

**Town of Kittery
Planning Board Meeting
May 11, 2023**

ITEM 2 – Green Truck Farm/ 89 Route 236 Site Plan Modification and New Marijuana Business Review

Action: Review submission for completeness, schedule public hearing, or continue review to a future meeting.

Owners: Joshua Seymour, JD Investments LLC; josh@greentruckfarm.com; 207-432-6000

Agent: Mike Sudak, Attar Engineering; mike@attarengineering.com; 207-439-6023

Proposal: change use of portion of existing commercial building to adult-use marijuana business and extend sewer main to serve the subject property.

Property: 89 Route 236; Tax Map 28, Lot 14-2

Zoning: Commercial 2 (C-2)

Summary:

The applicant proposes to change an existing CBD retail business (NOT considered a cannabis business) to an adult-use marijuana business utilizing existing retail, office, and storage spaces at 89 Route 236. The subject property is developed with a commercial building which is also occupied by an “Aroma Joe’s” coffee/ food service business. The site is accessed from Route 236 via an existing driveway, which also serves a storage facility located in the abutting property to the north. A Traffic Impact Analysis prepared by Sewall indicates that the proposed use would generate approximately 57 additional PM weekday peak hour trips. The applicant also proposes to extend public sewer facilities northwestward along Route 236 from their current terminus at MacKenzie Lane to the subject property. A 1,357 square foot wetland lies near the street edge of the property. The new sewer main is proposed to be constructed within wetland buffer areas along the Route 236 road shoulder.

Construction of additional parking facilities with lighting and landscaping is also proposed. These improvements were reviewed by the Planning Board via a Site Plan application that was approved on November 18, 2021. The Planning Board approved the original site plan for a 2,520 square foot building containing business offices and a showroom and a drive thru only restaurant at the subject property on January 14, 2016.

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan	Not required	Not submitted
NO	Site Visit	Optional	
YES	Site Plan Modification Review Completeness/Acceptance	Modification to approved plan; full site plan submission not required. Board should determine whether additional evidence is needed for review of proposal or application is complete.	Pending
YES	Public Hearing	A new marijuana business is a special exception use. Projects that require special exception approval constitute major site plans per 16.7.5. A public hearing is required for major site plans per 16.7.10.	
YES	Preliminary Site Plan Review Approval		
YES	Final Site Plan Review Approval		

Applicant: Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Discussion Items:

1. **OCP application:** Staff understand that Adult Use marijuana businesses are subject to a licensing and inspection process administered by Maine's Office of Cannabis Policy. These requirements may exceed Town standards for security, retail occupancy, etc. The Board may ask the applicant for information about state licensing requirements to inform the scope of Town board review.
2. **Stormwater and erosion control for sewer expansion:** Proposed site work was previously reviewed on the Town's behalf by CMA Engineers; project approval was conditioned accordingly. Is further peer review warranted for sewer expansion work? Do stormwater and erosion control and post-construction monitoring plans need to be amended?
3. **Traffic Impact Study:** The applicant submitted a Trip Generation Analysis memo that was prepared by Sewall consultants. This memo indicates that the proposed adult use cannabis store will add and estimated 57 weekday pm peak hour trips and approximately 77 Saturday peak hour trips to the local street system. The memo indicates that Sewall is performing additional traffic counts to inform a Traffic Impact Study. Is additional information pertaining to existing and proposed traffic conditions needed by the Board to review this application?

Staff Review:

16.4.20 Commercial 2 (Route 236 Commercial Zone) Zoning Provisions

C.17: Marijuana business = Special Exception Use

Special exception is defined as "A use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

D.2.f: impervious surfaces limited to no more than 40% of lot

According to the site plan, total impervious surfaces are proposed to comprise 20,874 square feet of the 60,402 square foot property, which complies with this standard. ($20,874 / 60,402 = 34.5\%$ impervious coverage).

D.3.a Parking must be visually screened with landscaping, berms, or fencing; Parking stalls 19 X 9 feet

Parking stalls shown on plans at 9 X 19 size. New parking facilities screened by existing vegetated wetland and buffer areas; additional landscaping comprised of trees and shrubs in perimeter planters shown on plans.

