



PLANNING BOARD MEETING AGENDA

Thursday October 15, 2020

Burgess Meeting Room, Berwick Town Hall

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Approval of Minutes

- October 1, 2020

Old Business

- Site Plan Review. Adult Use and/or Medical Marijuana Production Facility. Industrial. Off Portland Street (R72-17). RC/I Zone. 3G's Realty.

Public Comment

Informational Items

Adjournment



PLANNING BOARD MEETING MINUTES

Thursday October 1, 2020

Burgess Meeting Room, Berwick Town Hall

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Frank Underwood; Michael LaRue

Regular Member Absent: Sean Winston; Nichole Fecteau

Alternate Member Present: David Ross-Lyons (voting member); Jerry Graybill

Staff Members Present: James Bellissimo, Director of Community Development & Planning; Jenifer McCabe, Code Enforcement Officer;

Public Comment

Approval of Minutes

- September 17, 2020

Frank Underwood requested the uses identified are using in the Berwick Land Use table. Mr. Underwood said General Industrial Building is not a use.

Motion: Frank Underwood motioned to approve the application.

Second: Michael LaRue

VOTED – 3-0-2 in favor

Motion Passed

In favor: Dave Andreesen; Michael LaRue; Frank Underwood

Opposed: None

Abstain: Jerry Graybill; David Ross-Lyons

New Business

- Sketch Plan. Major Subdivision. Norman Court & Haflinger Lane. R2 Zone. LRB Leasing.

James Bellissimo said this subdivision has been in the works for several years and this is the third time the project has been at Sketch plan. The project is under new ownership and Civil Consultants is now the engineer firm. The subdivision is in the MS4 area.

Les Bodwell introduced himself as the new owner of the project. Connecting Haflinger and Normand Court allows for approximately 54 lots. Tom Harmon of Civil Consultants said the project will happen in phases. The project will require a Site Location permit from DEP. Mr. Harmon clarified the lots will be on Town Water & Sewer.

Michael LaRue asked about sidewalks. Mr. Harmon said Haflinger Lane has not been completed and should have sidewalks. Mr. Harmon requested sidewalks on one side and indicated he would like to avoid sidewalks on the shorter cul-de-sacs. Dave Andreesen asked if the power lines would be underground. Mr. Bodwell said he would do underground wherever possible. Mr. Harmon said he would defer to the town on lighting fixtures.

Mr. Harmon said there will be a Home Owners Association to manage the Stormwater and Open Space and that they will petition the Town to take over the roads. Dave Andreesen said the Town needs to look at a plan for Old Pine Hill Road and adjoining streets. Both Mr. Andreesen and Mr. Bodwell said speed is an issue.

Frank Underwood asked if the houses would be two or three bedrooms. Mr. Bodwell said the bedroom amount would be up to the buyer. Mr. Underwood said the total bedrooms would be an indicator for the impact on the schools.

A site walk was scheduled Saturday October 17th at 9:30 am.

Public Comment

Informational Items

James Bellissimo said Great Falls Construction will be sharing their site plan October 14th and again December 15th at 10 am.

Adjournment

Motion: Jerry Graybill

Second: David Ross-Lyons

**VOTED – 5-0 in favor
Motion Passed**

In favor: Dave Andreesen; David Ross-Lyons; Michael LaRue; Jerry Graybill; Frank Underwood

Opposed: None

Abstain: None



**PLANNING BOARD MEMORANDUM
TOWN OF BERWICK, PLANNING DEPARTMENT**

TO: BERWICK PLANNING BOARD; JENIFER MCCABE, CODE ENFORCEMENT OFFICER
FROM: JAMES BELLISSIMO, DIRECTOR OF COMMUNITY DEVELOPMENT & PLANNING
SUBJECT: 3G'S REALTY, LLC – SITE PLAN REVIEW – ADULT USE MARIJUANA CULTIVATION
DATE: OCTOBER 13, 2020
CC:

The most significant change to the plan is the buildings will all fall under one Town and one State license holder. We did receive an opinion from the Town Attorney who stated the 1,000-foot setback would apply to the different license holders. Neil Rapoza sent in a memo to clarify this point.

The use has been clarified to be an Adult Use Production Facility and/or a Medical Marijuana Production Facility. Both are indicated uses on the use table. Industrial is the use for the two “General Industrial Buildings” but there is an added condition that the applicant shall come back to Planning Board when the precise use is identified.

Memo notes from the September 17th meeting:

- DEP requested no further wetland impacts and because of this, the buildings have been moved and overall Site Plan & Stormwater Management have been amended.
- The project is outside of the South Berwick Water District recharge area.
- 12 abutters were sent notices via mail September 9. The Public Hearing notice was posted in the paper September 10, 2020. We held our Public Hearing on September 17th.



**CIVIL
CONSULTANTS**

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

October 5, 2020

Attn: James Bellissimo, Planner
Town of Berwick
11 Sullivan Street
Berwick, ME 03901

**RE: 3 G's Industrial Development,
Portland Street, Berwick, Maine
Berwick Tax Map R-72, Lot 17**

Mr. Bellissimo,

Per request of the Town and review comments provided during the Planning Board meeting on September 17, 2020 and in meetings with the Planning Department, this letter is intended to serve as further clarification regarding the application for the development proposed by 3 G's Realty, LLC on Tax Map R-72, Lot 17.

The "Proposed Use" will be classified as "Adult Use and/or Medical Marijuana Production Facility (including Extraction processes) and General Industrial Use". When specific Industrial Uses are determined by the future building tenants, those uses will be presented to the Board for Conditional Use Permitting as required.

The proposal that Marijuana Testing be performed at the site will not be pursued at this time. However; if the Town determines that "Marijuana Testing Facility" will become a specified allowed use in the future, this would likely be a beneficial activity for the development and may be pursued in the future.

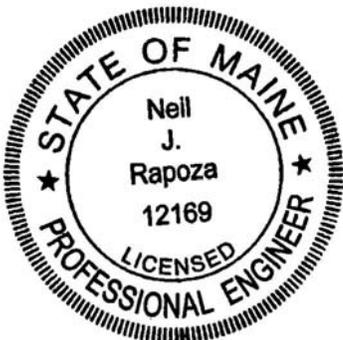
It has also been determined that a single license will be held for the entire development, as opposed to multiple licenses being issued to each individual building. This creates a situation similar to multi-building marijuana facilities that have previously been approved by the Town in 2020.

This does not indicate any change to the site design or development intent.

Should you have any questions or comments, please call at your convenience.

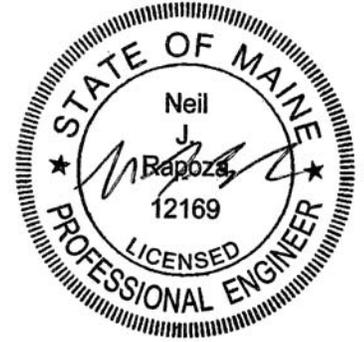
Respectfully yours,
CIVIL CONSULTANTS

Neil J. Rapoza, P.E.,
Sr. Project Engineer



CIVIL CONSULTANTS MEMORANDUM

TO: BERWICK PLANNING DEPARTMENT
FROM: NEIL J. RAPOZA, PE
SUBJECT: PROJECT NARRATIVE
DATE: 8 APRIL, 2020 (REVISED 10 SEPTEMBER, 2020)
PROJECT: 19-352.00 – 3 G’S DEVELOPMENT, BERWICK, ME



This narrative is intended to provide information regarding the application for a Site Plan Review to allow the construction of a new industrial development in on Portland Street.

The proposed development will be located on Berwick Tax Map R-72 Lot 17. The lot has been historically used by previous owners as a large hay field and for timber harvesting. The project would involve the construction of 12 new industrial building; with 10 buildings housing marijuana grow facilities. The remaining 2 buildings would be utilized as general industrial buildings, with specific use per the lease holders. All of the proposed structures will be similar pre-engineered metal buildings with a footprint of 6,600 sf each. The project will result in a total of 7.6 acres of developed area, with 3.0 acres of pavement and 1.8 acres of building area.

