2)7.2.D.31 Erosion and Sedimentation Control Plan
- 3)7.2.D.23Hydrogeologic Assessment

And no conditions

Completeness:

Application:

Final Plan Approval:

David Andreesen, Chair, Berwick Planning Board

April 2, 2020

Planning Board Application

**SUBDIVISION OF LAND OF
JEREMY AND JENNIFER HERSOM
BERWICK, MAINE**

Prepared for

**Jeremy & Jennifer Hersom
241 Cranberry Meadow Road
Berwick, ME 03901**

March 2020

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**CIVIL
CONSULTANT
S**

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

Transmittal

James Bellissimo

Planning Board, Town of Berwick

11 Sullivan St,

Berwick, Me 03901

Date: March 31, 2020

Job No. 2011100

Attention

We are sending you attached prints other
 shop drawings copy of letter specifications under separate
 plans work sheets change order cover (via)

<i>copies</i>	<i>date</i>	<i>pages</i>	<i>description</i>
10	3/13/20	1	11x17 Preliminary Plan RE Jeremy Hersom Subdivision
2	3/13/20	1	Sketch Plan
10	3/16/20		Preliminary application and supporting materials for a major subdivision
			(re-division)
			Check - \$300 Application fee

These are transmitted as checked below:

for approval for your use as requested for review & comment
 submit copies for distribution for your information prints returned after loan to us

Remarks: James,
Enclosed are materials related to a proposed subdivision of Jeremy and Jennifer Hersom, 241 Cranberry Meadow Road (tax map 32, lot 15). We are proposing to divide their land into two lots. The parent parcel went through two prior divisions both approved by the town. The present division will constitute the 5 and 6th parcels. Please put this project on the agenda for the next available planning board meeting.

Copies: _____

Signed: _____

Christopher H. Mende PLS



**CIVIL
CONSULTANTS**

January 27, 2020

Engineers

Planners

Surveyors

P.O. Box 100

293 Main Street

South Berwick

Maine

03908

207-384-2550

Jeremy & Jennifer Hersom
241 Cranberry Meadow Road
Berwick, ME 03901

Re: proposed subdivision of property at 241 Cranberry Meadow Road, Tax Map R032,
Lot 15

Jeremy & Jennifer:

Thank you for meeting with me last week to discuss your plans to subdivide the subject property. I am in the process of preparing a Sketch Plan to submit to the Berwick Planning Board. That Board meets on the 1st and 3rd Thursdays of each month at 7:00 PM in the Town office. Application materials must be submitted two weeks in advance. The next meetings available to us will be on February 20. In order to be on the agenda for that meeting we will be required to submit materials by February 6.

✓ I have enclosed a draft copy of the plan that I intend to submit. Please let me know if the lot configuration needs to be altered.

We will provide services on a time and materials basis in accordance with the enclosed fee schedule. Copies, mileage, postage, application fees and other non-labor costs will be billed in addition to labor. In addition to our fee schedule, I have enclosed our standard Terms and Conditions; these will govern our contractual relationship. For a project of small scope such as this one, we will bill after the preliminary application is accepted by the Board and then again on completion. The final, approved plan will not be recorded until we have received final payment.

If you have questions, please call me at 207-384-2550. Please sign, date and return a copy of this letter to us as your authorization to proceed. It will also serve as your authorization, for the Town, for us to represent you at Planning Board meetings.

Sincerely,
CIVIL CONSULTANTS

Christopher H. Mende, PLS
Vice President

Authorization:
J:\aaa\2020\2019\100\200127-letter.docx

2.2.20

date: 2.2.20

Town of Berwick

11 Sullivan Street, Berwick, Maine 03901
Phone: (207) 698-1101 Fax: (207) 698-5181
Website: www.berwickmaine.org

APPLICATION FOR SUBDIVISION

Major Subdivision

Preliminary Plan

Minor Subdivision

Final Plan

APPLICANT INFORMATION

1. Name of Property Owner Jeremy & Jennifer Herson
Address 241 Cranberry Meadow Road
Berwick, ME 03901
Telephone 603-767-2416
2. Name of Applicant Same
Address _____
Telephone _____
3. Is Applicant a Corporation? No Attach Documentation
4. Authorized Agent's Name Civil Consultants
Address Christopher H. Mende, P.L.S
293 Main street
PO BOX 100
South Berwick, ME 03908
Telephone 207-384-2550
5. Persons Preparing Plan:
Surveyor Christopher H. Mende, P.L.S.
State of Registration ME Reg No 1302
Engineer Thomas Harmon, P.E.
State of Registration ME Reg No 2977
Soil Scientist Kenneth Gardner
State of Registration ME Reg No 61

6. Persons to whom all correspondence concerning this application should be sent Christopher H. Mende, P.L.S.
Address Same
Telephone _____
7. What legal interest does the applicant have in the property to be developed? Owner (YCRD 16403/737)
Attach evidence of interest (Deed, option, purchase and sale contract, etc.)
8. What interest does the owner or applicant have in any abutting property? None

LAND INFORMATION

9. Location of Property 241 Cranberry Meadow Rd
Registry of Deeds: Book 16403 Page 737
Berwick Tax Maps: Map R-32 Lot 15
10. Land Use District in which property located is located? R2
11. Is any part of the property located in the Shoreland Overlay District? No The Aquifer Protection District? No
12. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? No
13. Does any part of the property contain wetlands as identified by the National Wetlands Inventory, US Department of the Interior? No
14. Total acreage 8.37 Acreage to be developed 8.37

15. Does the parcel include or abut any brooks, streams, or other water bodies? No
Identify them by name, if known Some Forested Wetlands Present

16. What is the current use of the land? Residential - One Single Family Home

17. Has the land been part of a prior approved subdivision Yes
Name See Reference Plans 1, 2, & 3 Date 3/06/97
3/21/02
4/18/02

18. Has the parcel been divided or has any portion of the land been conveyed for any purpose within the past five years? No

19. Indicate the nature of any restrictive covenants to be placed in the deeds None

20. List below the names and addresses of abutting property owners to include those across any road or street.

See Attachment

GENERAL INFORMATION

- Subdivision of Land of Jeremy S.
& Jennifer A. Hersom
21. Proposed Name of Development & Jennifer A. Hersom
22. Number of lots or units 2 (Lots 5 & 6 Of Divisions back to 1997)
23. Anticipated date for construction Single Lot to be offered for sale 2020
24. Anticipated date of completion To be determined by lot buyer
25. Does this development require extension of public infrastructure? No
- If yes, check which items
- | | |
|--------------------------------------|-----------------------------------------|
| <u> </u> Roads | <u> </u> Storm Drainage |
| <u> </u> Sidewalks | <u> </u> Water Lines |
| <u> </u> Sewer Lines | <u> </u> Fire Protection Equipment |
| <u> </u> Other (Identify) _____ | |
26. Estimated cost of infrastructure improvements \$0
-
27. Method of water supply to the proposed development
- x individual wells
- central well with distribution lines
- connection to public water system
- other _____
28. Method of sewage disposal for the proposed development
- x individual septic tanks
- central on-site disposal with collection lines
- connection to public sewer system
- other _____
29. Method of fire protection for the proposed development
- hydrants connected to the public water system
- dry hydrants located on an existing water body
- existing fire pond
- x other Pumper Trucks - 13,000 gallon pool on Lot 5

30. Does the applicant propose to dedicate to the public any streets, recreation areas, resource protection or other common lands? No If yes, complete the following:

Streets / Estimated length _____

Recreation / Estimated acreage None

Resource Protection / Acreage _____

Common lands / Acreage _____

31. Does the applicant intend to request waivers of any of the subdivision regulations? Yes If yes, identify each item separately and state the reason for the request 1) Section 7.2.D.30 Stormwater Management Plan

2) Section 7.2.D.31 Erosions & Sedimentation Plan

Reasons - a) Project is not in the watershed of a great pond
b) The project does not involve grading that changes drainage patterns
c) The project will not increase impervious surfaces (roofs & driveways by 5% or more)

3) Section 7.2.D.23 Hydro geological Assessment

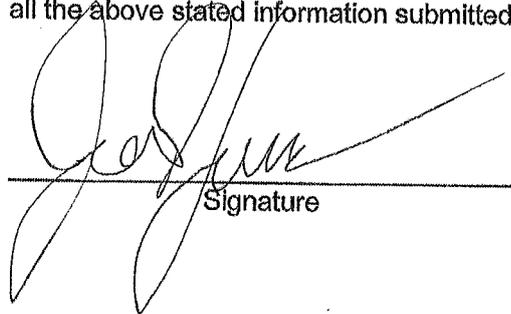
Reasons - a) Not located over aquifer

b) Lots 1-6 have average density less than 1 unit/100,000 s.f.

32. Has the applicant received any variance from the requirements of the Land Use Ordinance? No If yes, what? None

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

Date 3/16/2020 Applicant _____ Signature



RETURN TO:

Jeremy S. Hersom and Jennifer A. Hersom
241 Cranberry Meadow Road
Berwick, ME 03901

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Bonnie L. Black whose address is 241 Cranberry Meadow Road, Berwick, ME 03901, for consideration paid, grant(s) to Jeremy S. Hersom and Jennifer A. Hersom, whose mailing address is 92 Pine Hill Road, Berwick, ME 03901, as joint tenants, with WARRANTY COVENANTS, the real property situated in Berwick in the County of York and State of Maine more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Meaning and intending to describe and convey the same premises as conveyed to Bonnie L. Black by Deed of Matthew J. Fischer and Susan M. Fischer dated September 12, 2003 and recorded with the York County Registry of Deeds in Book 13469, Page 0180.

IN WITNESS WHEREOF, this 31st day of August, 2012.

B. L. Black

Bonnie L. Black

State of Maine
County of York

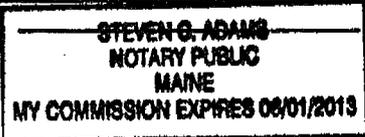
On this 31st day of August, 2012, personally appeared, before me, the above named Bonnie L. Black, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Steven Adams

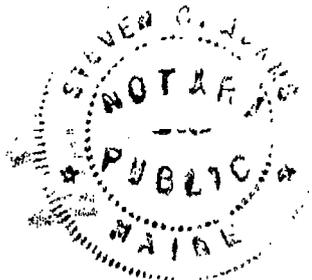
Justice of the Peace/Notary Public/Attorney at Law

Print Name:

My commission expires



SEAL



Maine R.E. Transfer Tax Paid

EXHIBIT "A"
LEGAL DESCRIPTION

The land, together with all buildings thereon, situated in Berwick, County of York, State of Maine and being shown as MAP-R-32 Lot 15 on a plan entitled "RESUBDIVISION OF EMERY SUBDIVISION for Sue & Matthew Fischer, Scale: 1"=50', dated March 13, 2002, prepared by Civil Consultants and approved by the Berwick Planning Board on March 21, 2002, and recorded with the York County Registry of Deeds in Plan Book 268, Page 23, to which plan reference is made for a more particular description.

Subject to all matters as set forth on the above-referenced plan.

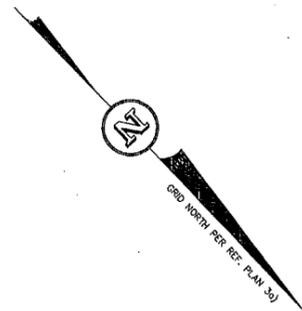
Subject to any rights, rights of way, reservations, easements, restrictions, covenants, conditions and other matters of record in said Registry.

End of Document

2P-7 STEWART TITLE
110 CORPORATE DR.
POBTS, NH 03801

File Number: 01156-2269
SEH ME Warranty Deed

Page 2 of 2



n/f KENNETH VINCENT
BOOK 6462, PAGE 42
TAX MAP 37, LOT 1

n/f ELAINE B. HODSDON
BOOK 5160, PAGE 200
TAX MAP 37, LOT 6A-1

n/f OSCAR & VIVIAN HUSSEY
BOX 633
BERWICK, ME 03901
BOOK 4742, PAGE 151
TAX MAP 32, LOT 17A

YORK, ss DEPT. OF DEEDS
Registered Mar 1 1997
at 9 n 39 m 4 M, and
Filed in Plan Book 232 page 30
ATTEST: *Lois M. Chase*
Register

n/f ANDREW B. HODSDON
BOOK 6699, PAGE 63
TAX MAP 37, LOT 6A-7

TOWN of BERWICK
PLANNING BOARD APPROVAL

RHS
John P. Williams
Edith A. Williams 3/6/97

n/f JOHN & BEVERLY WALKER
226 CRANBERRY MEADOW RD.
BERWICK, ME 03901
BOOK 2114, PAGE 342
TAX MAP 31, LOT 3

n/f GEORGE H. Sr. & CHRISTINE A. PERRAULT
233 CRANBERRY MEADOW RD.
BERWICK, ME 03901
BOOK 7165, PAGE 340
TAX MAP 31, LOT 2