D.3.e: Waste facilities must be enclosed and visually buffered

Trash enclosure located in rear portion of paved area and proposed to be enclosed with chain link fence. Existing vegetation in setback areas would screen this facility from nearby areas.

D.3.f: vehicle and parking circulation must comply with Design Handbook

Design Handbook encourages locating parking areas in side and rear yards and provision of continuous walkways with clear markings for safe circulation. Snow storage and landscaping is required. Painted walking facilities are proposed to provide safe circulation between parking areas and the building. Snow storage is shown on (previously approved) plans.

16.5.30 Wetland setbacks for special situations

E. Utilities within wetland. The applicant proposes to install a sewer force main within the buffer/ setback area of an existing on-site 1,357-square foot wetland. Table 16.5.30 does not include provisions for public sewer mains in wetland or wetland buffer areas.

16.5.32 Marijuana business

B. Standards

1. *May not locate within 1,000 feet of a school or a public recreation facility.*

The site is not within 1,000 feet of any school or public recreation facility.

2. *may not have any odor of marijuana detectable beyond the area controlled by the business. Odor controls may be necessary.*

Cultivation of marijuana not proposed. Odor impacts not anticipated.

3. *Marijuana grown by any marijuana business may be grown indoors only*
N/A cultivation of marijuana not proposed.
4. *Design must comply with Kittery Design Handbook*
Existing building was approved by Kittery Planning Board in 2016 and parking lot improvements approved in 2021.
5. *The area of any marijuana business accessible to customers must be no less than 400 nor more than 2,000 square feet.*
Total retail area shown to be 1,680 square feet.
6. *Parking must conform to § 16.7.11F, Parking and loading. See 16.7.11 notes below.*
7. *Fire suppression and alarm systems must be provided to Fire Chief satisfaction and per building codes.*
Building constructed in accordance with applicable building and fire codes. No concerns about this proposal were expressed by Kittery's Code Enforcement Officer or Fire Chief.
8. *Electrical supply must be adequate for proposed business use.*
Building constructed in accordance with applicable building and fire codes. No concerns about this proposal were expressed by Kittery's Code Enforcement Officer or Fire Chief.
9. *Video surveillance must provide security for the site.*
10. *The licensed premises must have an approved wastewater discharge plan in accordance with this title and Title 13.*
Applicant proposes to extend sewer main to serve the subject property. All sewer facility improvements would be designed and constructed in accordance with applicable standards and subject to a Special Entrance Permit from the Kittery Sewer Department.
11. *The licensed premises must have exterior lighting that conforms with this title and the Town of Kittery's Design Handbook. The Planning Board, at its discretion, may require motion sensors covering the full perimeter of the building(s).*
Lighting plans indicate installation of two 15-foot tall pole lights with cutoff fixtures to illuminate new parking areas. Light spillage is shown to be limited to developed areas. Lighting plans generally comply with the lighting standards of 16.7.11.H.2.

16.7 General Development (Site Plan) Requirements

16.7.2 *Applicability: Site plan approval is required prior to commencing Marijuana businesses (A.10)*

16.7.5 *Projects that require special exception approval constitute major site plans requiring planning board review (vs. minor site plans which can be reviewed by staff).*

16.7.11 Performance standards and approval criteria

F. Parking and Loading: 1 parking space is required per 175 square feet of gross floor area for retail uses.
The site plan provided by the applicant indicates that 1,680 square feet of retail space is proposed, which requires 9.6 parking spaces. Combined with the office, restaurant, and storage uses of the building, 28.6 total parking spaces are shown to be needed for this site. With the approved (but unbuilt) parking lot expansion, a total of 29 parking spaces will be provided at the site. This standard appears to be met accordingly.

The Planning Board made Findings of Fact related to the development of the subject property in 2016 and again in 2021. The 2021 review was for the expansion of parking facilities that is shown in the site plans that are currently being reviewed. Staff find that the approved findings remain in effect, with proposed amendments (underlined and highlighted in yellow) as follows:

F. Sewage Disposal Adequate:

F. Sewage Disposal Adequate.

The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.

Location of subsurface wastewater disposal system and a reserve system have been located on the plan and a completed HHE-200 application with test pit information has been submitted. The Board finds this standard has been met. The applicant proposes to extend the sewer force main which currently terminates

near McKenzie Lane northwestward along Route 236 to serve the subject property. These facilities will be sized and located to serve nearby properties and will become public sewer facilities upon project completion. This standard will be met accordingly.