It is expected that each grow facility will have 3 full-time employees. For the purpose of determining the required parking, it is conservatively assumed that the general industrial buildings will have 27 employees total (1/500 sf). This results in a requirement for 57 available parking spaces, which are indicated on the plan. The hours of operation will be 7am to 7pm, weekdays and weekends. There will be no public access to the site, and all grow facilities will be surrounded by security fencing. There are 10 fenced dumpster enclosures indicated for the grow buildings, with refuse handling at the industrial buildings to be determined by the users of those spaces.

The development will be served by a new on-site septic and private well(s). The septic system will be designed by Civil Consultants based on soils information from Ken Gardner. It has been determined that an elevated system will be acceptable in the location indicated on the plans.

Access to the site will be via an existing gravel driveway that will be improved to accommodate the proposed use. An application has been submitted to the Maine DOT for the change in use.

The 52 acre lot has 25 acres of wetlands on the western portion of the lot, and an unnamed stream flowing northeast to southwest across the property. The size of the contiguous wetlands results in the lot being in the Resource Protection Zone per Town regulations. The dimensional requirements are met with the development as shown on the project drawings, with a 100 ft setback to the wetlands maintained around the perimeter of the proposed work.

A Site Location of Development Act permit will be required to be issued by the Maine DEP. This will require both treatment of stormwater from the site and control of the flows that the downstream wetlands and waterways receive. This application will be submitted upon receiving requested input from various agencies. The Stormwater Management Plan submitted with this application is a copy of that which was prepared for the DEP submission. It is proposed that 2 wet ponds be constructed to provide treatment and runoff attenuation, along with an underdrained grass filter. A system of catch basins and culverts will direct flows to the treatment areas. A roadside treatment buffer is also proposed to provide pollutant removed for runoff leaving the access drive.

A Stormwater Maintenance and Inspection Plan has been prepared that will be utilized by the applicant to ensure that the treatment ponds and other structures perform as intended.



The site was heavily logged in recent years. It is the intention of the applicant to provide site stabilization and plantings to supplement existing vegetation as recommended by the DEP.

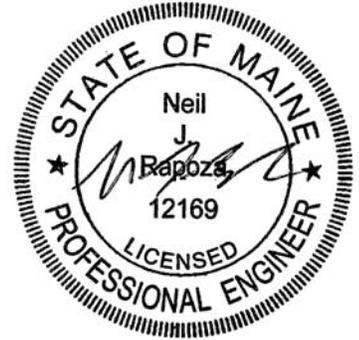
~~To complete the planned development, a total of 14,899 sf of wetland impact is proposed. The impacted wetlands are an isolated wetland in an upland area and a man-made wetland created by a drainage swale, and will not affect the contiguous portion of the wetlands or the stream. This will require a Tier 1 NRPA permit, the application for which has been submitted to the DEP.~~

J:\AAA\2019\1935200\BERWICK\20200910-1935200-PROJECT-MEMO_REVISIED.DOCX



CIVIL CONSULTANTS MEMORANDUM

TO: BERWICK PLANNING DEPARTMENT
FROM: NEIL J. RAPOZA, PE
SUBJECT: Resource Protection clarification
DATE: 10 SEPTEMBER, 2020
PROJECT: 19-352.00 – 3 G’S DEVELOPMENT, BERWICK, ME



This memo is intended to provide information regarding the application for a Site Plan Review to allow the construction of a new industrial development in on Portland Street as it pertains to Shoreland Zoning and Resource Protection.

Section 14.13 of the Shoreland Zoning establishes the Districts and the triggers that require developments to meet the more stringent use and dimensional regulations. 14.13.A establishes what land is determined to be in the ‘Resource Protection District’ (RP). Item 14.13.A.1 is the rule that is being addressed. It reads as follows:

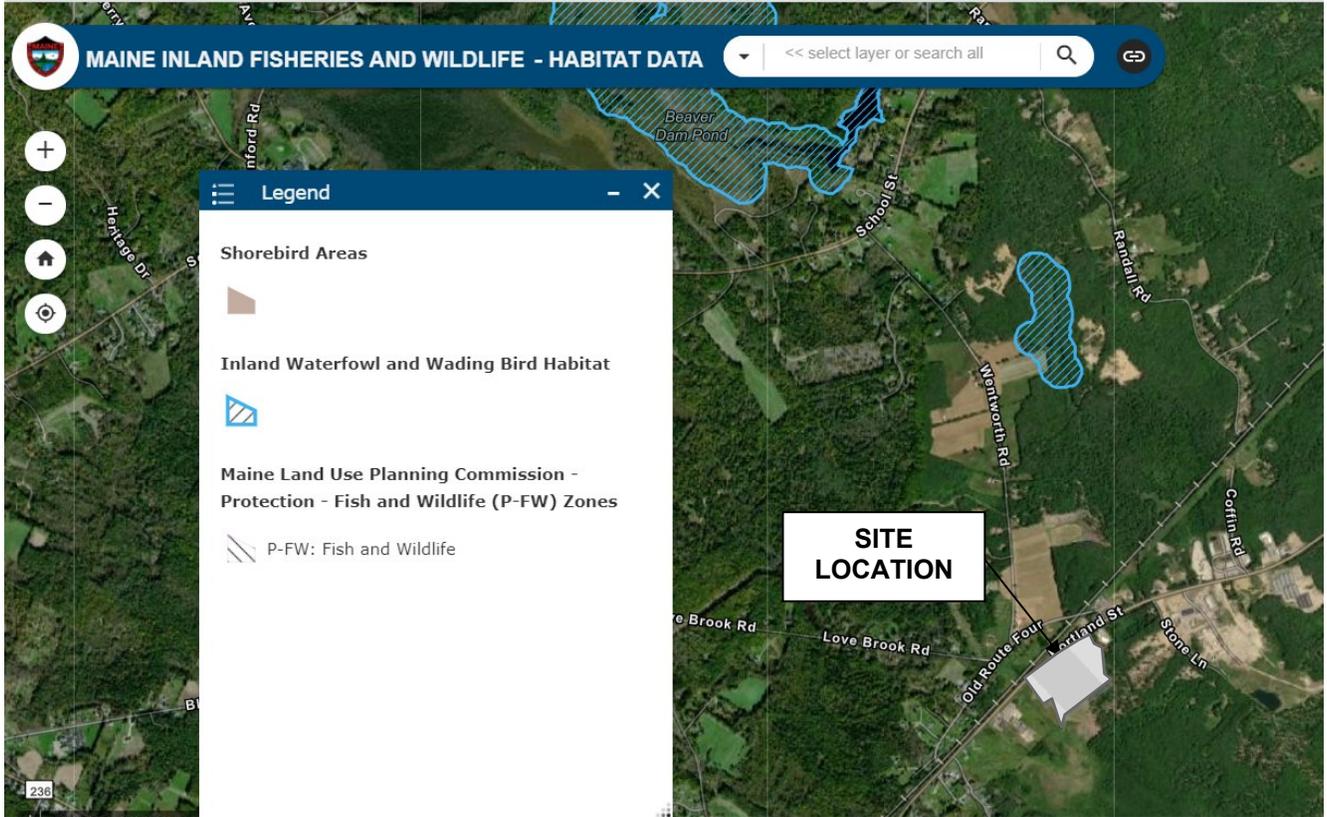
Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either MDIF&W or the Department as of - 137 - December 31, 2008. For the purposes of this paragraph “wetlands associated with great ponds and rivers” shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. “Wetlands associated with great ponds or rivers” are considered to be part of that great pond or river.

This is intended to protect areas that are rated as “moderate” or “high” value waterfowl. In order to be considered part of the RP zone per this rule, the area must first be noted as a valued waterfowl habitat by the IF&W and the DEP, as noted on the mapping available online. If it is a valued habitat, then the area within 250 ft of the wetland is considered in the RP zone.