LEGEND

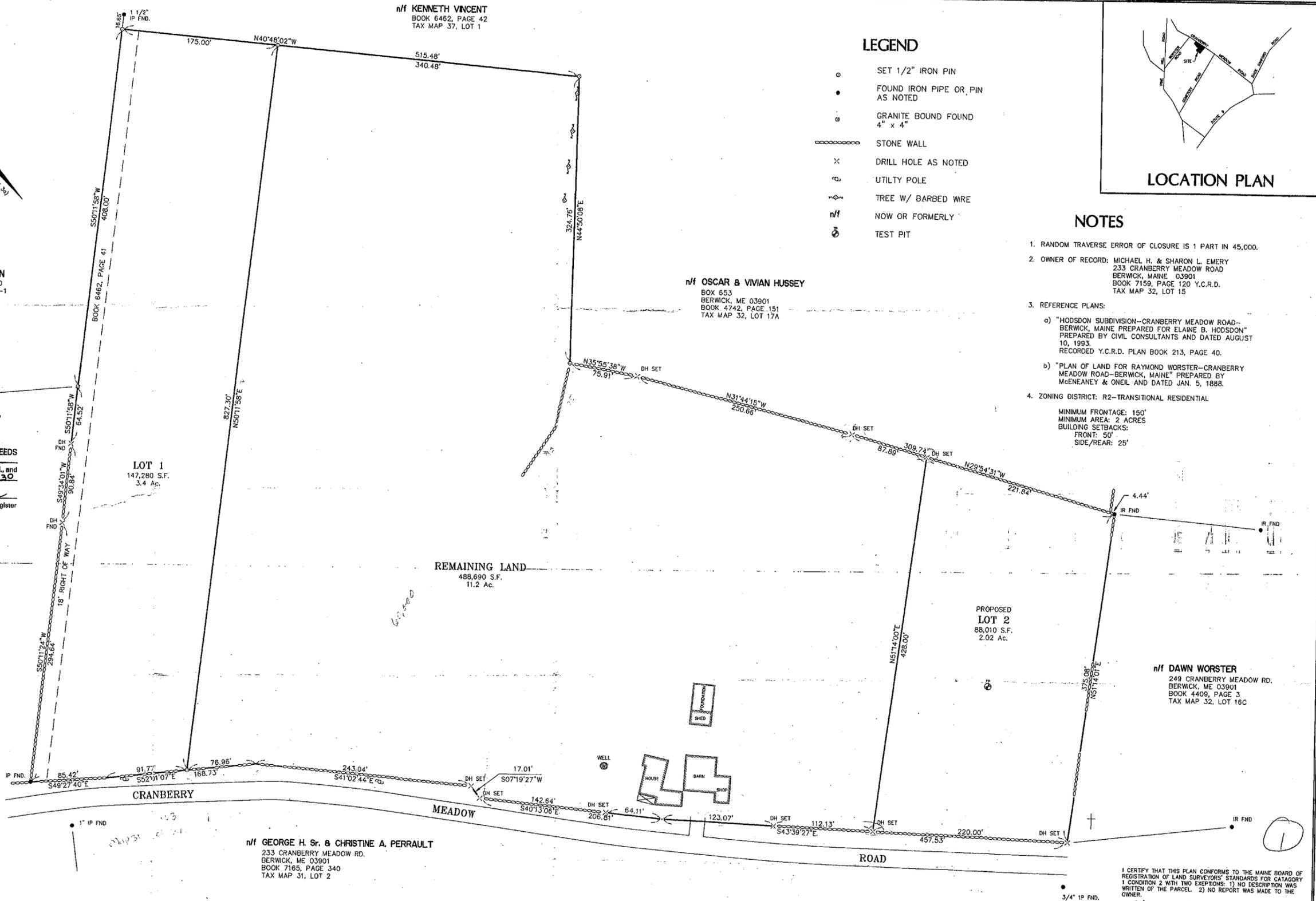
- SET 1/2" IRON PIN
- FOUND IRON PIPE OR PIN AS NOTED
- GRANITE BOUND FOUND 4" x 4"
- STONE WALL
- × DRILL HOLE AS NOTED
- ⊕ UTILITY POLE
- TREE W/ BARBED WIRE
- n/f NOW OR FORMERLY
- ⊗ TEST PIT



LOCATION PLAN

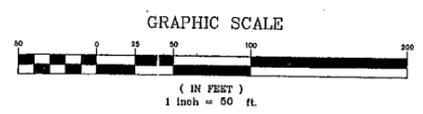
NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS 1 PART IN 45,000.
2. OWNER OF RECORD: MICHAEL H. & SHARON L. EMERY
233 CRANBERRY MEADOW ROAD
BERWICK, MAINE 03901
BOOK 7159, PAGE 120 Y.C.R.D.
TAX MAP 32, LOT 15
3. REFERENCE PLANS:
a) "HODSDON SUBDIVISION-CRANBERRY MEADOW ROAD-BERWICK, MAINE PREPARED FOR ELAINE B. HODSDON" PREPARED BY CIVIL CONSULTANTS AND DATED AUGUST 10, 1993. RECORDED Y.C.R.D. PLAN BOOK 213, PAGE 40.
b) "PLAN OF LAND FOR RAYMOND WORSTER-CRANBERRY MEADOW ROAD-BERWICK, MAINE" PREPARED BY McENEANEY & ONEIL AND DATED JAN. 5, 1888.
4. ZONING DISTRICT: R2-TRANSITIONAL RESIDENTIAL
MINIMUM FRONTAGE: 150'
MINIMUM AREA: 2 ACRES
BUILDING SETBACKS:
FRONT: 50'
SIDE/REAR: 25'



I CERTIFY THAT THIS PLAN CONFORMS TO THE MAINE BOARD OF REGISTRATION OF LAND SURVEYORS' STANDARDS FOR CATEGORY 1 CONDITION 2 WITH TWO EXCEPTIONS: 1) NO DESCRIPTION WAS WRITTEN OF THE PARCEL. 2) NO REPORT WAS MADE TO THE OWNER.
3/4" 1P FND.
Thomas P. Ely

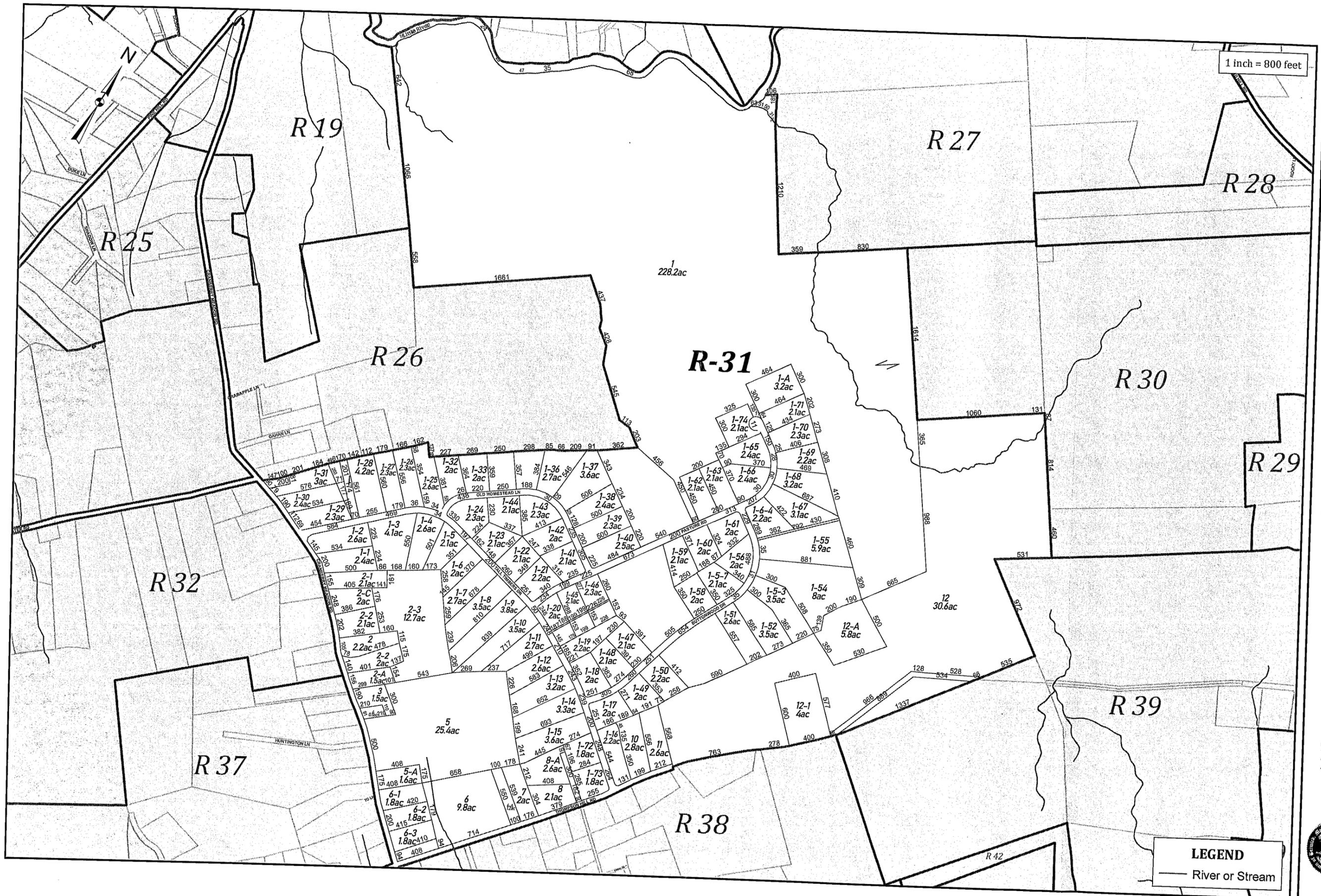
ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



PREPARED BY:
Atlantic survey company
SURVEYORS ENGINEERS PLANNERS SERVING NEW HAMPSHIRE & MAINE
1 Jenkins Road, Lee, New Hampshire 03824 (603)659-8939

SCALE: 1" = 50' DATE: 4/11/96
FIELDWORK BY: TF, AF 3/5/97
DESIGNED BY: AF, TF 3/5/97
CAD FILE: 98108-1 3/5/97
PROJECT No.: 981081
SHEET 1 OF 1

SUBDIVISION of LAND
PREPARED FOR
MICHAEL & SHARON EMERY
LOCATED ON
CRANBERRY MEADOW ROAD, BERWICK, MAINE



1 inch = 800 feet

R-31



NOTE: MAP REFLECTS CHANGES AS OF APRIL, 2018

PROPERTY MAP
BERWICK
MAINE

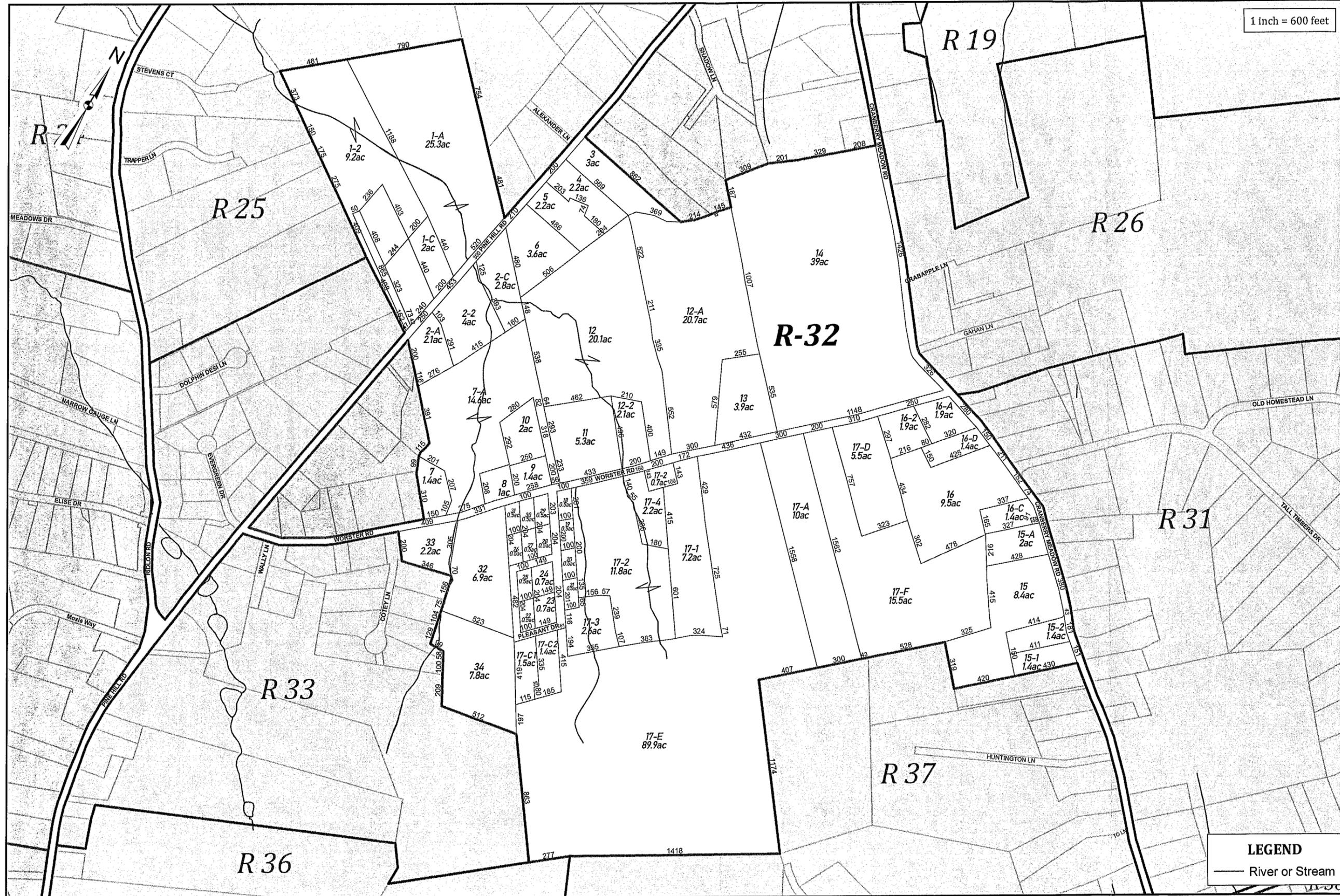
ALL DIMENSIONS ARE IN FEET.
MAP SCALE MAY VARY WITH PAGE.
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