Vote of __ in favor__ against __ abstaining

M. Traffic Managed

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The proposed development will:

1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
2. Provide adequate traffic circulation, both on-site and off-site.

An analysis of the traffic generation has been completed and reviewed by CMA, and the Maine DOT who, after a meeting with the Town, CMA, the applicant and their agents, granted a Traffic Movement Permit for the proposed development. This includes a right-turn pocket on Rt. 236. CMA has some additional comments that are identified in their 1/4/2016 review letter that the applicant will be required to follow as part of Condition # 6., and Condition # 4 as related to the parking requirements. The site is accessed from Route 236 via an existing driveway, which also serves a storage facility located in the abutting property to the north. A Traffic Impact Analysis prepared by Sewall indicates that the proposed use would generate approximately 57 additional PM weekday peak hour trips, which may not necessitate a new Traffic Movement Permit from Maine DoT but may require further review by Maine DoT per Condition C of the approved TMP for this project.

The proposed development conforms to Title 16.8.9 Parking, Loading and Traffic 16.7.11.E Vehicular traffic & 16.7.11.F Parking and loading and will provide for adequate traffic circulation. This standard appears to be met.

Vote of __ in favor__ against __ abstaining

P. Developer Financially and Technically Capable

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Developer is financially and technically capable to meet the standards of this section.

The developer will provide an inspection escrow in an amount suitable to cover the costs of on-site inspection by the Peer Review Engineer to ensure the proposed development is constructed according to the approved plan. The Board finds this standard has been met. The developer is also required to provide a financial guarantee in the form of a Letter of Credit from a reputable financial institution or payment of funds to be placed in a Town-held escrow account for the costs to construct the proposed sewer force main, site improvements, and erosion control measures prior to start of construction. This standard appears to be met.

Vote of __ in favor__ against __ abstaining

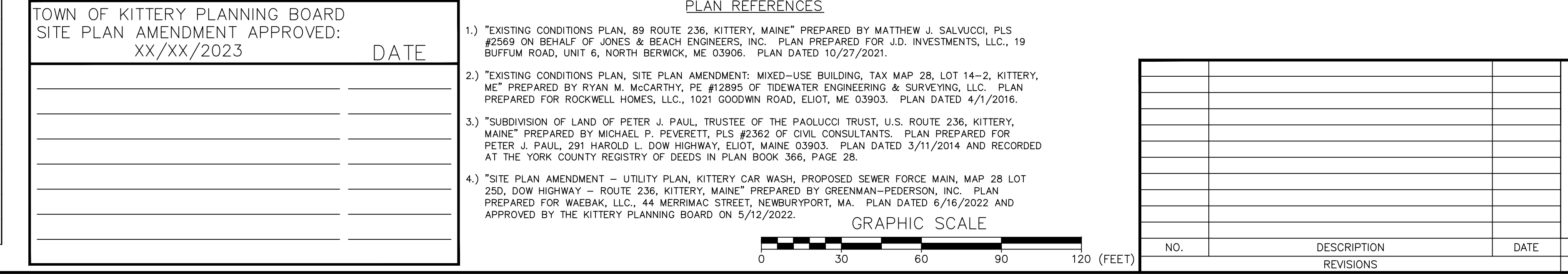
Recommendation:

Staff find that the proposed sewer extension and change of use generally comply with applicable standards. The board may request additional information pertaining to security requirements or adult use marijuana business licensing procedures. Staff also find that traffic impacts from the proposed use are not likely to significantly impact the local or regional transportation system; however, the board may request submission of a complete Traffic Impact Analysis as referenced in the submitted application materials. A public hearing should be scheduled during this meeting.