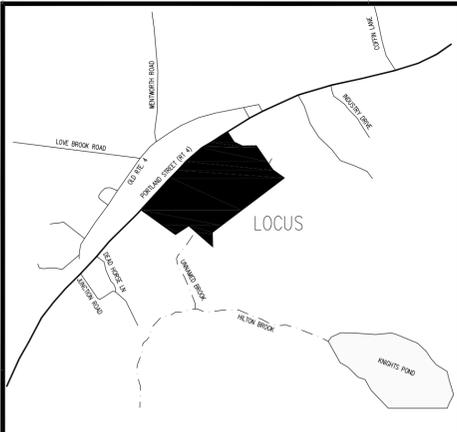
As it pertains to this site, the mapping indicates that no valued waterfowl habitat is associated with the surrounding wetlands. The development will maintain wetland setbacks as required in the Shoreland Zoning, but is not located in the Resource Protection Zone.

The project also does not “trip” the 4 other criteria listed in 14.13.A, which include floodplains, steep slopes, eroded areas, and isolated wetlands.





J:\AAA\2019\1935200\BEGINNING_WITH_HABITAT\20200910-1935200-RESOURCEPROTECTION-MEMO.DOCX



LOCUS

REFERENCE PLANS:

- BOUNDARY AND EXISTING CONDITIONS PLAN OF LAND OF 3G'S REALTY, LLC - MAP R72/LOT 17, ROUTE 4 (PORTLAND STREET, BERWICK, YORK COUNTY, MAINE. PREPARED FOR SCOTT KEARNAN, 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127. PREPARED BY CIVIL CONSULTANTS, DATED 2-25-2020.

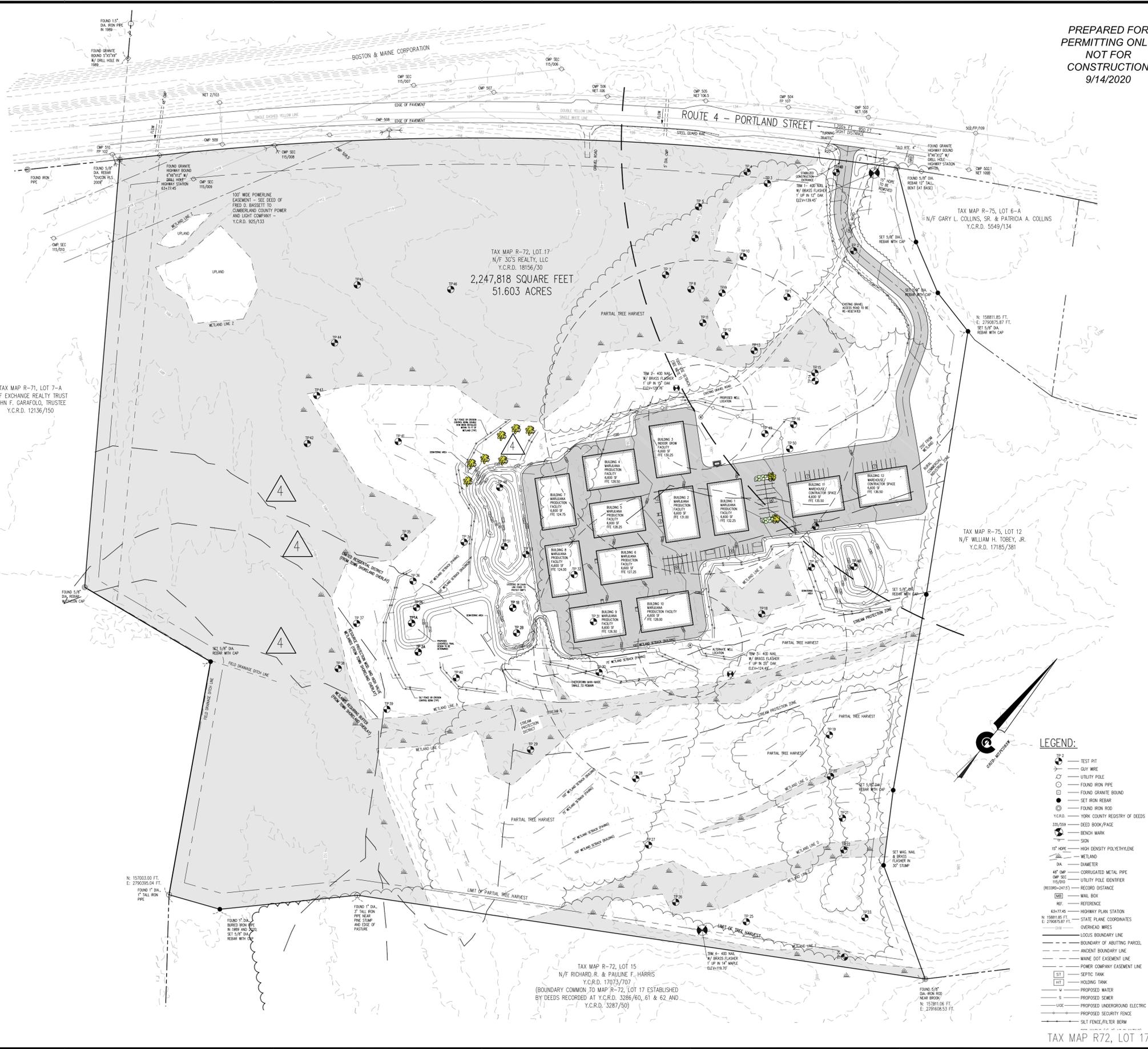
NOTES:

- THE DEVELOPMENT CONSISTS OF CONSTRUCTING 9 NEW BUILDINGS INTENDED TO BE LEASED SPACES FOR THE USE OF CULTIVATING PLANTS INDOORS, INCLUDING MARIJUANA. THE BUILDINGS HOUSING THIS TYPE OF USE REQUIRE A 100' SEPARATION FROM THE NEAREST MARIJUANA RELATED BUILDING ON ADJACENT LOTS. A SETBACK TO THE USE ON MAP R72 LOT 5 (CRICAN ALTERNATIVES) IS INDICATED ON THIS PLAN, WITH ANY STRUCTURE SHOWN INSIDE THIS SETBACK BEING NON-MARIJUANA RELATED USES.
- BOUNDARY AND PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS IN FEBRUARY 2020. AT THE TIME OF THE FIELD SURVEY, THE GROUND WAS COVERED WITH 4-12 INCHES OF SNOW. FEATURES OBSCURED BY SNOW MAY NOT BE REFLECTED HEREON.
- 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 CORRS STATIONS BOSTON WAAS 1 CORRS (BZW), BARTLETT CORRS (BZM) AND BRUNSWICK 1 CORRS (BRW1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.0000050.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY.
- ASSESSOR'S INFORMATION: TOWN OF BERWICK ASSESSOR'S MAP R72, LOT 17
- RECORD OWNERS AND DEED REFERENCES: 3G'S REALTY, LLC - Y.C.R.D. 18156/30
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DISSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE LOCUS PARCEL 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 0010 B, EFFECTIVE DATE AUGUST 5, 1991. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
- THE LOCUS PARCEL IS LOCATED IN THE BUREAU COMMERCIAL/INDUSTRIAL ZONE (BC/I). BASIC LAND USE ORDINANCE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	MINIMUM	PROVIDED
LOT SIZE	90,000 S.F. (ON-SITE SEPTIC DISPOSAL)	1,139,595 S.F. UPLAND
LOT WIDTH	200'	>200'
FRONTAGE	200'	>200'
FRONT YARD SETBACK	50'	>500'
SIDE YARD SETBACK	25'	50'
REAR YARD SETBACK	25'	>500'
BUILDING HEIGHT	45' (MAXIMUM)	>35'
MAXIMUM LOT COVERAGE	60%	9.9%