Label Format:
Block - Lot Number
Assessed Acreage



LEGEND
— River or Stream

1 inch = 600 feet



R-32

Northern Forests, LLC
GIS/GPS Mapping Services



NOTE: MAP REFLECTS
CHANGES AS
OF APRIL, 2018

PROPERTY MAP BERWICK MAINE

ALL DIMENSIONS ARE IN FEET
MAP SCALE MAY VARY WITH PAGE.
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

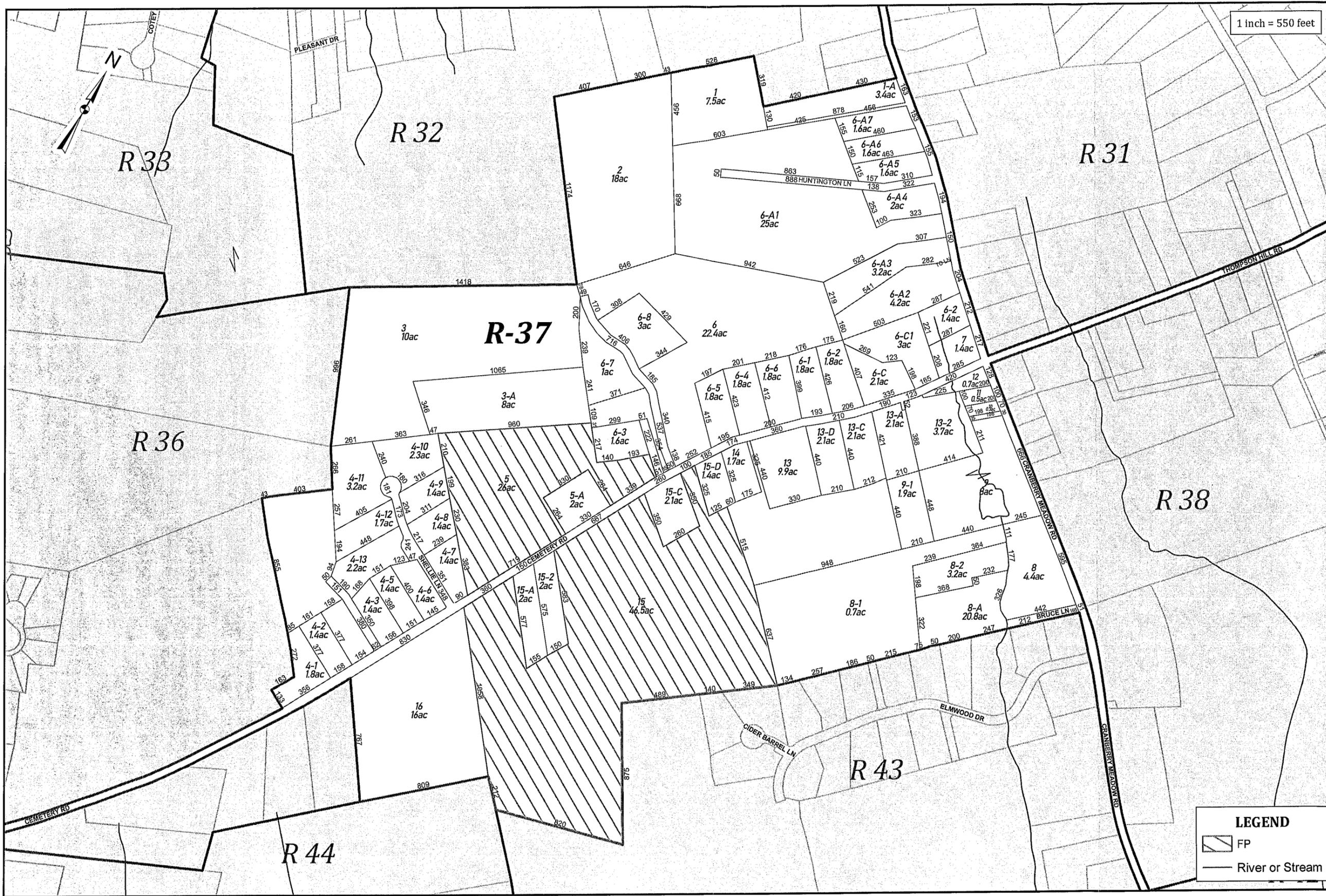
Label Format:
Block - Lot Number
Assessed Acreage



LEGEND

— River or Stream

1 inch = 550 feet



LEGEND

 FP

 River or Stream

R-37

Northern Forests, LLC
GIS/CS Mapping Services



NOTE: MAP REFLECTS
CHANGES AS
OF APRIL, 2018

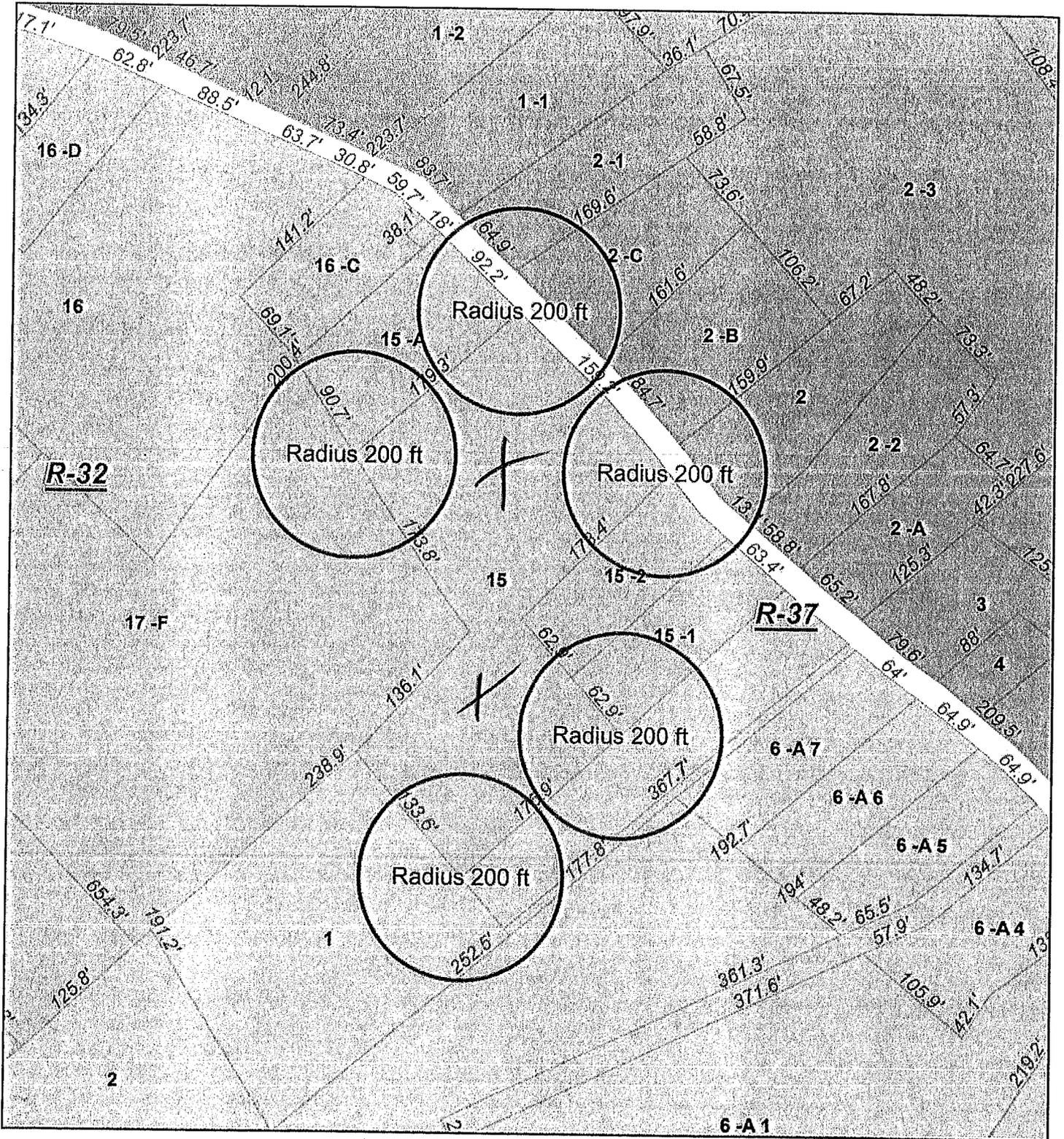
PROPERTY MAP
BERWICK
MAINE

ALL DIMENSIONS ARE IN FEET.
MAP SCALE MAY VARY WITH PAGE.
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

Label Format:
Block - Lot Number
Assessed Acreage



ArcGIS Web Map



1/27/2020, 2:32:15 PM

2018 Map Index

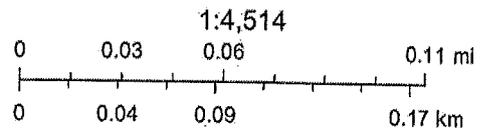
39,512.054688

5,867,404.351563

 Override 1

 2018 Revised Parcels

2018 Revised Parcel Boundaries



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Web AppBuilder for ArcGIS
Esri, HERE, NPS |

LIST OF ABUTTERS

Map R32 Lot 15
241 Cranberry Meadow Road, Berwick, ME
01/27/2020

<i>MAP</i>	<i>LOT</i>	<i>NAME & MAILING ADDRESS</i>
R32	15	Jeremy & Jennifer Hersom 241 Cranberry Meadow Road Berwick, ME 03901
	15-A	Michael Beamis Jenny Carpenter 245 Cranberry Meadow Road Berwick, ME 03901
	15-1	Carl F. McConnell Ellen L. Barrows 233 Cranberry Meadow Road Berwick, ME 03901
	15-2	Amanda R. & Gregory G. Kimball 235 Cranberry Meadow Road Berwick, ME 03901
	16	Dawn Milbury 253 Cranberry Meadow Road Berwick, ME 03901
	16-C	Dawn Worster 253 Cranberry Meadow Road Berwick, ME 03901
R31	2	Patricia-Ann Manly George W. Manly II 236 Cranberry Meadow Road Berwick ME 03901
	2-1	Douglas S. Harris Jr. 246 Cranberry Meadow Road Berwick, ME 03901
	2-2	Jonathan R. Heath 234 Cranberry Meadow Road Berwick, ME 03901
	2-B	Beth A. & Edward L. Gainere 240 Cranberry Meadow Road Berwick ME 03901
	2-C	David & Valerie Howard 244 Cranberry Meadow Road Berwick, ME 03901
R37	1	Norman & Lee Leon 20 Huntington Lane Berwick, ME 03901
	1-A	Michael Kimon Fulls 229 Cranberry Meadow Road Berwick, ME 03901



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

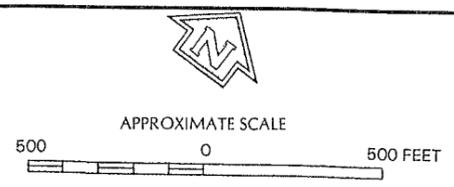
R37	6-A-1	Thomas Corliss 4 TC Lane Berwick ME, 03901
	6-A-7	Tamara S. & Andrew R. Hodson 227 Cranberry Meadow Road Berwick, ME 03901

J:\aaa\2020\2011100\20200127-ABUTTERS.doc



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

**TOWN OF
BERWICK,
MAINE
YORK COUNTY**

PANEL 3 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER

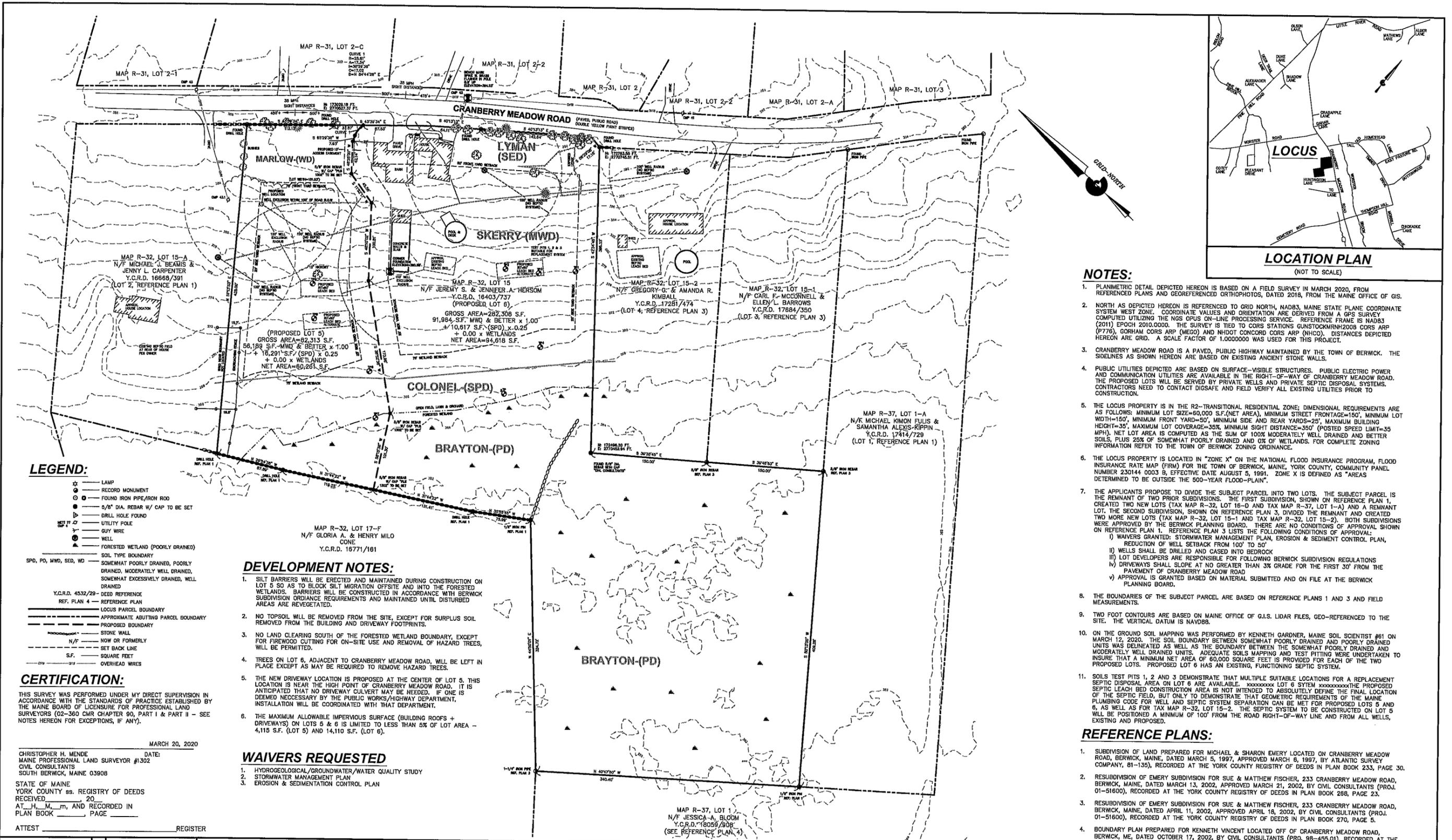
230144 0003 B

**EFFECTIVE DATE:
AUGUST 5, 1991**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



LEGEND:

- ☆ LAMP
- RECORD MONUMENT
- FOUND IRON PIPE/IRON ROD
- 6/8" DIA. REBAR W/ CAP TO BE SET
- DRILL HOLE FOUND
- UTILITY POLE
- GUY WIRE
- WELL
- ▲ FORESTED WETLAND (POORLY DRAINED)
- ▲ SOIL TYPE BOUNDARY
- ▲ SOMEWHAT POORLY DRAINED, POORLY DRAINED, MODERATELY WELL DRAINED, SOMEWHAT EXCESSIVELY DRAINED, WELL DRAINED
- Y.C.R.D. 4532/29- DEED REFERENCE
- REF. PLAN 4 REFERENCE PLAN
- LOCUS PARCEL BOUNDARY
- APPROXIMATE ADJUTING PARCEL BOUNDARY
- PROPOSED BOUNDARY
- STONE WALL
- N/F NOW OR FORMERLY
- SET BACK LINE
- S.F. SQUARE FEET
- OVERHEAD WIRES

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

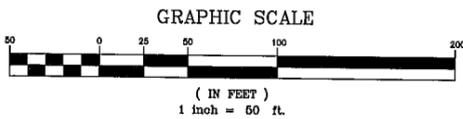
MARCH 20, 2020
 CHRISTOPHER H. MENDE DATE:
 MAINE PROFESSIONAL LAND SURVEYOR #1302
 CIVIL CONSULTANTS
 SOUTH BERWICK, MAINE 03908
 STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20
 AT _____ M. _____ J. _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

DEVELOPMENT NOTES:

1. SILT BARRIERS WILL BE ERRECTED AND MAINTAINED DURING CONSTRUCTION ON LOT 5 SO AS TO BLOCK SILT MIGRATION OFFSITE AND INTO THE FORESTED WETLANDS. BARRIERS WILL BE CONSTRUCTED IN ACCORDANCE WITH BERWICK SUBDIVISION ORDINANCE REQUIREMENTS AND MAINTAINED UNTIL DISTURBED AREAS ARE REVEGETATED.
2. NO TOPSOIL WILL BE REMOVED FROM THE SITE, EXCEPT FOR SURPLUS SOIL REMOVED FROM THE BUILDING AND DRIVEWAY FOOTPRINTS.
3. NO LAND CLEARING SOUTH OF THE FORESTED WETLAND BOUNDARY, EXCEPT FOR FIREWOOD CUTTING FOR ON-SITE USE AND REMOVAL OF HAZARD TREES, WILL BE PERMITTED.
4. TREES ON LOT 6, ADJACENT TO CRANBERRY MEADOW ROAD, WILL BE LEFT IN PLACE EXCEPT AS MAY BE REQUIRED TO REMOVE HAZARD TREES.
5. THE NEW DRIVEWAY LOCATION IS PROPOSED AT THE CENTER OF LOT 5. THIS LOCATION IS NEAR THE HIGH POINT OF CRANBERRY MEADOW ROAD. IT IS ANTICIPATED THAT NO DRIVEWAY CULVERT MAY BE NEEDED. IF ONE IS DEEMED NECESSARY BY THE PUBLIC WORKS/HIGHWAY DEPARTMENT, INSTALLATION WILL BE COORDINATED WITH THAT DEPARTMENT.
6. THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE (BUILDING ROOFS + DRIVEWAYS) ON LOTS 5 & 6 IS LIMITED TO LESS THAN 5% OF LOT AREA - 4,115 S.F. (LOT 5) AND 14,110 S.F. (LOT 6).

WAIVERS REQUESTED

1. HYDROGEOLOGICAL/GROUNDWATER/WATER QUALITY STUDY
2. STORMWATER MANAGEMENT PLAN
3. EROSION & SEDIMENTATION CONTROL PLAN



NO.	REVISIONS	INT.	DATE
8			
7			
6			
5			
4			
3			
2			
1			

DATE	BY
MARCH 20, 2020	CHM
	MPP
	CHM

SHEET TITLE:
 PRELIMINARY PLAN
 MAP R-32, LOT 15

PROPOSED SUBDIVISION OF LAND OF JEREMY S. & JENNIFER A. HERSOM 241 CRANBERRY MEADOW ROAD BERWICK, YORK COUNTY, MAINE
 PREPARED FOR:
JEREMY & JENNIFER HERSOM
 MAILING ADDRESS: 241 CRANBERRY MEADOW ROAD, BERWICK, ME 03801

SHEET NUMBER:
P1
 SHEET 1 OF 1
 PROJECT # 20-111.00

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS BASED ON A FIELD SURVEY IN MARCH 2020, FROM REFERENCED PLANS AND GEOREFERENCED ORTHOPHOTOS, DATED 2018, FROM THE MAINE OFFICE OF GIS.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NOS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCK/MRHW2008 CORS ARP (P776), GORHAM CORS ARP (MEGO) AND NH00T CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. A SCALE FACTOR OF 1.0000000 WAS USED FOR THIS PROJECT.
3. CRANBERRY MEADOW ROAD IS A PAVED, PUBLIC HIGHWAY MAINTAINED BY THE TOWN OF BERWICK. THE SIDELINES AS SHOWN HEREON ARE BASED ON EXISTING ANCIENT STONE WALLS.
4. PUBLIC UTILITIES DEPICTED ARE BASED ON SURFACE-VISIBLE STRUCTURES. PUBLIC ELECTRIC POWER AND COMMUNICATION UTILITIES ARE AVAILABLE IN THE RIGHT-OF-WAY OF CRANBERRY MEADOW ROAD. THE PROPOSED LOTS WILL BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC DISPOSAL SYSTEMS. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. THE LOCUS PROPERTY IS IN THE R2-TRANSITIONAL RESIDENTIAL ZONE; DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE=60,000 S.F.(NET AREA), MINIMUM STREET FRONTAGE=150', MINIMUM LOT WIDTH=150', MINIMUM FRONT YARD=50', MINIMUM SIDE AND REAR YARDS=25', MAXIMUM BUILDING HEIGHT=35', MAXIMUM LOT COVERAGE=35%, MINIMUM SIGHT DISTANCE=350' (POSTED SPEED LIMIT=35 MPH), NET LOT AREA IS COMPUTED AS THE SUM OF 100% MODERATELY WELL DRAINED AND BETTER SOILS, PLUS 25% OF SOMEWHAT POORLY DRAINED AND 0% OF WETLANDS. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF BERWICK ZONING ORDINANCE.
6. THE LOCUS PROPERTY IS LOCATED IN "ZONE X" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF BERWICK, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230144 0003 B, EFFECTIVE DATE AUGUST 5, 1991. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN".
7. THE APPLICANTS PROPOSE TO DIVIDE THE SUBJECT PARCEL INTO TWO LOTS. THE SUBJECT PARCEL IS THE REMNANT OF TWO PRIOR SUBDIVISIONS. THE FIRST SUBDIVISION, SHOWN ON REFERENCE PLAN 1, CREATED TWO NEW LOTS (TAX MAP R-32, LOT 15-D AND TAX MAP R-37, LOT 1-A) AND A REMNANT LOT. THE SECOND SUBDIVISION, SHOWN ON REFERENCE PLAN 3, DIVIDED THE REMNANT AND CREATED TWO MORE NEW LOTS (TAX MAP R-32, LOT 15-1 AND TAX MAP R-32, LOT 15-2). BOTH SUBDIVISIONS WERE APPROVED BY THE BERWICK PLANNING BOARD. THERE ARE NO CONDITIONS OF APPROVAL SHOWN ON REFERENCE PLAN 1. REFERENCE PLAN 3 LISTS THE FOLLOWING CONDITIONS OF APPROVAL:
 - i) WAIVERS GRANTED: STORMWATER MANAGEMENT PLAN, EROSION & SEDIMENT CONTROL PLAN, REDUCTION OF WELL SETBACK FROM 100' TO 50'
 - ii) WELLS SHALL BE DRILLED AND CASED INTO BEDROCK
 - iii) LOT DEVELOPERS ARE RESPONSIBLE FOR FOLLOWING BERWICK SUBDIVISION REGULATIONS
 - iv) DRIVEWAYS SHALL SLOPE AT NO GREATER THAN 3% GRADE FOR THE FIRST 30' FROM THE PAVEMENT OF CRANBERRY MEADOW ROAD
 - v) APPROVAL IS GRANTED BASED ON MATERIAL SUBMITTED AND ON FILE AT THE BERWICK PLANNING BOARD.
8. THE BOUNDARIES OF THE SUBJECT PARCEL ARE BASED ON REFERENCE PLANS 1 AND 3 AND FIELD MEASUREMENTS.
9. TWO FOOT CONTOURS ARE BASED ON MAINE OFFICE OF G.I.S. LIDAR FILES, GEO-REFERENCED TO THE SITE. THE VERTICAL DATUM IS NAVD83.
10. ON THE GROUND SOIL MAPPING WAS PERFORMED BY KENNETH GARDNER, MAINE SOIL SCIENTIST #61 ON MARCH 12, 2020. THE SOIL BOUNDARY BETWEEN SOMEWHAT POORLY DRAINED AND POORLY DRAINED UNITS WAS DELINEATED AS WELL AS THE BOUNDARY BETWEEN THE SOMEWHAT POORLY DRAINED AND MODERATELY WELL DRAINED UNITS. ADEQUATE SOILS MAPPING AND TEST PITTING WERE UNDERTAKEN TO INSURE THAT A MINIMUM NET AREA OF 80,000 SQUARE FEET IS PROVIDED FOR EACH OF THE TWO PROPOSED LOTS. PROPOSED LOT 6 HAS AN EXISTING, FUNCTIONING SEPTIC SYSTEM.
11. SOILS TEST PITS 1, 2 AND 3 DEMONSTRATE THAT MULTIPLE SUITABLE LOCATIONS FOR A REPLACEMENT SEPTIC DISPOSAL AREA ON LOT 6 ARE AVAILABLE. THE SYSTEM LOCATED AT THE PROPOSED SEPTIC LEACH BED CONSTRUCTION AREA IS NOT INTENDED TO ABSOLUTELY DEFINE THE FINAL LOCATION OF THE SEPTIC FIELD, BUT ONLY TO DEMONSTRATE THAT GEOMETRIC REQUIREMENTS OF THE MAINE PLUMBING CODE FOR WELL AND SEPTIC SYSTEM SEPARATION CAN BE MET FOR PROPOSED LOTS 5 AND 6, AS WELL AS FOR TAX MAP R-32, LOT 15-2. THE SEPTIC SYSTEM TO BE CONSTRUCTED ON LOT 5 WILL BE POSITIONED A MINIMUM OF 100' FROM THE ROAD RIGHT-OF-WAY LINE AND FROM ALL WELLS, EXISTING AND PROPOSED.

REFERENCE PLANS:

1. SUBDIVISION OF LAND PREPARED FOR MICHAEL & SHARON EMERY LOCATED ON CRANBERRY MEADOW ROAD, BERWICK, MAINE, DATED MARCH 5, 1997, APPROVED MARCH 6, 1997, BY ATLANTIC SURVEY COMPANY, 81-135), RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 233, PAGE 30.
2. RESUBDIVISION OF EMERY SUBDIVISION FOR SUE & MATTHEW FISCHER, 233 CRANBERRY MEADOW ROAD, BERWICK, MAINE, DATED MARCH 13, 2002, APPROVED MARCH 21, 2002, BY CIVIL CONSULTANTS (PROJ. 01-51600), RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 269, PAGE 23.
3. RESUBDIVISION OF EMERY SUBDIVISION FOR SUE & MATTHEW FISCHER, 233 CRANBERRY MEADOW ROAD, BERWICK, MAINE, DATED APRIL 11, 2002, APPROVED APRIL 18, 2002, BY CIVIL CONSULTANTS (PROJ. 01-51600), RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 270, PAGE 5.
4. BOUNDARY PLAN PREPARED FOR KENNETH VINCENT LOCATED OFF OF CRANBERRY MEADOW ROAD, BERWICK, ME, DATED OCTOBER 17, 2002, BY CIVIL CONSULTANTS (PROJ. 98-455-01), RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 275, PAGE 22.