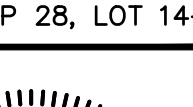

Suggested motion:

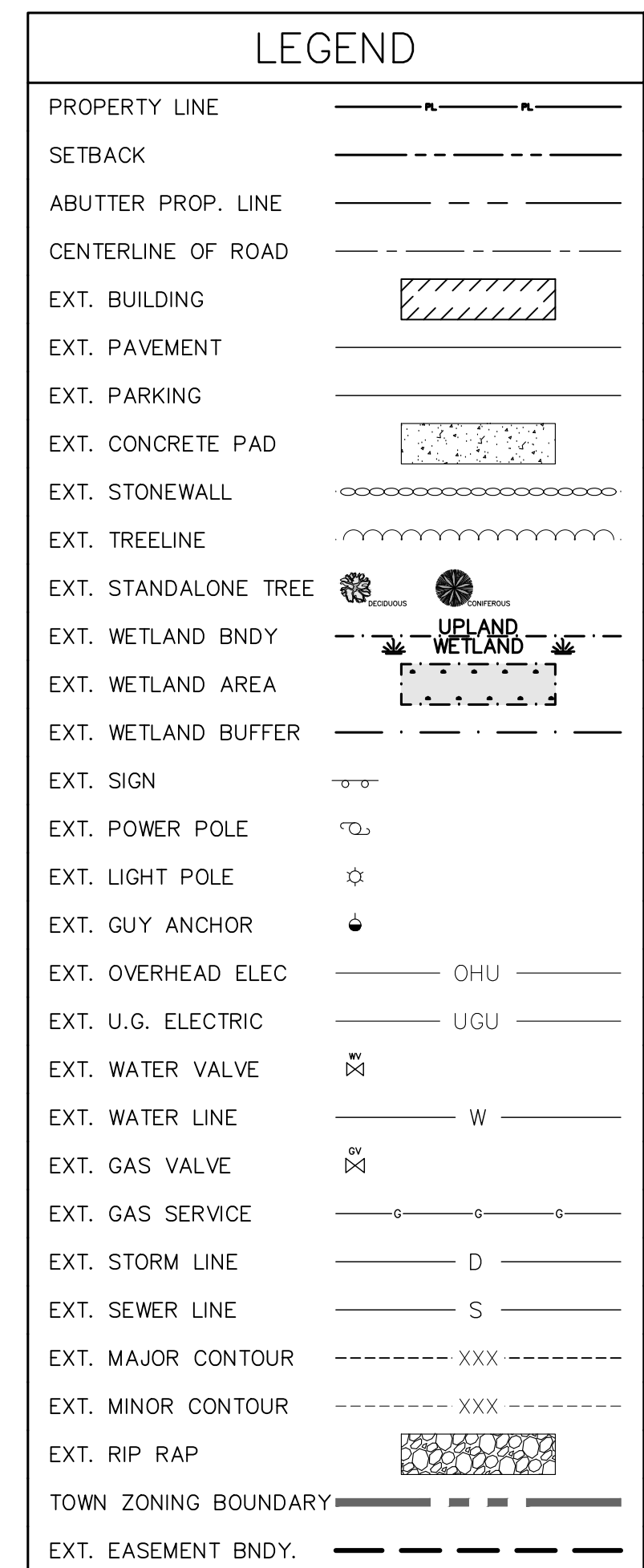
Move to schedule a public hearing for the Site Plan modification and new marijuana business application submitted on April 19, 2023 by Joshua Seymour to change use of portion of existing commercial building to adult-use marijuana business and extend sewer main to serve the property located at 89 Route 236 and identified as Tax Map 28, Lot 14-2, in the C-2 Route 236 Commercial zoning district.

GENERAL NOTES (CONT.)



- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 1 --

TAX MAP 28, LOT 14-2	AMENDED SITE PLAN GREEN TRUCK CANNABIS DISPENSARY 89 ROUTE 236, KITTERY, MAINE
	FOR: G.T.F. KITTERY 8, LLC. 19 BUFFUM ROAD, UNIT #6 NORTH BERWICK, ME 03906
	<div style="text-align: center; border: 1px solid black; padding: 5px;"> ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD – ELOT, MAINE 03603 PHONE: (207) 439-6023 FAX: (207) 439-2128 </div>
SCALE: 1" = 30'	APPROVED BY: _____ _____ MJS
DATE: 04/19/23	REVISION DATE: _____ - : -
JOB NO: 203028	FILE: GREEN TRUCK BASE.DWG
	SHEET: 1