PORTIONS OF THE PARCEL ARE ALSO LOCATED IN THE RESOURCE PROTECTION DISTRICT (RP) (WITHIN 250' BUFFER AROUND WETLANDS OF MODERATE AND HIGH VALUE). SHORELAND ZONING ORDINANCE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	MINIMUM	PROVIDED
LOT SIZE	40,000 S.F.	1,139,595 S.F. UPLAND
LOT WIDTH	200'	>200'
FRONTAGE	200'	>200'
FRONT YARD SETBACK	50'	>500'
SIDE YARD SETBACK	25'	50'
REAR YARD SETBACK	30'	>500'
BUILDING HEIGHT	35' (MAXIMUM)	>35'
MAXIMUM LOT COVERAGE	10%	9.9%
WETLAND SETBACK	100' (75' PAVEMENT)	CONFORMS
- FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF BERWICK LAND USE ORDINANCE.
- CONTOURS AS SHOWN ARE BASED ON LIDAR DATA FROM THE MAINE OFFICE OF GIS. SEE PROJECT DATA FILES FOR ADDITIONAL ON-THE-GROUND SPOT ELEVATIONS.
- WETLAND LINES AND TEST PITS WHERE IDENTIFIED BY KENNETH CARONER, MAINE SOIL SCIENTIST (#61) IN JANUARY 2020. THE LOCATIONS OF THE WETLAND FLAGS AND TEST PITS WERE FIELD SURVEYED BY CIVIL CONSULTANTS BY ON-THE-GROUND INSTRUMENT SURVEY.
- SIGHT DISTANCE INDICATED ON PLANS IS BASED ON INFORMATION GATHERED BY CIVIL CONSULTANTS ON 4-8-2020.
- ANY BUILDING MOUNTED LIGHTS SHALL BE LED SHIELDED AND DOWNMIX TO REDUCE GLARE VISIBLE FROM ROUTE 4 OR ADJUTING PROPERTIES.
- KNOX BOX FOR BUILDING ACCESS WILL BE INSTALLED AT THE SECURITY GATE, OR AT A LOCATION DETERMINED BY THE BERWICK FIRE DEPARTMENT.



PREPARED FOR
PERMITTING ONLY,
NOT FOR
CONSTRUCTION
9/14/2020



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NUR	INT.	DATE
6		9/14/20
5		9/16/20
4		7/29/20
3		6/14/20
2		5/1/20
1		4/24/20

RECORD OWNER:
3G'S REALTY, LLC
OWNER ADDRESS:
309 OLD COLONY AVENUE,
SOUTH BOSTON, MA 02127

PROPOSED SITE DEVELOPMENT
LAND OF 3G'S REALTY LLC - MAP R72/ LOT 17
ROUTE 4 (PORTLAND STREET)
BERWICK, YORK COUNTY, MAINE

PREPARED FOR:
SCOTT KEARNAN
CLIENT ADDRESS: 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127

DATE: 04/09/2020
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

SITE PLAN

PROJECT NO: 19-352.00

L1

SHEET: 1 OF 6

- LEGEND:**
- TEST PIT
 - QUY WIRE
 - UTILITY POLE
 - FOUND IRON PIPE
 - FOUND GRANITE BOUNDARY
 - SET IRON REBAR
 - SET IRON ROD
 - YORK COUNTY REGISTRY OF DEEDS
 - DEED BOOK/PAGE
 - BENCH MARK
 - SIGN
 - HIGH DENSITY POLYETHYLENE
 - WETLAND
 - DAMETER
 - 40" CMP CORRUGATED METAL PIPE
 - UTILITY POLE IDENTIFIER
 - RECORD DISTANCE
 - MAIL BOX
 - REF.
 - HIGHWAY PLAN STATION
 - STATE PLANE COORDINATES
 - OVERHEAD WIRE
 - LOCUS BOUNDARY LINE
 - BOUNDARY OF ADJUTING PARCEL
 - ANCIENT BOUNDARY LINE
 - MAINE DOT EASEMENT LINE
 - POWER COMPANY EASEMENT LINE
 - SEPTIC TANK
 - HOLDING TANK
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED SECURITY FENCE
 - SILT FENCE/FILTER BERM

TAX MAP R72, LOT 17



PREPARED FOR
 PERMITTING ONLY,
 NOT FOR
 CONSTRUCTION
 9/14/2020



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CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

TAX MAP R-75, LOT 6-A
 N/F GARY L. COLLINS, SR. & PATRICIA A. COLLINS
 Y.C.R.D. 5549/134

TAX MAP R-72, LOT 17
 N/F 3G'S REALTY, LLC
 Y.C.R.D. 18156/30
 2,247,818 SQUARE FEET
 51.603 ACRES

REFERENCE PLANS:

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- BOUNDARY AND PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS IN FEBRUARY 2020. AT THE TIME OF THE FIELD SURVEY, THE GROUND WAS COVERED WITH 4-12 INCHES OF SNOW. FEATURES OBSCURED BY SNOW MAY NOT BE REFLECTED HEREON.
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- THE LOCUS PARCEL 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 23044 0010 B, EFFECTIVE DATE AUGUST 5, 1991. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
- THE LOCUS PARCEL IS LOCATED IN THE RURAL COMMERCIAL/INDUSTRIAL ZONE (RC-1). BASIC LAND USE ORDINANCE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	MINIMUM	PROVIDED
LOT SIZE	90,000 S.F. (ON-SITE SEPTIC DISPOSAL)	1,139,595 S.F. UPLAND
LOT WIDTH	>200'	>200'
FRONTAGE	>200'	>200'
FRONT YARD SETBACK	50'	>500'
SIDE YARD SETBACK	25'	50'
REAR YARD SETBACK	25'	>500'
BUILDING HEIGHT	45' (MAXIMUM)	>35'
MAXIMUM LOT COVERAGE	80%	9.9%

PORTIONS OF THE PARCEL ARE ALSO LOCATED IN THE SHORELAND ZONE (WITHIN 250' OF 10 ACRE FRESHWATER WETLAND). SHORELAND ZONING ORDINANCE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	MINIMUM	PROVIDED
LOT SIZE	90,000 S.F. (ON-SITE SEPTIC DISPOSAL)	1,139,595 S.F. UPLAND
LOT WIDTH	>200'	>200'
FRONTAGE	>200'	>200'
FRONT YARD SETBACK	50'	>500'
SIDE YARD SETBACK	25'	50'
REAR YARD SETBACK	25'	>500'
BUILDING HEIGHT	35' (MAXIMUM)	>35'
MAXIMUM LOT COVERAGE	20%	9.9%
WETLAND SETBACK	100' PRIMARY STRUCTURE, 75' PAVEMENT CONFORMS	

FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF BERWICK LAND USE ORDINANCE.
- CONTOURS AS SHOWN ARE BASED ON LIDAR DATA FROM THE MAINE OFFICE OF GIS. SEE PROJECT DATA FILES FOR ADDITIONAL ON-THE-GROUND SPOT ELEVATIONS.
- WETLAND LINES AND TEST PITS WERE IDENTIFIED BY KENNETH CARONER, MAINE SOIL SCIENTIST (#61) IN JANUARY 2020. THE LOCATIONS OF THE WETLAND FLAGS AND TEST PITS WERE FIELD SURVEYED BY CIVIL CONSULTANTS BY ON-THE-GROUND INSTRUMENT SURVEY.
- DUMPSTERS SHOWN ON PLAN ARE FOR INERT (NON-MARIJUANA) WASTE. MARIJUANA PLANT WASTE SHALL BE STORED SECURELY PRIOR TO BEING MIXED WITH INERT WASTE PER ADULT USE MARIJUANA RULES 18-691 C.M.R., CHAPTER 1, SECTION 9.