MEMORANDUM TO BERWICK PLANNING BOARD

FROM: Christopher H. Mende, PLS

DATE: 3/16/2020

RE: Subdivision of Hersom Land – Map R-32, Lot 15

MAJOR SUBDIVISION

ARTICLE 11 PERFORMANCE STANDARDS

SUBMITTAL REQUIREMENT	APPLICANT'S RESPONSE
11.1 Pollution.	
A. Subdivision shall not discharge wastewater to a water body without a license from the MeDEP.	No such discharge-waste water to be handled by septic
B. Discharges of storm water shall be treated to remove oil, grease and sediment prior to discharge into surface waterbodies. When the subdivision is within the watershed of a great pond, the storm shall be treated in order to remove excess nutrients.	The project will not generate any appreciable increase in runoff. The project involves one new single family home and associated driveway and septic. Anticipated site development leaves a vegetated field buffer of more than 100-feet to the wooded wetland area at the base of the slope. The lot configuration and topography make the new lot internally drained.
11.2 Sufficient Water.	
A. Water Supply	
1. Any subdivision within the area designated for future public water supply service shall make provisions for connection to the public system.	Both lots have frontage on Cranberry Meadow Road.
2. When a subdivision is to be served by a public water system, the complete supply system within the subdivision including fire hydrants, shall be installed at the expense of the applicant. The size and location of mains, gate valves, hydrants, and service connections shall be reviewed and approved in writing by the Berwick Water Department and the fire chief.	No Public Water Supply
3. When a proposed subdivision is not within the area designated for public water supply service, water supply shall be from individual wells or a private community water system.	One new individual well will be constructed.
(a.) Individual wells shall be sited and constructed to prevent infiltration of surface water, and contamination from subsurface waste water disposal systems and other sources of potential contamination.	See proposed well location on plan. Location meets applicable local and State requirements for well/septic and well/road separation.
(b.) Lot design shall permit placement of wells, subsurface waste water disposal areas, and reserve sites for subsurface waste water disposal areas in compliance with the Maine Subsurface Wastewater Disposal Rules and the	See 3a



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Well Drillers and Pump Installers Rules.	
(c.) If a central water supply system is provided by the applicant, the location and protection of the source, the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water.	Not applicable
(d.) In areas where the comprehensive plan has identified the need for additional water storage capacity for fire fighting purposes, the applicant shall provide adequate water storage facilities. Facilities may be ponds with dry hydrants, underground storage reservoirs or other methods acceptable to the fire chief. An easement shall be granted to the municipality granting access to and maintenance of dry hydrants or reservoirs where necessary. The Board may waive the requirement for water storage only upon submittal of evidence that the soil types in the subdivision will not permit their construction or installation and that the fire chief has indicated in writing that alternate methods of fire protection are available.	The project site does not lend itself to the development of a fire pond. The new lot will not be out of character with regard to the many lots in the neighborhood which rely on pumper trucks for fire protection. See letter soliciting input from Fire Chief.
B. Water Quality.	
Water supplies shall meet the primary drinking water standards contained in the Maine Rules Relating to Drinking Water. If existing water quality contains contaminants in excess of the secondary drinking water standards in the Maine Rules Relating to Drinking Water, that fact shall be disclosed in a note on the plan to be recorded in the Registry of Deeds.	Water testing report to be provided for well on Lot 6.
11.3 Impact on Existing Water Supplies.	
In meeting the standards of Section 1 1.2.A, a proposed subdivision shall not generate a demand on the source, treatment facilities or distribution system of the Berwick Water Department beyond the capacity of those system components, considering improvements that are planned to be in place prior to occupancy of the subdivision. The applicant shall be responsible for paying the costs of system improvements to the department's system as necessary to alleviate existing deficiencies.	No public water.
11.4 Soil Erosion.	
A. The proposed subdivision shall prevent sediment resulting from soil erosion from entering waterbodies, wetlands, and adjacent properties.	<u>Waiver requested.</u> <u>Section 7.2.D.31</u> The project is not in the watershed of a great pond; the project does not involve



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	grading which changes drainage patterns; and the project will not increase impervious surfaces by 5% or more.
	See development notes 1 & 2 on plan.
B. The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	See development note 1 on plan.
C. Topsoil removal and reapplication plan Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	See development note 2 on plan.
11.5 Traffic Conditions.	
A. In general, provision shall be made for vehicular access to the subdivision and circulation within the subdivision in such a manner as to:	The additional single family home proposed will generate 10 trip ends per day (max.)
1. Safeguard against hazards to traffic and pedestrians in existing streets and within the subdivision;	The proposed new driveway and the existing driveway provide for adequate sight distances at Cranberry Meadow Road. The minimum provided is 450 feet; the minimum required is 350 feet. Posted speed is 35 MPH. The road is striped with double yellow lines.
2. Avoid traffic congestion on any Street; and,	No appreciable change will result
3. Provide safe and convenient circulation on public streets and within the subdivision.	See A1 and A2
B. More specifically, access and circulation shall also conform to the following standards.	
1. The vehicular access to the subdivision shall be arranged to avoid through traffic use of existing streets which are classified as residential access streets.	No through traffic proposed
2. The street giving access to the subdivision and neighboring streets and intersections which can be expected to carry traffic generated by the subdivision shall have the capacity or be suitably improved to accommodate that traffic and avoid unreasonable congestion. No subdivision shall reduce the Level of Service. (LOS) of the street giving access to the	No appreciable change to LOS



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<p>subdivision and neighboring streets and intersections to “E” or below, unless the comprehensive plan has indicated that Levels of Service “E” or “F” are acceptable for that street or intersection.</p>	
<p>3. Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage roads, sidewalks, bicycle ways and traffic controls within existing public streets.</p>	<p>No provisions made, none required.</p>
<p>4. Access ways to non-residential subdivisions or to multifamily developments shall be designed to avoid queuing of entering vehicles on any street. Left lane storage capacity shall be provided to meet anticipated demand. A study or analysis to determine the need for a left-turn storage lane shall be done.</p>	<p>Situation not present</p>
<p>5. Where topographic and other site conditions allow, provision shall be made for street connections to adjoining lots of similar existing or potential use within areas of the municipality designated as growth areas in the comprehensive plan; or in non-residential subdivisions when such access shall be provided if it will:</p>	<p>Situation not present</p>
<p>(a.) Facilitate fire protection services as approved by the fire chief; or</p>	<p>Fire access is from existing public road</p>
<p>(b.) Enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a public street.</p>	<p>No need for public access</p>
<p>6. Street Names, Signs and Lighting.</p>	<p>No proposed streets</p>
<p>Streets which join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the municipality, and shall be subject to the approval of the requirements of the addressing ordinance. No street name shall be the common given name of a person. The developer shall either install street name, traffic safety and control signs meeting municipal specifications or reimburse the municipality for the costs of their installation. Street lighting shall be installed as approved by the Board.</p>	
<p>7. Clean-up.</p>	<p>No proposed streets</p>
<p>During Street construction, the developer or contractor shall conduct a thorough clean-up of stumps and other debris from the entire street right-of-way. If on-site disposal of the stumps and debris is proposed, the site shall be indicated on the plan, and be suitably covered with fill and topsoil, limed, fertilized, and seeded.</p>	
<p>11.6 Sewage Disposal.</p>	



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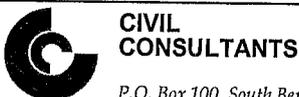
MEMORANDUM TO BERWICK PLANNING BOARD

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RE: Subdivision of Hersom Land – Map R-32, Lot 15

A. Public System.	No public sewer
1. Any subdivision located within 2500 feet of a public sanitary sewer line and within the area designated in the comprehensive plan for future public sewage disposal service shall be connected to the Berwick Sewer District. <i>(updated 12/09)</i>	X
2. When a subdivision is proposed to be served by the Berwick Sewer District, the complete collection system within the subdivision, including manholes and pump stations, shall be installed at the expense of the applicant.	X
3. The Berwick Sewer District shall certify that providing service to the proposed subdivision is within the capacity of the system's existing collection and treatment system or improvements planned to be completed prior to the construction of the subdivision.	X
4. The Berwick Sewer District shall review and approve the construction drawings for the sewerage system. The size and location of laterals, collectors, manholes, and pump stations shall be reviewed and approved in writing by the Berwick Sewer District.	X
B. Private Systems.	One existing functioning system, see attached design
1. When a proposed subdivision is not within the area designated for public sewage disposal service in the comprehensive plan, connection to the public system may not be permitted. Sewage disposal shall be private subsurface waste water disposal systems or a private treatment facility with a licensed surface discharge.	New lot will be served by single user, private, on-site, septic disposal system
2. The applicant shall submit evidence of site suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules.	See test pit logs by Kenneth Gardner, Pits 1, 2 and 3 all Suitable for septic disposal sites
(a.) The site evaluator shall certify in writing that all test pits which meet the requirements for a new system represent an area large enough for a disposal area on soils which meet the Disposal Rules.	See proposed 30'x130' septic leach bed construction area on plan
(b.) On lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve area shall be shown on the plan and restricted so as not to be built upon.	See proposed 30'x130' septic leach bed construction area on plan
(c.) In no instance shall a disposal area be on a site which requires a New System Variance from the Subsurface Wastewater Disposal Rules.	None
11.7 Solid Waste.	



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The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.	Development adds one single family home.
11.8 Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline.	
A. Preservation of Natural Beauty and Aesthetics.	
1. The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan.	See development note 3 on plan.
2. Except in areas of the municipality designated by the comprehensive plan as growth areas, the subdivision shall be designed to minimize the visibility of buildings from existing public roads.	Not possible. The development site is an open field.
3. The Board may require the application to include a landscape plan that will show the preservation of any existing trees larger than 24 inches diameter breast height, the replacement of trees and vegetation, and graded contours.	See development note 4 on plan.
4. When a proposed subdivision street traverses open fields the plans shall include the planting of street trees.	No streets proposed.
B. Retention of Open Spaces and Natural or Historic Features.	
1. If any portion of the subdivision is located within an area designated by the comprehensive plan as open space or greenbelt, that portion shall be reserved for open space preservation.	Not applicable
2. If any portion of the subdivision is located within an area designated as a unique natural area by the comprehensive plan or the Maine Natural Areas Program the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation.	Not applicable
3. If any portion of the subdivision is designated a site of historic or prehistoric importance by the comprehensive plan or the Maine Historic Preservation Commission, appropriate measures for the protection of the historic or prehistoric resources shall be included in the plan.	Not applicable
4. The subdivision shall reserve sufficient undeveloped land to provide for the recreational needs of the occupants. The percentage of open space to be reserved shall depend on the identified needs for outdoor recreation in the portion of the municipality in which the subdivision is located according to the comprehensive plan, the proposed lot sizes within the subdivision, the expected demographic makeup of the occupants of the subdivision, and the site characteristics. <i>(updated 5/09)</i>	Individual lots are of sufficient size to provide for these needs.
5. Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended.	None proposed



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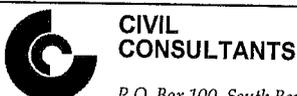
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6. Reserved open space land may be dedicated to the municipality.	None proposed
C. Protection of Significant Wildlife Habitat:	None
If any portion of a proposed subdivision lies within:	
1. 250 feet of the following areas identified and mapped by the Department of Inland Fisheries and Wildlife or the comprehensive plan as:	X
(a.) Habitat for species appearing on the official state or federal lists of endangered or threatened species;	No
(b.) High and moderate value waterfowl and wading bird habitats, including nesting and feeding areas;	No
(c.) Shorebird nesting, feeding and staging areas and seabird nesting islands;	No
(d.) Critical spawning and nursery areas for Atlantic sea run salmon as defined by the Atlantic Sea Run Salmon Commission; or	No
2. 1,320 feet of an area identified and mapped by the Department of Inland Fisheries and Wildlife as a high or moderate value deer wintering area or travel corridor;	No
3. Or other important habitat areas identified in the comprehensive plan, the applicant shall demonstrate that there shall be no adverse impacts on the habitat and species it supports. A report prepared by a wildlife biologist certified by the Wildlife Society with demonstrated experience with the wildlife resource being impacted shall be submitted. This report shall assess the potential impact of the subdivision on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the subdivision will have no adverse impacts on the habitat and the species it supports.	No
D. Any existing public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space with provisions made for continued public access.	None
11.9 Conformance With All Requirements And Standards Of The Zoning Ordinance And Other Land Use Ordinances.	
All lots shall meet the minimum dimensional requirements of the zoning ordinance for the zoning district in which they are located. The proposed subdivision shall meet all applicable performance standards or design criteria from the zoning ordinance.	The project is in compliance with the exception of the front setback requirement for the existing house on Lot 6. This situation is an existing, grandfathered condition.
11.10 Financial And Technical Capacity.	
A. Financial Capacity	