EXISTING CONDITIONS PLAN
GREEN TRUCK CANNABIS DISPENSARY
89 ROUTE 236, KITTERY, MAINE

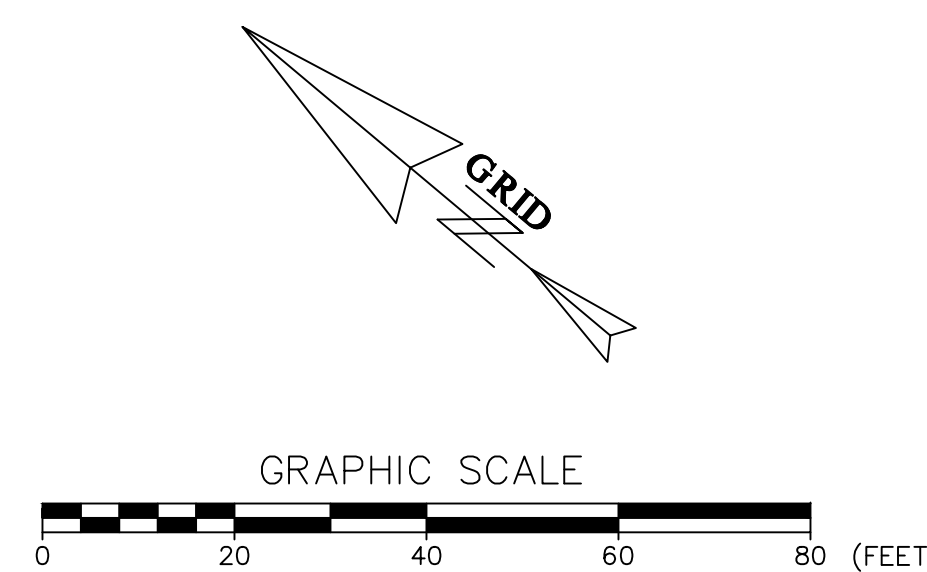

ATTAR ENGINEERING, INC.

DRAWN BY:

MJS


REVISION DATE: _____

SHEET: 2



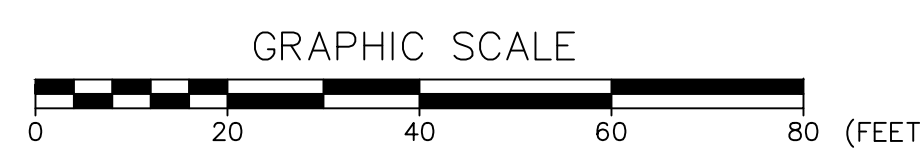
- 1) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUIV (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- 2) ALL PROPOSED CATCH BASINS SHALL BE MAINTAINED IN ACCORDANCE WITH §16.8.8.2 "POST-CONSTRUCTION STORMWATER MANAGEMENT". INSPECTION AND MAINTENANCE OF ALL ON-LOT SITE-STORED BMP'S (CATCH BASINS AND DETENTION POND) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 3) SNOW STORAGE LOCATIONS ARE DEPICTED ON THE PLANS. IN AN INSTANCE WHERE THE DEVELOPED LOT REACHES ITS CAPACITY FOR SNOW STORAGE, ALL EXCESS SNOW SHALL BE CARRIED OFF-SITE.