PARKING NOTES:

- THE PROPOSED USES WILL BE EITHER MARIJUANA GROW FACILITIES OR WAREHOUSE/INDUSTRIAL SPACES. THE TABLE BELOW INDICATES THE PARKING REQUIREMENTS AND AVAILABLE SPACES.
- PARKING REQUIREMENTS PER TOWN OF BERWICK LAND USE ORDINANCE §7.8.C.3.1:

USE	SPACES/UNIT	UNITS	REQUIRED
INDUSTRIAL (GROW FACILITY)	1/EMPLOYEE	30 EMPLOYEES (3/BLDG)	27
WAREHOUSE/INDUSTRIAL	1/500 S.F.	13,200 SF	27
TOTAL REQUIRED		57	
TOTAL PROVIDED		58	

NO.	REVISIONS	DATE
6	ADDED TEST PIT INFO, REVISED DETAILS	9/14/20
5	REVISED LAYOUT, WETLAND AVOIDANCE	9/16/20
4	REVISED PER TOWN PLANNER COMMENTS	7/29/20
3	REVISED NOTES SHEET L6	6/14/20
2	RELOCATED ENTRANCE PER DOT REVIEW	5/1/20
1	ISSUED FOR SUBMISSION TO DEP	4/24/20

RECORD OWNER:
 3G'S REALTY, LLC
 OWNER ADDRESS:
 309 OLD COLONY AVENUE,
 SOUTH BOSTON, MA 02127

PROPOSED SITE DEVELOPMENT
LAND OF 3G'S REALTY LLC - MAP R72/ LOT 17
ROUTE 4 (PORTLAND STREET)
BERWICK, YORK COUNTY, MAINE

PREPARED FOR:
 SCOTT KEARNAN
 CLIENT ADDRESS: 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127

DATE: 04/07/2020
 DRAWN BY: NJR
 CHECKED BY: GRA
 APPROVED BY: NJR

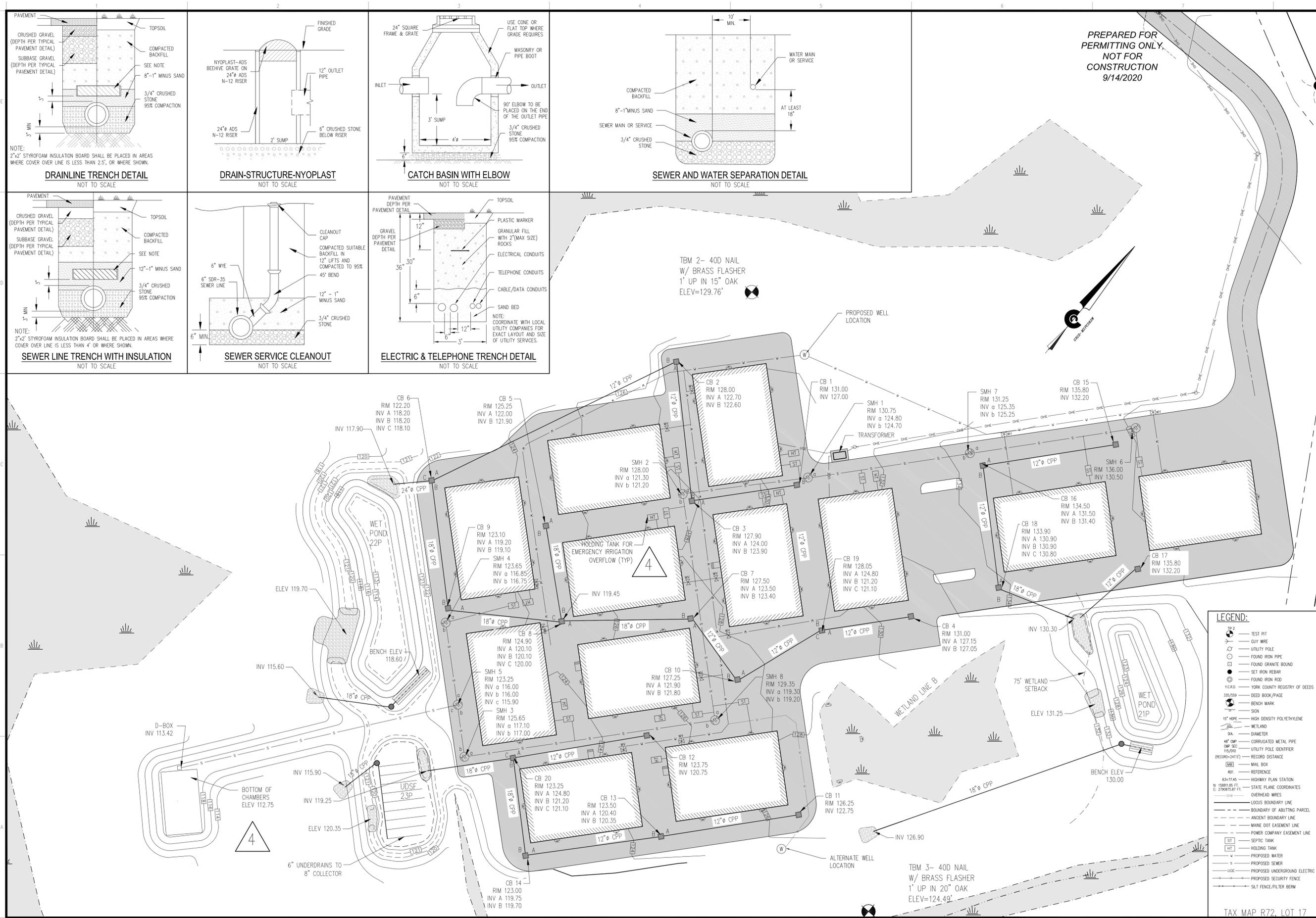
SITE PLAN

PROJECT NO: 19-352.00

L2

SHEET: 2 OF 6

- LEGEND:**
- TP 2 TEST PIT
 - UV WIRE
 - UTILITY POLE
 - FOUND IRON PIPE
 - FOUND GRANITE BOUND
 - SET IRON REBAR
 - FOUND IRON ROD
 - 13.6-8 YORK COUNTY REGISTRY OF DEEDS
 - 13.10-19 DEED BOOK/PAGE
 - SECON MARK
 - SON
 - 15" HOPE HIGH DENSITY POLYETHYLENE
 - WETLAND
 - DA DIAMETER
 - 48" CMP CORRUGATED METAL PIPE
 - 15.0-15 UTILITY POLE IDENTIFIER
 - (R2000-145) RECORD DISTANCE
 - (48) MAIL BOX
 - REF REFERENCE
 - 63+17.45 HIGHWAY PLAN STATION
 - N: 19881.85 FT. STATE PLANE COORDINATES
 - E: 279054.7 FT.
 - OVERHEAD WIRES
 - LOADING BOUNDARY LINE
 - BOUNDARY OF ADJUTING PARCEL
 - ANCIENT BOUNDARY LINE
 - MAINE DOT EASEMENT LINE
 - POWER COMPANY EASEMENT LINE
 - SEPTIC TANK
 - HOLDING TANK
 - PROPOSED WIRE
 - PROPOSED SEWER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED SECURITY FENCE
 - SILT FENCE/FILTER BERM



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

NO.	REVISIONS	DATE
6	ADDED TEST PIT INFO, REVISED DETAILS	9/14/20
5	REVISED LAYOUT, WETLAND AVOIDANCE	9/16/20
4	REVISED PER TOWN PLANNER COMMENTS	7/29/20
3	REVISED NOTES SHEET L6	6/14/20
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RECORD OWNER: 3G'S REALTY, LLC
OWNER ADDRESS: 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127

PREPARED FOR: SCOTT KEARNAN
CLIENT ADDRESS: 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127

DATE: 04/09/2020
DRAWN BY: NJR
CHECKED BY: GRA
APPROVED BY: NJR

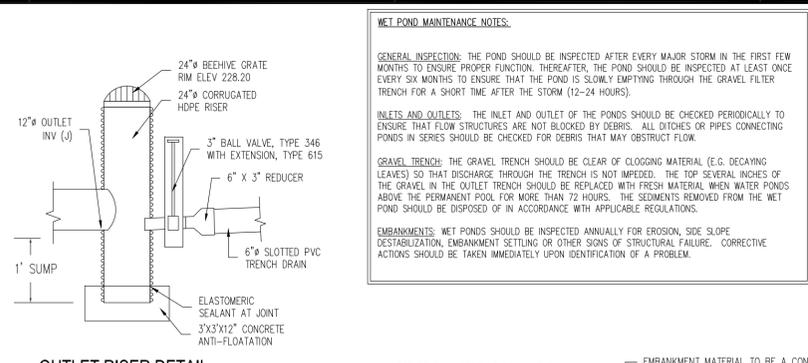
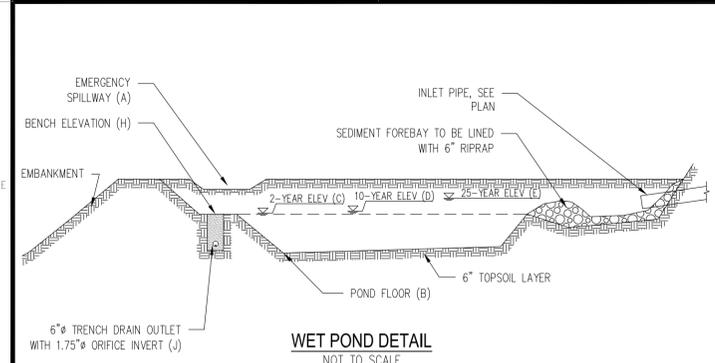
UTILITIES PLAN AND DETAILS