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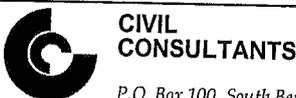
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<p>The applicant shall have adequate financial resources to construct the proposed improvements and meet the criteria of the statute and the standards of these regulations. When the applicant proposes to construct the buildings as well as the subdivision improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation.</p>	<p>No improvements or infrastructure investments are required.</p> <p>The new home and associated improvements will be funded by the new lot owner.</p>
<p>B. Technical Ability.</p>	
<p>1. The applicant shall retain qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed subdivision.</p>	<p>This will be the responsibility of the new lot owner.</p>
<p>2. In determining the applicant's technical ability the Board shall consider the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of violations of previous approvals granted to the applicant.</p>	<p>This will be the responsibility of the new lot owner.</p>
<p>11.11 Impact on Water Quality or Shoreline.</p>	
<p>Cutting or removal of vegetation along waterbodies shall not increase water temperature, result in shoreline erosion or sedimentation of waterbodies.</p>	<p>See development note 3 on plan.</p>
<p>11.12 Impact on Ground Water Quality or Quantity.</p>	
<p>A. Ground water quality</p>	
<p>1. When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:</p>	<p>Waiver Requested</p> <p>Not required. Lots are not in a sand/gravel aquifer, and average lot size is greater than 100,000 square feet (lot 1=147,280, lot 2=88,010, lot 3=60,837, lot 4=63,319, lot 5=255,600 and lot 6=109,022, total=724,068 s.f./6=120/678 s.f. per lot</p>
<p>(a.) A map showing the basic soils types.</p>	<p>See soils mapping on plan</p>
<p>(b.) The depth to the water table at representative points throughout the subdivision.</p>	<p>X</p>
<p>(c.) Drainage conditions throughout the subdivision.</p>	<p>See soils mapping and test pits on plan</p>
<p>(d.) Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.</p>	<p>See water test for existing well on lot 6</p>
<p>(e.) An analysis and evaluation of the effect of the subdivision on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the</p>	<p>X</p>



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subdivision, or at the subdivision boundaries; or at a distance of 1,000 feet from potential contamination sources, whichever is a shortest distance.	
(f.) A map showing the location of any subsurface waste water disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.	X
2. Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).	X
3. No subdivision shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Water Standards. No subdivision shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards.	X
4. If ground water contains contaminants in excess of the primary standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.	X
5. If ground water contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.	X
6. Subsurface waste water disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells or other measures to reduce ground water contamination and protect drinking water supplies are recommended in the assessment, those standards shall be included as a note on the final plan, and as restrictions in the deeds to the affected lots.	X
B. Ground water quantity	
1. Maintenance of ground water table level Ground water withdrawals by a proposed subdivision shall not lower the water table beyond the boundaries of the subdivision.	Only a single new well is proposed. No appreciable change anticipated.
2. A proposed subdivision shall not result in a lowering of the water table at the subdivision boundary by increasing runoff with a corresponding decrease in infiltration of precipitation.	Only a single new well is proposed. No appreciable change anticipated.
11.13 Floodplain management.	
When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency:	Not applicable
A. All public utilities and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damages.	X
B. Adequate drainage shall be provided so as to reduce exposure to	X



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flood hazards.	
C. The plan shall include a statement that structures in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation. Such a restriction shall be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a timeshare interest. The statement shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on the plan.	X
11.14 Identification of Freshwater Wetlands.	
Freshwater wetlands shall be identified in accordance with the 1987 <i>Corps of Engineers Wetland Delineation Manual</i> , published by the United States Army Corps of Engineers.	See wetland boundary on plan. The forested wetlands are populated by poorly drained soils.
11.15 Storm Water Management.	
A. Adequate provision shall be made for the management of the quantity and quality of all storm water generated within the subdivision, and any drained ground water through a management system of swales, culverts, underdrains, storm drains and best management practices equivalent to those described in the <i>Stormwater Management for Maine manual</i> , published by the Maine Department of Environmental Protection, January 2006, in conformance with the policies of the comprehensive plan. The storm water management system shall be designed to meet the standards in the Town of Berwick's Appendix A - Storm Water Runoff Design Criteria of the Subdivision Regulations. <i>(updated 5/09)</i>	<u>Waiver requested.</u> <u>Section 7.2.D.30</u> The project is not in the watershed of a great pond; the project does not involve grading which changes drainage patterns; and the project will not increase impervious surfaces by 5% or more. See development notes 5 & 6 on plan.
B. Where necessary to achieve the above standards, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. Wherever the storm drainage system is not within the right-of-way of a public street, perpetual easements shall be provided to the municipality allowing maintenance and improvement of the system.	None
11.16 Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services.	
A. All open space common land, facilities and property shall be owned by:	None
1. The owners of the lots or dwelling units by means of a lot	X



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owners' association;	
2. An association which has as its principal purpose the conservation or preservation of land in essentially its natural condition; or	X
3. The municipality.	X
B. The size of common play areas to be required in Major subdivisions shall be at the discretion of the Planning Board. <i>(updated 5/09)</i>	None
C. The common land or open space shall be shown on the final plan with appropriate notations on the plan to indicate:	None
1. It shall not be used for future building lots; and	X
2. Which portions of the open space, if any, may be dedicated for acceptance by the municipality.	X
3. The specific common property and/or facilities that the developer, subdivider or homeowners' association is responsible for maintaining. <i>(updated 5/09)</i>	X
4. The developer or subdivider shall maintain control of the common property and be responsible for its maintenance until two thirds (2/3) of the entire subdivision has been occupied. <i>(updated 5/09)</i>	X
D. The final plan application shall include the following:	None
1. Covenants for mandatory membership in the lot owners' association setting forth the owners' rights, interests, and privileges in the association and the common property and facilities, to be included in the deed for each lot or dwelling	X
2. Draft articles of incorporation of the proposed lot owners' association as a not-for-profit corporation; and	X
3. Draft by-laws of the proposed lot owners' association specifying the responsibilities and authority of the association, the operating procedures of the association and providing for proper capitalization of the association to cover the costs of major repairs, maintenance and replacement of common facilities.	X
E. In combination, the documents referenced in paragraph D above shall provide for the following:	None
1. The developer or subdivider shall maintain control of the common property, and be responsible for its maintenance until two thirds (2/3) of the entire subdivision has been occupied.	X
2. The homeowners' association shall have the responsibility of maintaining the common property or facilities. The deed restrictions must specify that maintenance of privately owned stormwater management facilities will be conducted and certified to the Town in accordance with Article 7.22 of the Town's Land Use Ordinance. <i>(updated 5/09)</i>	X
3. The association shall levy annual charges against all owners	X



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of lots or dwelling units to defray the expenses connected with the maintenance, repair and replacement of common property and facilities and tax assessments.																											
4. The association shall have the power to place a lien on the property of members who fail to pay dues or assessments.	X																										
11.17 Phosphorus Impacts On Ponds.																											
A. Phosphorus Export.	Not Applicable																										
1. Any subdivision within the watershed of a great pond shall limit its post development phosphorus export to the standards contained in Table 11.17-1, dependent on the great pond in whose watershed the subdivision is located. Table 11.17-1 Post Development Phosphorus Export (see table page 11)	X																										
<table border="1"> <thead> <tr> <th rowspan="2">Lake</th> <th colspan="3">Water Quality Protection</th> <th colspan="2">Protected Watershed Development (50yr)</th> <th rowspan="2">Allowable Phosphorus</th> </tr> <tr> <th>Category (lbs)*</th> <th>Export/Acre</th> <th>Level</th> <th>%</th> <th>Acres*</th> </tr> </thead> <tbody> <tr> <td>Beaver Dam</td> <td>moderate/sensitive</td> <td></td> <td>medium</td> <td>25%</td> <td>182</td> <td>.034</td> </tr> <tr> <td>Hatfield Lake</td> <td>moderate/sensitive</td> <td></td> <td>medium</td> <td>25%</td> <td>175</td> <td>0.63</td> </tr> </tbody> </table>		Lake	Water Quality Protection			Protected Watershed Development (50yr)		Allowable Phosphorus	Category (lbs)*	Export/Acre	Level	%	Acres*	Beaver Dam	moderate/sensitive		medium	25%	182	.034	Hatfield Lake	moderate/sensitive		medium	25%	175	0.63
Lake	Water Quality Protection			Protected Watershed Development (50yr)		Allowable Phosphorus																					
	Category (lbs)*	Export/Acre	Level	%	Acres*																						
Beaver Dam	moderate/sensitive		medium	25%	182	.034																					
Hatfield Lake	moderate/sensitive		medium	25%	175	0.63																					
<p>* If the proposed development is greater than 25% of the projected area of watershed development, the allowable phosphorus export per acre must be adjusted using appendix F, of the Department of Environmental Protection manual <i>Phosphorus Control in Lake Watershed: A Technical Guide for Evaluating Development</i>, revised September 1992.</p> <p>The Board shall keep an accurate record of permits issued by watershed and shall notify the comprehensive planning committee of the actual development rates at five year intervals, as the comprehensive plan is revised. The above table shall be amended as required by amendments to the comprehensive plan, reflecting changes in expected development rates. (updated 5/09)</p>																											
2. Simplified Phosphorus Review.	X																										
The simplified review may be used for a:	X																										
(a.) Proposed subdivision of three or four lots with less than 200 feet of new or upgraded street with a cumulative driveway length not to exceed 450 feet for a three lot subdivision or 600 feet for a four lot subdivision;	X																										
(b.) Proposed subdivision of three or four lots with no new or upgraded Street with a cumulative driveway length not to exceed 950 feet for three lot subdivisions or 1,100 feet for four lot subdivisions; or	X																										
(c.) Proposed subdivision consisting of multi-family dwellings that have less than 20,000 square feet of disturbed area including building parking, driveway, lawn, subsurface waste water disposal systems, and infiltration areas, and new or upgraded streets not exceeding 200 linear feet.	X																										
A proposed subdivision which creates lots which could be further divided such that five or more lots may result shall be subject to the standard review procedures unless there are	X																										



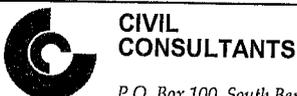
MEMORANDUM TO BERWICK PLANNING BOARD

FROM: Christopher H. Mende, PLS

DATE: 3/16/2020

RE: Subdivision of Hersom Land – Map R-32, Lot 15

deed restrictions prohibiting future divisions of the lots.	
3. Standard Review.	
This section shall apply to proposed subdivisions which do not qualify for the simplified review. Phosphorus export from a proposed development shall be calculated according to the procedures in <i>Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development</i> , published by the Maine Department of Environmental Protection, January 2008. When a proposed subdivision creates lots which are more than twice the required minimum lot size and there are no deed restrictions proposed to prohibit future divisions, the applicant shall either calculate phosphorus loading based on the maximum feasible number of lots, and shall design controls adequate to limit the resulting phosphorus loading, or shall reserve a portion of the permitted phosphorus export for future divisions.	X
4. Maintenance and Use Restrictions for Phosphorus Control Measures.	X
Provisions for monitoring, inspections, and maintenance of phosphorus control measures shall be included in the application	
(d.) Vegetative Buffer Strips.	X
Individual lot owners shall be required to maintain buffer areas on their individual lots in accordance with the following standards, to be specified in recorded deed restrictions and as notes on the plan. Where a vegetative buffer strip is to be owned in common by property owners in the subdivision, documentation establishing the lot owners' association shall include the following standards.	
1.) Wooded Buffers.	X
Maintenance provisions for wooded buffers shall provide for either of the following two options.	
(a.) No Disturbance.	X
Maintenance and use provisions for wooded buffer strips which are located on hydrologic soil group D soils and within 250 feet of the great pond or a tributary, or which are located on slopes over 20% shall include the following.	
1.) Buffers shall be inspected annually for evidence of erosion or concentrated flows through or around the buffer. All eroded areas must be seeded and mulched. A shallow stone trench must be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.	X
2.) All existing undergrowth (vegetation less than four feet high), forest floor duff layer, and leaf litter must remain undisturbed and intact, except that one winding walking path, no wider than six feet, is allowed through the buffer. This path shall not be a straight line to the great pond or tributary and shall remain stabilized.	X



CIVIL
CONSULTANTS

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

MEMORANDUM TO BERWICK PLANNING BOARD

FROM: Christopher H. Mende, PLS

DATE: 3/16/2020

RE: Subdivision of Hersom Land – Map R-32, Lot 15

3.) Pruning of live tree branches that do not exceed 12 feet above the ground level is permitted provided that at least the top two— thirds of the tree canopy is maintained.	X
4.) No cutting is allowed of trees except for normal maintenance of dead, wind blown, or damaged trees.	X
5.) Buffers shall not be used for all-terrain vehicle or vehicular traffic.	X
(b.) Limited Disturbance.	X
Maintenance and use provisions for other buffer strips may include the following	
1) There shall be no cleared openings. An evenly distributed stand of trees and other vegetation shall be maintained.	X
2) Activity within the buffer shall be conducted to minimize disturbance of existing forest floor, leaf litter and vegetation less than four feet in height. Where the existing ground cover is disturbed and results in exposed mineral soil, that area shall be immediately stabilized to avoid soil erosion.	X
3) Removal of vegetation less than four feet in height is limited to that necessary to create a winding foot path no wider than six feet. This path shall not be a straight line to the great pond or a tributary. The path must remain stabilized.	X
4) Pruning of live tree branches that do not exceed 12 feet in height above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.	X
5) Where the removal of storm-damaged, diseased, unsafe, or dead trees results in a cleared opening, those openings shall be replanted with native trees at least three feet in height unless existing new tree growth is present.	X
6) Buffers shall not be used for all terrain vehicle or vehicular traffic.	X
2) Non-wooded Buffers.	X
(a.) Non-wooded buffers may be allowed to revert or to be planted to forest, in which case the standards above shall apply.	X
(b.) A buffer must maintain a dense, complete and vigorous cover of “non-lawn” vegetation which shall be mowed no more than once a year. Vegetation may include grass, other herbaceous species, shrubs and trees.	X
(c.) Activity within the buffer shall be conducted so as to prevent damage to vegetation and exposure of mineral soil. Burning of vegetation shall be prohibited.	X



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MEMORANDUM TO BERWICK PLANNING BOARD

FROM: Christopher H. Mende, PLS

DATE: 3/16/2020

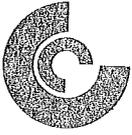
RE: Subdivision of Hersom Land – Map R-32, Lot 15

(d.) Buffers shall not be used for all-terrain vehicles or other vehicular traffic.	X
(e.) Infiltration Systems. Individual lot owners shall be responsible for maintenance of individual infiltration systems according to the standards specified in <i>Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development</i> , published by the Maine Department of Environmental Protection, current edition. Requirements for maintenance shall be included in deed restrictions and as notes upon the plan. As an alternative to maintenance by individual lot owners, the applicant may designate some other entity to be contracted to take the responsibility, and shall include the above referenced maintenance provisions in any contractual agreement. Where infiltration systems serve more than one lot, a lot owners' association shall be established and the above referenced maintenance provisions shall be referenced in the documentation establishing the association.	X
(e.) Wet Ponds. A lot owners' association shall be established to maintain wet ponds, unless the municipality or some other public entity agrees to assume inspection and maintenance duties. Documentation establishing the association or establishing an agreement with a public entity shall include the maintenance standards specified in Article 7.22 of the Town's Land Use Ordinance. <i>(updated 5/09)</i>	X



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P.O. Box 100 South Berwick, Maine 03908 207-384-2550



**CIVIL
CONSULTANTS**

*Engineers
Planners
Surveyors
P.O. Box 100
293 Main Street
South Berwick
Maine
03908
207-384-2550*

March 31, 2020

Berwick Police Department
Chief Timothy Towne
P.O. Box 644
20 Wilson Street
Berwick, ME 03901

Re: proposed subdivision of property at 241 Cranberry Meadow Road, Tax Map R032, Lot 15, Land of Jeremy S. and Jennifer A. Herson

Chief Towne:

Our clients, Jeremy & Jennifer Herson, are proposing to divide their property located at 241 Cranberry Meadow Road into two lots. One lot has an existing house occupied by the Herson family. The proposed lot will be offered for sale as a single family house lot.