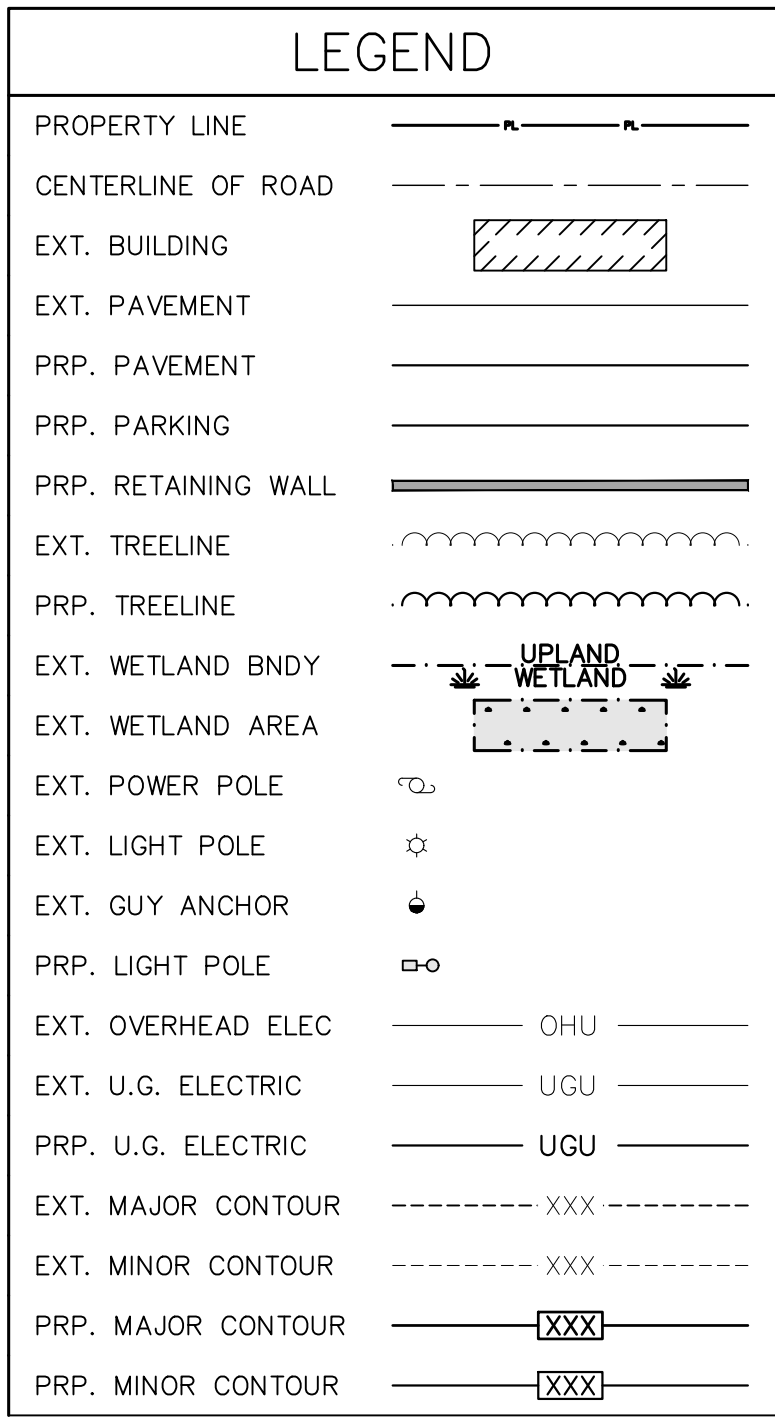
PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
CENTERLINE OF ROAD	
EXT. BUILDING	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. PARKING	
PRP. PARKING	
EXT. CONCRETE PAD	
PRP. CONCRETE PAD	
EXT. STONEWALL	
PRP. RETAINING WALL	
EXT. TREELINE	
PRP. TREELINE	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	
EXT. WETLAND BUFFER	
EXT. SIGN	
PRP. SIGN	
EXT. POWER POLE	
EXT. LIGHT POLE	
EXT. GUY ANCHOR	
PRP. LIGHT POLE	
EXT. OVERHEAD ELEC	
EXT. U.G. ELECTRIC	
PRP. U.G. ELECTRIC	
EXT. WATER VALVE	
EXT. WATER LINE	
EXT. GAS VALVE	
EXT. GAS SERVICE	
EXT. STORM LINE	
PRP. SEWER MANHOLE	
PRP. SEWER LINE	
PRP. FORCE MAIN	
EXT. MAJOR CONTOUR	
EXT. MINOR CONTOUR	
PRP. MAJOR CONTOUR	
PRP. MINOR CONTOUR	
PRP. SPOT GRADE	
EXT. RIP RAP	
EXT. RIP RAP	
EXT. TEST PIT	
TOWN ZONING BOUNDARY	
EXT. EASEMENT BNDY.	



ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

TAX MAP 28, LOT 14-2

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The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Construction
Heavy-duty, die-cast aluminum housing and removable blingrod door frame for precise location control and repeatability. Hinged door provides access to internal housing surface and secured via two captive fasteners. Optional stainless steel fasteners. The captive fasteners offer vandal resistant access to the electrical chamber.