PROJECT NO: 19-352.00

L3

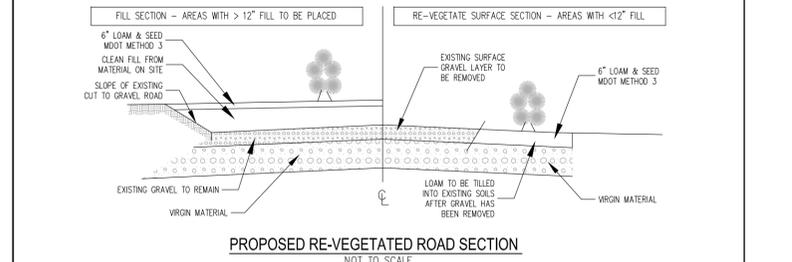
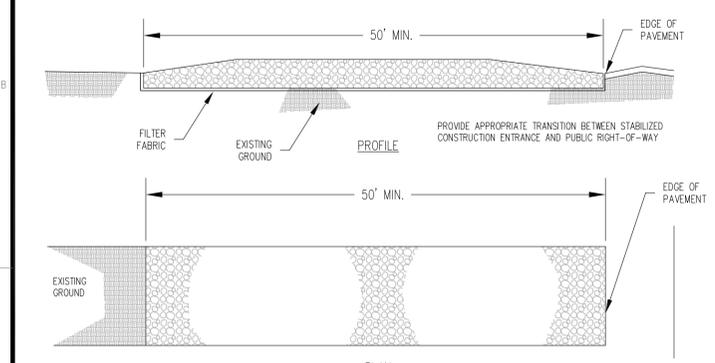
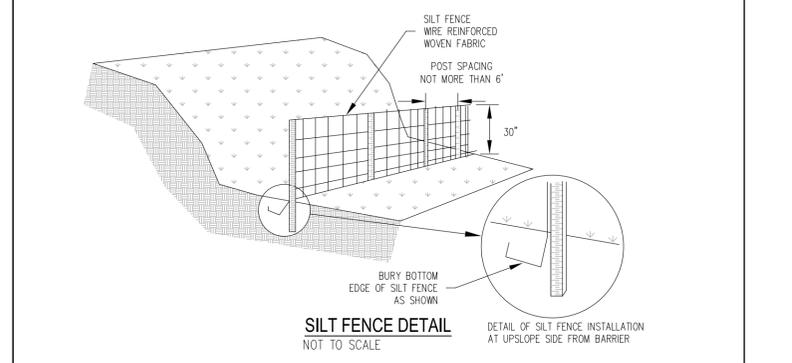
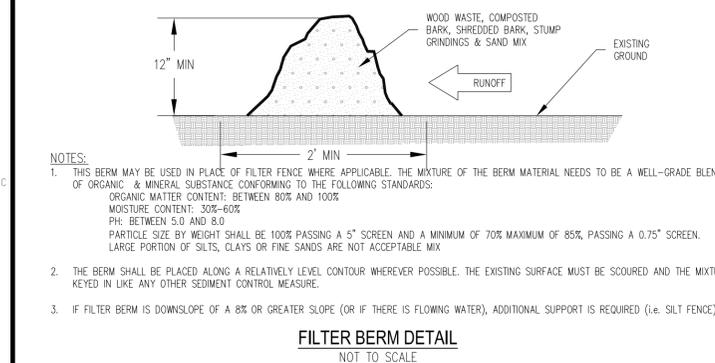
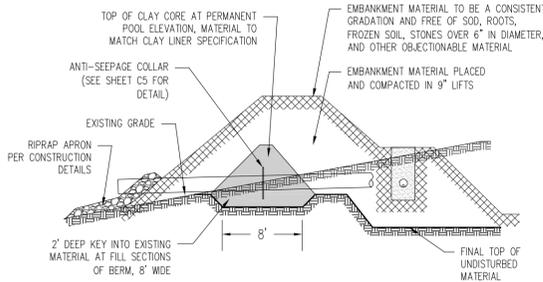
SHEET: 3 OF 6

PLOT DATE: 9/14/2020



WET POND SCHEDULE

	SPILLWAY ELEV	BASIN FLOOR	2-YR ELEV	10-YR ELEV	25-YR ELEV	TEST PIT	DEPTH (inches)	EXIST GRADE	SHWT ELEV	BENCH ELEV	DRAIN INVERT ELEV	TRENCH PERC RATE (in/hr)	BEDRCK / WATER
POND 21	A 131.25	B 123.00	C 130.99	D 131.19	E 131.31	TP-4B	72.00	133.00	131.00	H 130.00	J 127.45	6.00	112.00 (BOTTOM PIT)
POND 22	119.70	113.00	119.77	119.88	119.93	TP-4B	71.00	118.00	117.00	118.60	116.10	6.00	112.00 (BOTTOM PIT)



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - AASHTO DESIGNATION M43, SIZE NO 3 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY VIA VACUUM SWEEPING.

RE-VEGETATED GRAVEL ROADWAY NOTES:

- WHERE FILL IS NOT PROPOSED, GRAVEL MATERIAL SHALL BE REMOVED FROM THE ROADWAY AREAS THAT ARE TO BE RE-VEGETATED.
- WHERE FILL OVER THE EXISTING GRAVEL ROADWAY IS PROPOSED, MATERIAL REMOVED FROM THE NEW ROAD LOCATION MAY BE USED TO BRING THE AREA TO 6" BELOW FINISH GRADE.
- 6" OF TOPSOIL TO BE TILLED INTO EXISTING/FILL BASE MATERIAL OVER AREAS TO BE RECLAIMED. THE FOLLOWING LOAM MIXTURE SHALL BE USED (MOOT STANDARD SPECIFICATIONS, SECT. 613):

CONTENT	BY VOLUME
HUMUS (5.5-8.0 ph)	100-200 (DETERMINED BY IONITM TEST)
SAND (2.0mm-0.05mm)	45%-75%
SILT (0.05mm-0.002mm)	20%-40%
CLAY (<0.002mm)	5%-15%

LOAM SHALL BE SCREENED, LOOSE, FRABLE, AND FREE FROM REFUSE, LARGE STONES, CLOS, ROOTS, OR OTHER UNDESIRABLE FOREIGN MATTER. IT SHALL BE REASONABLY FREE IF WEEDS, ROOTS, OR RHIZOMES.

- THE RECLAIMED AREAS SHALL BE SEEDED USING SEEDING METHOD NUMBER 3 AS DESCRIBED BY THE MOOT STANDARD SPECIFICATIONS, SECT. 618.

NET POND MAINTENANCE NOTES:

GENERAL INSPECTION: THE POND SHOULD BE INSPECTED AFTER EVERY MAJOR STORM IN THE FIRST FEW MONTHS TO ENSURE PROPER FUNCTION. THEREAFTER, THE POND SHOULD BE INSPECTED AT LEAST ONCE EVERY SIX MONTHS TO ENSURE THAT THE POND IS SLOWLY EMPTYING THROUGH THE GRAVEL FILTER TRENCH FOR A SHORT TIME AFTER THE STORM (12-24 HOURS).

INLETS AND OUTLETS: THE INLET AND OUTLET OF THE PONDS SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT FLOW STRUCTURES ARE NOT BLOCKED BY DEBRIS. ALL DITCHES OR PIPES CONNECTING PONDS IN SERIES SHOULD BE CHECKED FOR DEBRIS THAT MAY OBSTRUCT FLOW.