I am writing to solicit your input and concerns regarding the proposed division and the impact it will have on your department and public safety. I ask that you address your comments to the Planning Board and copy me. Please see the attached plan.

The proposed house site will add a single driveway entrance to Cranberry Meadow Road. The posted speed is 35 miles per hour and all sight distances for both the proposed drive and the existing drive exceed 450 feet. The required minimum distance is 350 feet. The road is striped with double yellow lines.

If you have questions, please call me at 207-384-2550.

Sincerely,
CIVIL CONSULTANTS

Christopher H. Mende, PLS
Vice President

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**CIVIL
CONSULTANTS**

March 31, 2020

Engineers

Planners

Surveyors

P.O. Box 100

293 Main Street

South Berwick

Maine

03908

207-384-2550

Berwick Fire Department
Chief Dennis Plante
10 School Street
Berwick, ME 03901

Re: proposed subdivision of property at 241 Cranberry Meadow Road, Tax Map R032,
Lot 15, Land of Jeremy S. and Jennifer A. Hersom

Dennis:

Our clients, Jeremy & Jennifer Hersom, are proposing to divide their property located at 241 Cranberry Meadow Road into two lots. One lot has an existing house occupied by the Hersom family. The proposed lot will be offered for sale as a single family house lot.

I am writing to solicit your input and concerns regarding the proposed division and the impact it will have on your department and public safety. I ask that you address your comments to the Planning Board and copy me. Please see the attached plan.

The proposed house site will add a single driveway entrance to Cranberry Meadow Road. We are proposing that fire protection be provided by tanker truck, as it is for the majority of the existing homes in the neighborhood.

If you have questions, please call me at 207-384-2550.

Sincerely,
CIVIL CONSULTANTS

Christopher H. Mende, PLS
Vice President

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**CIVIL
CONSULTANTS**

March 31, 2020

Engineers

Planners

Surveyors

P.O. Box 100

293 Main Street

South Berwick

Maine

03908

207-384-2550

Berwick Highways and Public Works Department
Foreman Robert Perschy
11 Sullivan Street
Berwick, ME 03901

Re: proposed subdivision of property at 241 Cranberry Meadow Road, Tax Map R032,
Lot 15, Land of Jeremy S. and Jennifer A. Hersom

Robert:

Our clients, Jeremy & Jennifer Hersom, are proposing to divide their property located at 241 Cranberry Meadow Road into two lots. One lot has an existing house occupied by the Hersom family. The proposed lot will be offered for sale as a single family house lot.

I am writing to solicit your input and concerns regarding the proposed division and the impact it will have on your department and public safety. I ask that you address your comments to the Planning Board and copy me. Please see the attached plan.

The proposed house site will add a single driveway entrance to Cranberry Meadow Road. The posted speed is 35 miles per hour and all sight distances for both the proposed drive and the existing drive exceed 450 feet. The required minimum distance is 350 feet. The road is striped with double yellow lines. The proposed drive will likely not require the installation of a culvert as it will be located the crest of the hill.

If you have questions, please call me at 207-384-2550.

Sincerely,
CIVIL CONSULTANTS

Christopher H. Mende, PLS
Vice President

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

BERWICK

CRANBERRY MEADOW RD

Owner's Name

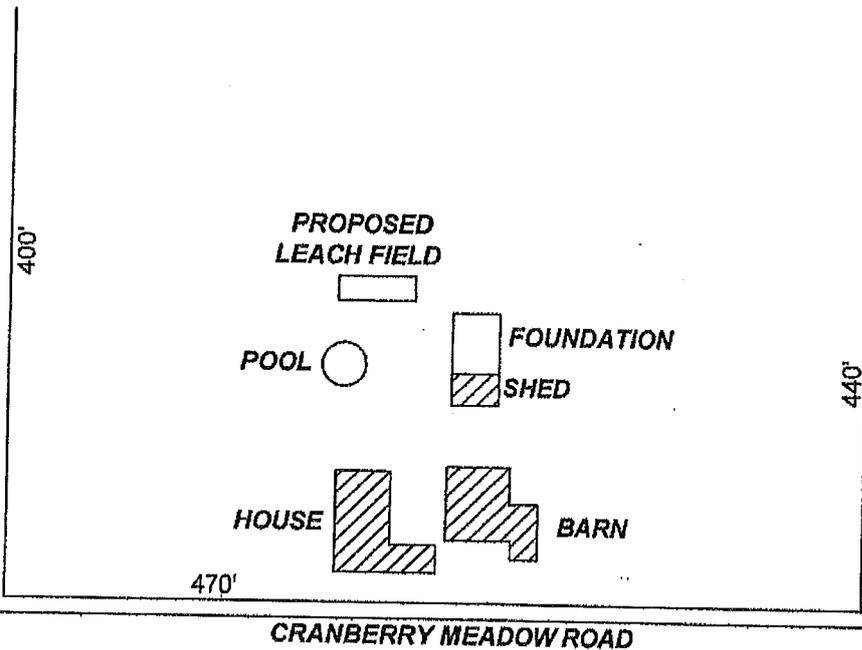
MATTHEW & SUSAN FISCHER

SITE PLAN

Scale 1" = +/-100 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)

See attached map



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

Observation Hole B1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Observation Hole B2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 Fine Sandy Loam	Friable	10YR4/3	None
10			
20 Sandy Loam		10YR5/6	
30			Few
40			
50			

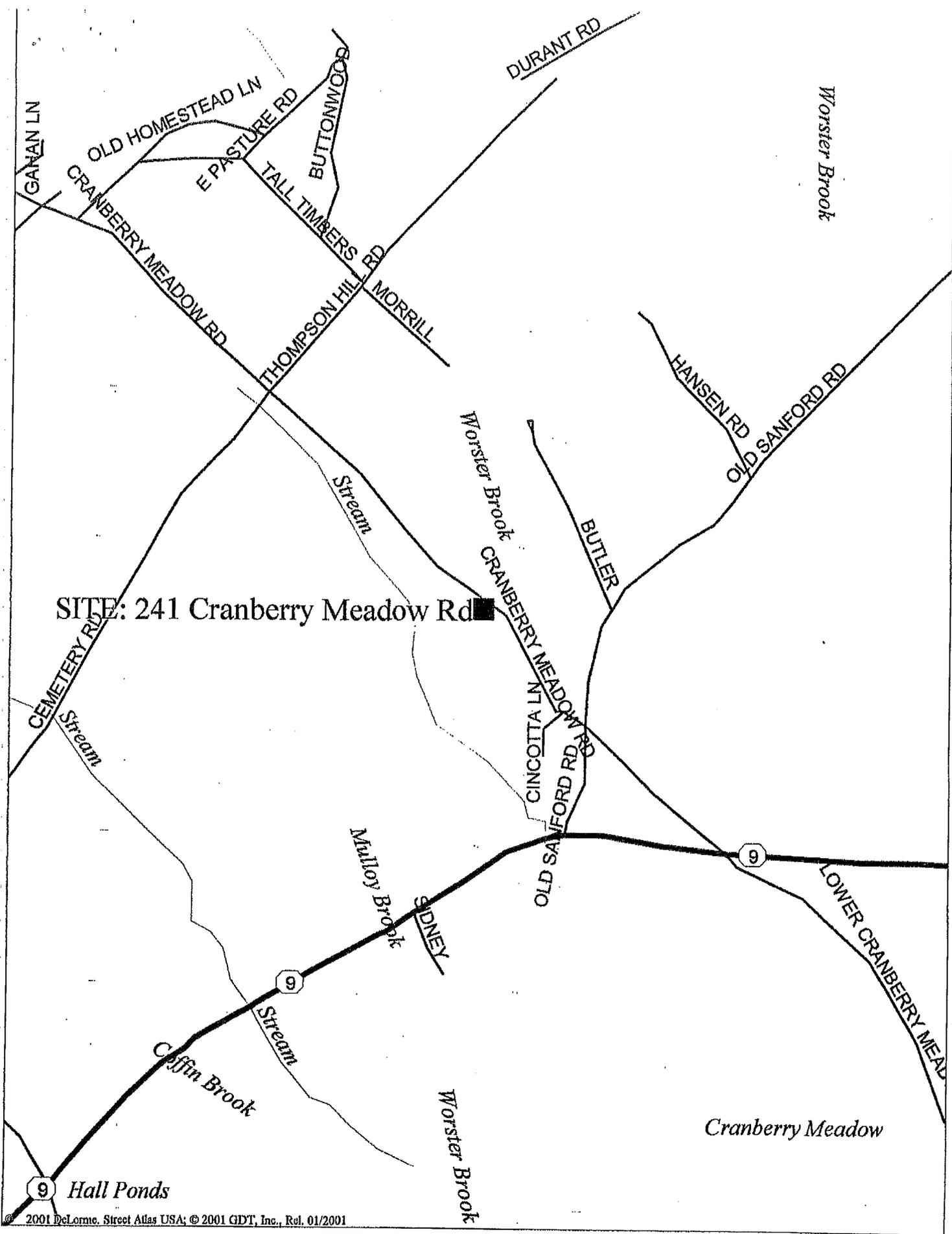
Texture	Consistency	Color	Mottling
0 SAME AS BORING 1			
10			
20			
30			
40			
50			

Soil Classification <u>2</u> <u>C</u> Profile Condition	Slope <u>5</u> %	Limiting Factor <u>25</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---------------------------------------------------------------	---------------------	--------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Soil Classification <u>2</u> <u>C</u> Profile Condition	Slope <u>5</u> %	Limiting Factor <u>25</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---------------------------------------------------------------	---------------------	--------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Michael W. ... 219
 Site Evaluator Signature SE #

09-08-03
 Date



SITE: 241 Cranberry Meadow Rd

9 Hall Ponds

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

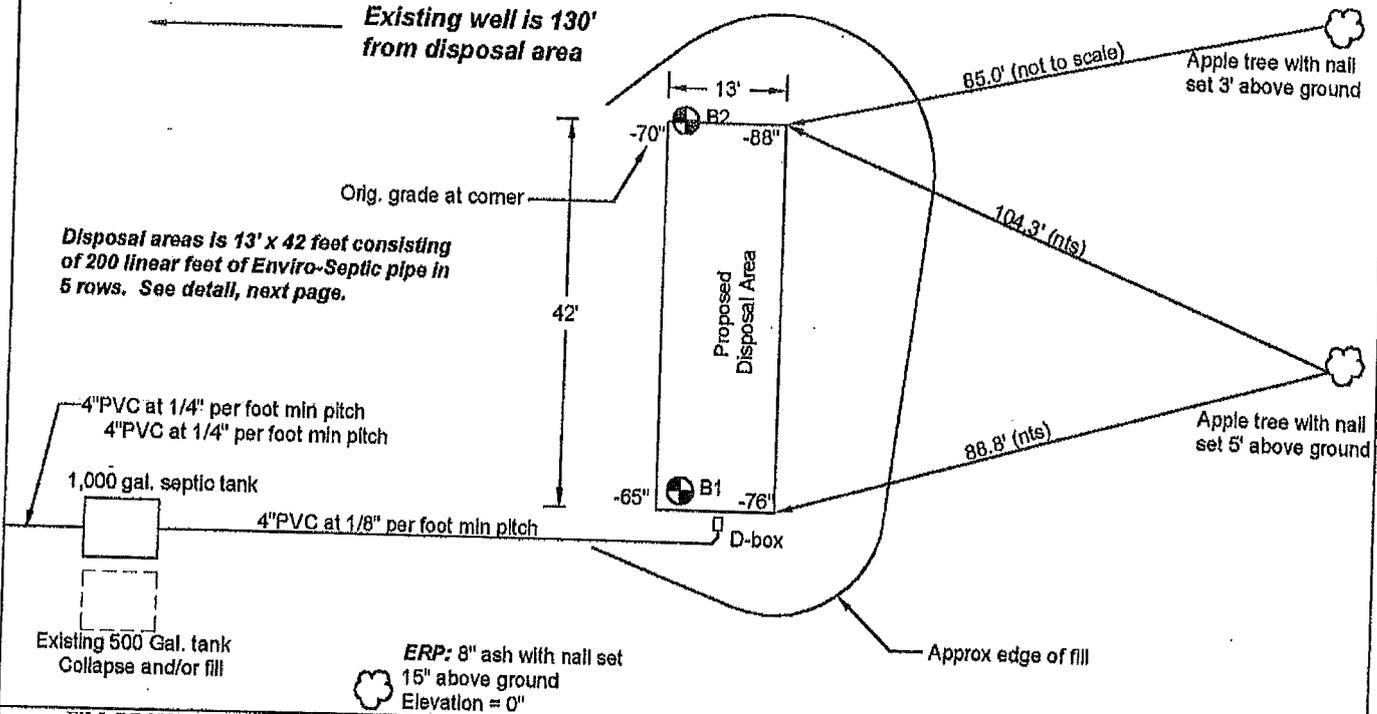
Owner's Name

BERWICK

241 CRANBERRY MEADOW RD

MATTHEW & SUSAN FISCHER

SUBSURFACE WASTEWATER DISPOSAL PLAN



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) Avg 13"