Options
Choice of passivated, high-temperature Anodized Aluminum distributions. Options are precisely designed to shape the light output, maximizing efficiency of the Anodized Aluminum. Optics technology creates consistent distributions with the ability to meet any application requirements. Offered

Warranty
Five-year warranty.

Cylinder

18" (457mm)

9" (229mm)

7" (178mm)

Quarter Sphere

18" (457mm)

9" (229mm)

7" (178mm)

Trapezoid

16-1/2" (419mm)

9" (229mm)

7" (178mm)

Wedge

16-1/2" (419mm)

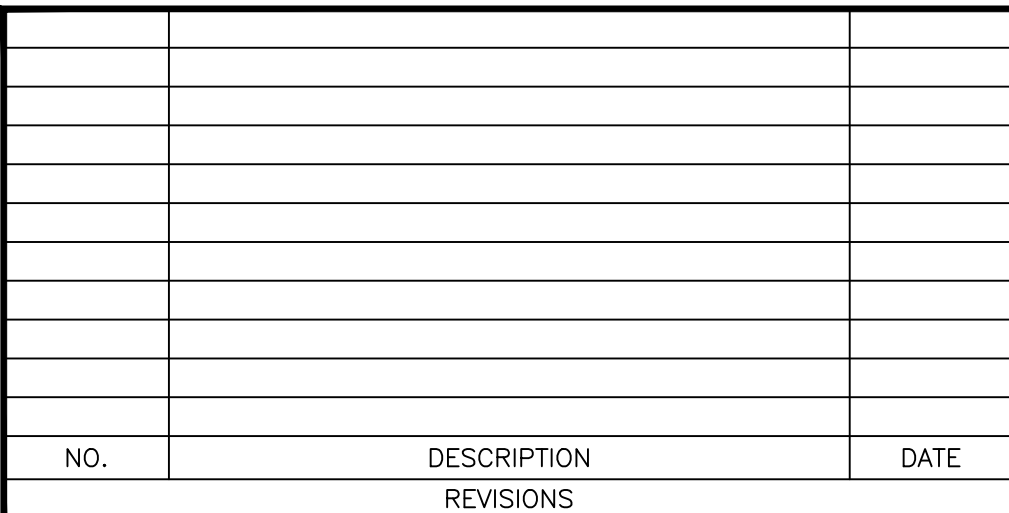
8-5/8" (219mm)

7" (178mm)



Powering Business Worldwide

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
■	2	EX3	Single	TLM-E02-LED-E1-T3 / 15' AFG	EXISTING	1.000	6168	52.1	104.2
■	1	EX4	Single	TLM-E02-LED-E1-T4 / 15' AFG	EXISTING	1.000	6044	52.1	52.1
■	2	EX4-1	Single	TLM-E1-LED-E1-T4 / 15' AFG	EXISTING	1.000	3022	24.7	49.4
■	2	EX5	Single	TLM-E02-LED-E1-SWQ / 15' AFG	EXISTING	1.000	6367	52.1	104.2
■	2	EXW	Single	1ST-E01-LED-E1-BL4 / WALL MTD 14' AFG	EXISTING	1.000	2666	20.1	40.2
■	1	N4	Single	TLM-E02-LED-E1-T4 / SSS4A15SPN1 (15' AFG)	NEW	1.000	6044	52.1	52.1



NOTE: The Limited Warranty for this product specifically excludes lighting failure or similar damage resulting from vibration, harmonic oscillation or resonance.

[illegible]

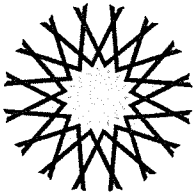
NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Cufflet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12' below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

Pole	Template Number	Bolt Number	Bolt Circle Diameter	Number of Bolts	Bolt Size (inch)
S554	TMP1	AB1	8.5-11.0	4	3/4 x 25 x 3
S555	TMP1	AB1	11.0	4	3/4 x 25 x 3
S556	TMP1	AB3	12.5	4	1 x 36 x 4



STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 04/19/23		REVISION DATE: - : -
JOB NO: 23028	FILE: GREEN TRUCK BASE.DWG	SHEET: 4



ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Mr. Jason Garnham, Director of Planning and Development
Ms. Kathy Connor, Project Planner
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

April 20th, 2023
Project No. 23028

**RE: Major Modification to an Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Mr. Garnham & Ms. Connor:

On behalf of GTF Kittery 8, LLC., I have enclosed for your review and consideration an application for Major Modification to an Approved Site Plan, Plan Set, and associated attachments for the above-reference project. The subject parcel is located on Route 236 (Harold L. Dow Highway), contains approximately 1.39 acres, and is located in the Commercial 2, Route 236 (C-2) zoning district.