GRAVEL TRENCH: THE GRAVEL TRENCH SHOULD BE CLEAR OF CLOGGING MATERIAL (E.G. DECAYING LEAVES) SO THAT DISCHARGE THROUGH THE TRENCH IS NOT IMPEDED. THE TOP SEVERAL INCHES OF THE GRAVEL IN THE OUTLET TRENCH SHOULD BE REPLACED WITH FRESH MATERIAL WHEN WATER POUNDS ABOVE THE PERMANENT POOL FOR MORE THAN 72 HOURS. THE SEDIMENTS REMOVED FROM THE NET POND SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

EMBANKMENTS: NET PONDS SHOULD BE INSPECTED ANNUALLY FOR EROSION, SIDE SLOPE DESTABILIZATION, EMBANKMENT SETTLING OR OTHER SIGNS OF STRUCTURAL FAILURE. CORRECTIVE ACTIONS SHOULD BE TAKEN IMMEDIATELY UPON IDENTIFICATION OF A PROBLEM.

CONSTRUCTION OVERSIGHT NOTES:

INSPECTION OF NET PONDS SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

- AFTER AREA IS CLEARED, GRUBBED AND SHAPED, PRIOR TO PLACEMENT OF LINER.
- AFTER PLACEMENT OF THE LINER.
- AFTER PLACEMENT OF TOPSOIL LAYER AND SEDIMENT BASIN.
- AFTER PRELIMINARY CONSTRUCTION OF THE GRAVEL TRENCH AND OUTLET CONTROL DEVICES ONCE THE UNDERDRAIN PIPE IS INSTALLED BUT NOT BACKFILLED.
- AFTER THE POND EMBANKMENTS HAVE BEEN STABILIZED.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND POND CONDITIONS AND MAKE CORRECTIONS.

UNDERDRAIN PIPE BEDDING MATERIAL

COMPONENT MATERIAL	GRADE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
	1"	90 TO 100
	3/4"	75 TO 100
	4"	50 TO 100
	20"	15 TO 80
	50"	0 TO 15
	200"	0 TO 5

UNDERDRAIN BACKFILL MATERIAL (MOOT 703.22 TYPE B)

Soil Profile/Classification Information

Project name: *Route 4* Applicant name: *3G's LLC* Project location (municipality): *Berwick*

Exploration symbol: *48* Test pit / Boring: Test pit / Boring: Depth of Organic Horizon Above Mineral Soil: *0*

Soil Classification: *USDA: Silt loam, silty clay loam, silty clay* Slope: *1-2%* Limiting Factor: *12* Ground Water: Redox Potential: Soil Series/Phase name: *Swanton* Soil Group: *Swanton*

Soil Scientist: *Kenneth Robert Gardner* Date: *9-12-2020* Lic. #: *61*

Soil Profile/Classification Information

Project name: *TP 18* Applicant name: *Civil Consultants* Project location (municipality): *Berwick*

Exploration symbol: *TP 18* Test pit / Boring: Test pit / Boring: Depth of Organic Horizon Above Mineral Soil: *0*

Soil Classification: *USDA: Silt loam, silty clay loam, silty clay* Slope: *3-4%* Limiting Factor: *9* Ground Water: Redox Potential: Soil Series/Phase name: *Swanton* Soil Group: *Swanton*

Soil Scientist: *Kenneth Robert Gardner* Date: *9-12-2020* Lic. #: *61*

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS. SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 2 ACRES OF THE SITE IS OPEN AT ANY TIME. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBGRADE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.
- ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE AND WEATHER CONDITIONS AND THE ACTUAL SITE SIZE. TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.
- SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM) SHALL BE INSTALLED DOWNGRADE OF MATERIAL STOCKPILES. STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO MATERIAL STOCKPILES.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
 FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:

KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREeping RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED, ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, MARCH 2003.



CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

NO.	REVISIONS	DATE
6	ADDED TEST PIT INFO, REVISED DETAILS	9/14/20
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ROUTE 4 (PORTLAND STREET)
BERWICK, YORK COUNTY, MAINE

PREPARED FOR:
SCOTT KEARNAN
 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127

DATE: 04/09/2020
 DRAWN BY: NJR
 CHECKED BY: GRA
 APPROVED BY: NJR

NOTES AND DETAILS

PROJECT NO: 19-352.00

L5

SHEET: 5 OF 6

MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND EROSION & SEDIMENTATION CONTROL (ESC) MEASURES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A SIGNIFICANT RAINFALL IS 1/2" IN A 24 HOUR PERIOD.

CONSTRUCTION INSPECTIONS WILL BE PERFORMED AT LEAST ONCE A WEEK AS WELL AS BEFORE, AND WITHIN 24 HOURS AFTER A STORM EVENT.

IF INSPECTIONS IDENTIFY AREAS IN NEED OF REPAIR, THOSE REPAIRS SHALL BE STARTED BY THE END OF THE NEXT WORK DAY AND COMPLETED WITHIN SEVEN DAYS (OR BEFORE THE NEXT STORM EVENT).

ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT.

THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDES THE EROSION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE (STABILIZED CONSTRUCTION ENTRANCE).

THE CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL STORMWATER AND ESC MEASURES UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. UPON STABILIZATION, J.G.'S REALTY LLC WILL BE RESPONSIBLE FOR LONG-TERM INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES.

MAINTENANCE LOG

THE RESPONSIBLE PARTY SHALL ESTABLISH A MAINTENANCE LOG/PLAN FOR USE IN RECORDING MAINTENANCE ACTIVITIES. AS A MINIMUM, THE LOG SHALL INCLUDE THE DATE(S) OF ACTIVITIES, WHO PERFORMED THE DUTIES, WHAT WAS DONE (I.E. LOOKED AT DETENTION BERMS, CLEANED DROP INLETS, ETC.), THE RESULTS OF THE ACTIVITY (I.E. ALL STRUCTURES WERE IN GOOD SHAPE, OR, POND #44 NEEDS TO BE REPAIRED). IF ANY ITEM NEEDS TO BE REPAIRED, A FOLLOW-UP ENTRY SHALL SHOW THE DATE THAT REPAIRS WERE COMPLETED.

CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS WILL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND PROVIDED TO J.G.'S REALTY LLC.

LAND GRADING AND SLOPE STABILIZATION

ALL SLOPES SHOULD BE CHECKED PERIODICALLY TO SEE THAT VEGETATION IS IN GOOD CONDITION. ANY RILLS OR DAMAGE FROM EROSION AND ANIMAL BURROWING SHOULD BE REPAIRED IMMEDIATELY TO AVOID FURTHER DAMAGE. IF SEEPS DEVELOP ON THE SLOPES, THE AREA SHOULD BE EVALUATED TO DETERMINE IF THE SEEP WILL CAUSE AN UNSTABLE CONDITION. SUBSURFACE DRAINS OR GRAVEL MULCHING MAY BE REQUIRED TO SOLVE SEEP PROBLEMS. DIVERSIONS, BERMS, AND WATERWAYS IN THE LAND GRADING AREA SHOULD BE CHECKED TO SEE THAT THEY ARE FUNCTIONING PROPERLY. PROBLEMS FOUND DURING THE INSPECTIONS SHOULD BE REPAIRED. SLOPES AND ASSOCIATED PRACTICES UTILIZING VEGETATION SHOULD BE LIMED AND FERTILIZED AS NECESSARY TO KEEP THE VEGETATION HEALTHY. ENCROACHMENT OF UNDESIRABLE VEGETATION SUCH AS WEEDS AND WOODY GROWTH THAT IS NOT PLANNED SHOULD BE CONTROLLED TO AVOID PROBLEMS OF BANK STABILITY IN THE FUTURE.

STRAW OR HAY BALE BARRIER, SILT FENCE AND FILTER BERM

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OF THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

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

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER.

FILTER BERMS SHOULD BE RESHAPED AS NEEDED.

SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TEMPORARY CHECK DAMS

REGULAR INSPECTIONS MUST BE MADE TO ENSURE THAT THE CENTER OF THE CHECK DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE CHECK DAM MUST BE CORRECTED. IF EVIDENCE OF SILTATION IN THE WATER IS APPARENT DOWNSTREAM OF THE CHECK DAM, THE CHECK DAM MUST BE INSPECTED AND ADJUSTED.

CHECK DAMS MUST BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT MUST BE REMOVED WHEN IT REACHES ONE HALF THE ORIGINAL HEIGHT OF BEFORE.