Finished Grade Elevation

-55"

Location & Description: 8" ash w/nail set 15" above the ground

Depth of Fill (Downslope) Avg 27"

Top of Proprietary Device

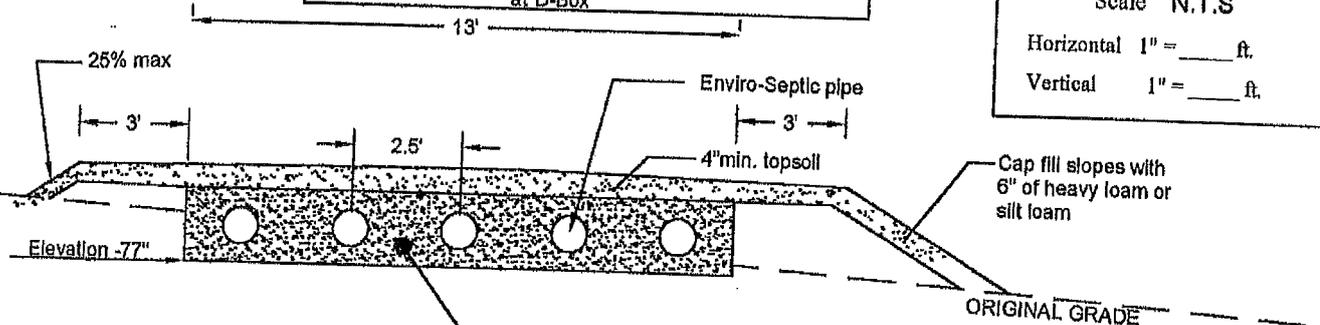
-65"

Reference Elevation: 0"

Bottom of Disposal Area (Enviro-Septic Pipe)

-77"

DISPOSAL AREA CROSS SECTION at D-Box



Cover: Grass, seeded and mulched
 Herbaceous perennials
 No trees or shrubs over leach field

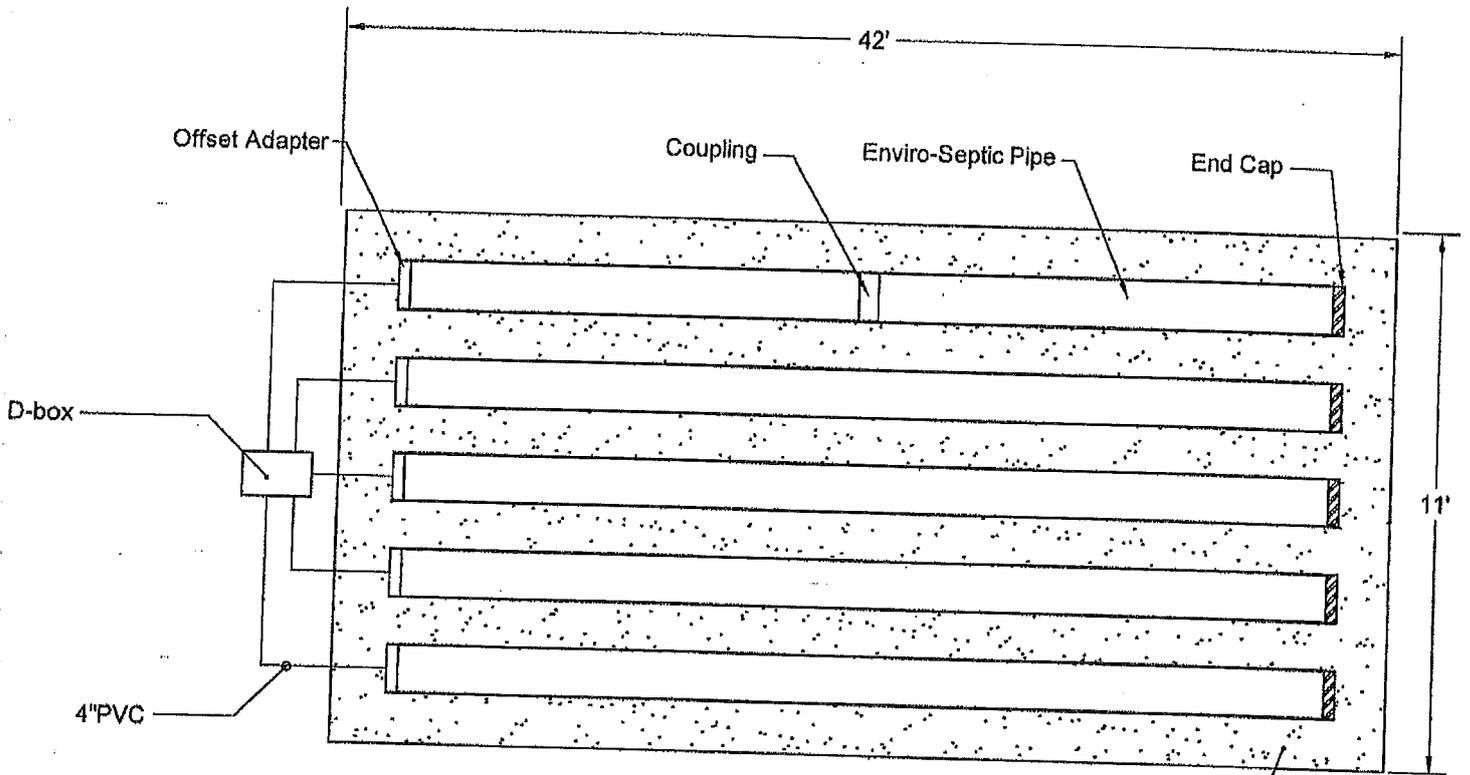
Sand bed shall be a clean medium to coarse sand with an effective size of .25mm to 2.0mm, no more than 5% passing the #200 sieve, and no particles >3/4".

This design specifies Enviro-Septic brand septic system pipe. Do not substitute for similar systems without written consent of the site evaluator. Revised plans will be required.

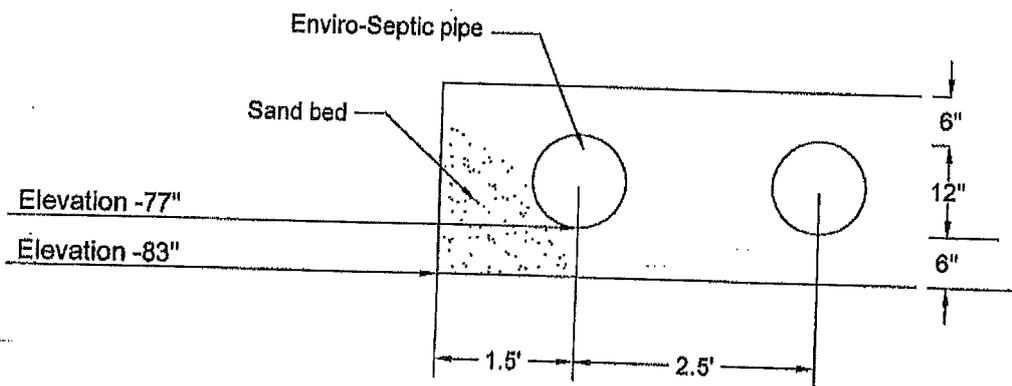
Remove topsoil and rototill or scarify ground
 Fill to Elevation -83" with clean medium to coarse sand
 Install system per Enviro-Septic manual for Maine

Michael Williams 219
 Site Evaluator Signature SE #

09-08-03
 Date



Clean medium to coarse sand with an effective size of .25mm to 2.0mm, no more than 5% passing the #200 sieve, and no particles >3/4"



FISCHER - 241 CRANBERRY MEADOW RD., BERWICK ME

Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Cranberry Meadow Rd Applicant name: sub. Civil Consultants Project location (municipality): Berwick

Exploration symbol: 1 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam	Friable	Dark Brown	
5			10YR 2/2	
10			Yellow Brown	
15	Loamy sand		10YR 5/6	
20				
30		Very firm	olive yellow	few faint
40			2.5Y 6/6	
50				

Exploration symbol: 2 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam		Dark Brown	
5			10YR 2/2	
10		Friable	Yellow Brown	
15			10YR 5/6	
20				
30				few faint
40				
50				

S.E. Soil Classification: 3 C Slope: 8-10% Limiting Factor: 30" Ground Water
 Profile Design Class: C Restrictive Layer
 C.S.S. Soil Series/phase name: Skerry Mod. well drained Hydric Non-hydric Hydrologic Soil Group

S.E. Soil Classification: 3 AllC Slope: 8-10% Limiting Factor: 26" Ground Water
 Profile Design Class: AllC Restrictive Layer
 C.S.S. Soil Series/phase name: Skerry Mod. Deep Mod. Well drained Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: 3 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam		Dark Brown	
5			10YR 2/2	
10	Loamy sand	Friable	Yellow Brown	
15			10YR 5/6	
20				
30		Very firm	olive yellow	few faint
40			2.5Y 6/6	
50				

Exploration symbol: 4 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam		Dark Brown	
5			10YR 2/2	
10		Friable	Yellow Brown	
15	Loamy sand		10YR 5/6	
20				
30		Very firm	olive yellow	few faint
40			2.5Y 6/6	
50				

S.E. Soil Classification: 3 AllC Slope: 8-10% Limiting Factor: 24" Ground Water
 Profile Design Class: AllC Restrictive Layer
 C.S.S. Soil Series/phase name: Skerry Mod. well drained Hydric Non-hydric Hydrologic Soil Group

S.E. Soil Classification: 3 C Slope: 5-6% Limiting Factor: 18" Ground Water
 Profile Design Class: C Restrictive Layer
 C.S.S. Soil Series/phase name: Skerry Mod. well drained Hydric Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 3-12-2020
 name printed/typed: Kenneth Gardner Lic. #: 73
 C.S.S. signature: _____ Date: _____
 name printed/typed: _____ Cert. #: _____

State of Maine
 Soil Scientist
 #61
 Kenneth Robert Gard
 professional stamp

Soil Profile/Classification Information

Page _____ of _____

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITE(S)

Project name: Cranberry Meadow Rd

Applicant name: Civil Consultants

Project location (municipality): Derwick

Exploration symbol: 5 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0-5: <u>sandy loam</u>	<u>friable</u>	<u>dark brown to yellow</u>	
5-10: <u>loam</u>		<u>yellow brown</u>	<u>few faint</u>
10-20: <u>loamy sand</u>	<u>very firm</u>	<u>olive yellow</u>	
20-30: <u>loamy sand</u>		<u>2.5Y/6</u>	

Exploration symbol: 6 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0-5: <u>sandy loam</u>		<u>dark brown</u>	
5-10: <u>loamy</u>	<u>friable</u>	<u>yellow brown</u>	
10-20: <u>sand</u>		<u>olive yellow</u>	<u>few</u>
20-30: <u>loamy sand</u>	<u>very firm</u>	<u>yellow</u>	
30-40: <u>loamy sand</u>		<u>2.5Y/6</u>	

S.E. Soil Classification: 3E Slope: 3.5% Limiting Factor: 8" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Colonel Hydric Non-hydric Hydrologic Soil Group

S.E. Soil Classification: 3C Slope: 11% Limiting Factor: 116" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Skerry Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: 7 Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0-5: <u>loam</u>			<u>soil surface</u>
5-10: <u>loam</u>	<u>friable</u>	<u>black</u>	
10-15: <u>loam</u>		<u>olive</u>	
15-20: <u>sandy loam</u>	<u>firm</u>	<u>brown</u>	
20-30: <u>loamy sand</u>			

Exploration symbol: BTT Test pit Boring
0 " Depth of Organic Horizon Above Mineral Soil
3-23-2020

Texture	Consistency	Color	Mottling
0-5: <u>loam</u>		<u>dark</u>	
5-10: <u>sandy loam</u>	<u>frag</u>	<u>yellow</u>	
10-15: <u>loam</u>		<u>brown</u>	
15-20: <u>loam</u>		<u>olive yellow</u>	
20-30: <u>loamy sand</u>	<u>firm</u>	<u>yellow</u>	<u>few</u>
30-40: <u>loamy sand</u>		<u>2.5Y/6</u>	
40-50: <u>Bedrock at 30"</u>			

S.E. Soil Classification: 3E Slope: 3% Limiting Factor: 0" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Brayton Hydric Non-hydric Hydrologic Soil Group

S.E. Soil Classification: 3E Slope: 3% Limiting Factor: 0" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Skerry Hydric Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Garden Date: 3-12-2020
 name printed/typed: Kenneth Garden Lic. #: 23

C.S.S. signature: _____ Date: _____
 name printed/typed: _____ Cert. #: _____

space for professional stamp