IF IT POSSIBLE, LEAVE THE CHECK DAM IN PLACE PERMANENTLY. IN TEMPORARY DITCHES AND SWALES, CHECK DAMS MUST BE REMOVED WHEN A PERMANENT LINING HAS BEEN ESTABLISHED. IF A CHECK DAM MUST BE REMOVED FROM A GRASS LINED DITCH, WAIT UNTIL THE GRASS HAS MATURED TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED REMOVAL.

STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER AND THE ENTRANCE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ONTO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

OVERWINTER CONSTRUCTION

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2016)

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.

ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE AND WEATHER CONDITIONS AND THE ACTUAL SITE SIZE. TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.

1. NATURAL RESOURCES PROTECTION
ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCE, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER.

DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING
ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS.

MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

DURING NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILES
STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

5. SEEDING
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS NOVEMBER 1ST AND THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

OVERWINTER STABILIZATION

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2016)

1. STABILIZATION OF DITCHES AND CHANNELS
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER MUST BE TAKEN.

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

STONE LINING: A DITCH OR CHANNEL MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STABILIZATION OF DISTURBED SLOPES
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET FOLLOWED BY INSTALLATION OF EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

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

EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER TO BE INSTALLED BENEATH THE RIPRAP.

3. STABILIZATION OF DISTURBED SOILS
TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS FOLLOWS.

MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

MAINTENANCE
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER
SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.

OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED, ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.

NOVEMBER 15 ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.

DECEMBER 1 ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED VEGETATION, MUST BE PROTECTED FOR OVER-WINTER. NOTE: THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE.

HOUSEKEEPING NOTES

*PER ME DEP CHAPTER 500 -- APPENDIX 'C'

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS STORED ON THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- (b) FIRE HYDRANT FLUSHINGS;
- (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
- (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- (f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- (i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- (l) LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.



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CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

9/14/20	DATE
NUR	INT.
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7/29/20	
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6/14/20	
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4/24/20	
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ADDED TEST PIT INFO, REVISED DETAILS	REVISIONS
REVISED LAYOUT, WEILAND AVOIDANCE	
4 REVISED PER TOWN PLANNER COMMENTS	
3 REVISED NOTES SHEET L6	
2 RELOCATED ENTRANCE PER DOT REVIEW	
1 ISSUED FOR SUBMISSION TO DEP	
ISSUED FOR SUBMISSION TO TOWN	
NO.	

RECORD OWNER:
J.G.'S REALTY, LLC
OWNER ADDRESS:
309 OLD COLONY AVENUE,
SOUTH BOSTON, MA 02127

PROPOSED SITE DEVELOPMENT
LAND OF J.G.'S REALTY LLC - MAP R72/ LOT 17
ROUTE 4 (PORTLAND STREET)
BERWICK, YORK COUNTY, MAINE
PREPARED FOR:
SCOTT KEARNAN
CLIENT ADDRESS: 309 OLD COLONY AVENUE, SOUTH BOSTON, MA 02127



DATE: 04/09/2020
DRAWN BY: NUR
CHECKED BY: GRA
APPROVED BY: NUR

NOTES AND DETAILS

PROJECT NO: 19-352.00

L6

SHEET: 6 OF 6

TAX MAP R72, LOT 17

**Town of Berwick Planning Board
Conditional Use Findings of Fact**

Applicant: 3G's Realty
Off Portland Street (Tax Map R-72, Lot 17)
October 15, 2020

3G's Realty proposed to construct 12 industrial buildings: 10 for Adult Use and/or Medical Marijuana Production and 2 for Industrial use which will require further Planning Board review when the precise use is identified. Each building will be 6,600 ft² for a total of 79,200 ft². The project overall will result in 7.6 acres of developed area, with 3 acres of pavement and 1.8 acres of building area.

The 12 industrial buildings are expected to have 57 employees and the parking area has 57 parking stalls. The expected added trips per day is 153 and 26 during the peak hour. The hours of operation will be 7am to 7pm each day. The facilities will be surrounded by security fencing. 10 fenced dumpster enclosures are indicated for the grow buildings.

25 out of the 52 acres of the lot are wetlands and some of the contiguous wetlands are within the Resource Protection District which has an associated 100' setback. A Site Location of Development Permit is required with the DEP. 2 wet ponds and roadside buffers are components of the stormwater system. The site was heavily forested by the previous owner, all existing and new disturbance will be stabilized with buildings or pavement will be revegetated with grass/landscaping. A Class A Soil Survey was completed by excavating 51 test pits and a soil report and map was included in the submittal.

An odor control plan was submitted. Correspondence with both Police and Fire Departments have been submitted as part of the application packet. The project is set out in three phases. Phase I is set to begin December of 2020.

At the August 6 Planning Board meeting, one waiver was approved by vote of 5-0: 9.8.F.2.b.i – Map at a scale of not less than one inch to 40'. The plan is 1" = 60'. The Board voted to find the application complete by vote of 5-0.

During the September 17 Planning Board meeting, one abutter spoke during the Public Hearing and raised concerns about odor and wetlands impacts. The Board asked for a legal opinion on the 1,000-foot setback and if that would apply to different license holders under the same building ownership. Town's legal advised that the 1,000-foot setback would apply if there were different license holders. The applicant revised their application to indicate they will be the license holder for each building instead of leasing to individual tenants with their own licenses.

Findings of Facts

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 the uses Adult Use and/or Medical Marijuana Production are permitted uses within the RC/I Zone and it meets all pertinent federal, state, local codes, ordinances and regulations.

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 trees are proposed to be removed during construction. The applicant proposed several plantings to soften the appearance from Route 4. Other plantings are proposed in the parking area.

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.*

Neighboring buildings include an industrial building and storage facilities. This standard has been met.

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.*

A DOT entrance permit has been granted.

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.*

All areas of vehicular circulation have at least 25'.

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 project is required to meet DEP Chapter 500 standards.

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 has been met.

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.*

This standard has been met.

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*

Not Applicable

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

Lighting is proposed to be mounted to the building and have a shield to direct the light downward.

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

This standard has been met.

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 adverse impacts to services have been identified.

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*

The primary contamination risk of cultivation is a concentration of nitrates in the water. A holding tank is proposed to capture wastewater from cultivation and any excess water that goes through floor drains. The water is required be tested annually.

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.

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

This standard is not applicable, the water supply comes from a well.

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

No soil erosion issues have been identified.

16. Will provide for adequate sewerage waste disposal.

A new septic system will be designed by Civil Consultants based on soils information from Ken Gardner.

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

The site is not in a location not identified as a rare or irreplaceable area.

18. 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.

The project is subject to a Site Location of Development Permit through the DEP.

19. 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.*

2 wet ponds, an under drained grass filter, catch basins, culverts and roadside treatment buffers are proposed as part of the Site Location of Development Permit and Stormwater Management.

I, David Andreesen, certify that I am Acting Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30-A § 4401) and I further certify that this decision was approved by the Planning Board at its meeting of October 15, 2020.

Waiver Approved

1. 9.8.F.2.b.i – Map at a scale of not less than once inch to 40'. The plan is 1"=60'

Findings of Fact _____

Conditions of Approval

1. A water sample shall be tested for priority pollutants and nutrients before any cultivation wastewater is discharged to a holding tank, and then tested annually or at the time it is pumped thereafter. Holding tank pump records and testing results shall be provided to the Community Development & Planning Office and provided to the facility where the wastewater will be treated.

2. If an odor violation is determined by the Code Enforcement Officer, the applicant shall resolve the issue within five days. The Code Enforcement Officer may revoke the Certificate of Occupancy if the odor issues are not resolved within five days.
3. If well water or ground water is contaminated with nitrates or other byproducts as a result of production beyond safe concentrations, the cost to remediate the nitrates or other contamination levels shall be at the applicant's (property owner) expense.
4. All pesticides and chemicals stored on site shall have a secondary containment.
5. Dumpsters shall remain locked at all times.
6. When a use is determined for the two Industrial buildings, the applicant shall come back to Planning Board for further review.
7. Each marijuana building shall be licensed through the Town and State by the same entity.

Application _____

David Andreesen, Planning Board Chair

Date