The existing conditions of the subject parcel include a two-story mixed-use commercial building, the first floor of which contains an Aroma Joe's business location and a Green Truck CBD Boutique. The second floor contains partial office space and product storage supporting the CBD Boutique, while the remainder is currently-vacant professional offices. The existing building is serviced by on-site septic (subsurface wastewater disposal system), municipal water (KWD), and a circulating travelway and common parking lot.

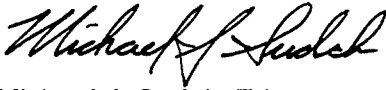
This parcel is subject to a prior Kittery Planning Board approval, granted on 11/18/2021, called for the expansion of the existing common parking lot and a replacement/relocation of the on-site septic system. This proposed major modification will not alter any of this prior approval, and the attached plan set depicts all elements in their previously proposed and approved locations.

There are two proposed changes that comprise the major modification application. The first is a change of use of the existing CBD Boutique, which is proposed to be changed to an Adult-Use Marijuana Business occupying the same space within the building as outlined above. An interior floor plan is attached to display the separation of uses within the existing building, and all other existing uses shall remain unchanged. The second element of the major modification is an extension of the sewer force main roughly 500 feet westerly beneath Route 236 to service the site.

On-site parking calculations have been updated to reflect the proposed change of use, and all other site development elements (grading & utilities, lighting, landscaping) have been carried through from the previous Site Plan approvals and updated to reflect the current Kittery Land Use and Development Code. An updated traffic impact analysis is also attached which assesses the site with the proposed change of use.

We look forward to discussing this project with the Planning Board at their next available meeting. Please contact me for any additional information or clarifications.

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sudak". The signature is fluid and cursive, with the first name "Michael" being more prominent.

Michael J. Sudak, E.I.
Staff Engineer

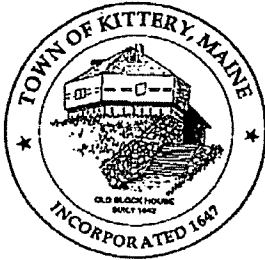
cc: GTF Kittery 8, LLC.
23028 Cover Rev 20Apr2023

TOWN OF KITTERY, MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
 PHONE: (207) 475-1323 FAX: (207) 439-6806

www.kittery.org



APPLICATION:

MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN

FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3)	<input checked="" type="checkbox"/> \$300.00 PLUS THE GREATER OF	<input checked="" type="checkbox"/> \$50/ADDITIONAL USE OF UNIT; OR	<input type="checkbox"/> \$5.00/100 SQ FT OF ADDITIONAL GROSS FLOOR AREA		Application Fee Paid: \$ 350.00 Date: 4/20/2023 ASA Fee Paid: (TITLE 3.3 TOWN CODE) \$ _____ Date: _____				
		<input type="checkbox"/> \$0.50/LINEAR FOOT OF ADDITIONAL DOCK, SLIP & FLOAT; OR	<input type="checkbox"/> \$20.00/ADDITIONAL UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS						
PROPERTY DESCRIPTION	Parcel ID	Map	28	Lot	14-2	Zone(s): Base: Overlay: MS4:	C-2 None <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Total Land Area (Square Feet)	1.39 Acre
	Physical Address: 89 Route 236								
PROPERTY OWNER'S INFORMATION	Name	JD Investments, LLC/ GTF Kittery 8, LLC				19 Buffum Road, Unit 6 North Berwick, ME 03906			
	Phone	207-432-6000							
	Fax								
	Email	josh@greentruckfarm.com							
APPLICANT'S AGENT INFORMATION	Name	Michael J. Sudak				Attar Engineering, Inc. 1284 State Road, Eliot ME 03903			
	Phone	207-439-6023							
	Fax								
	Email	mike@attarengineering.com							
PROJECT DESCRIPTION	Project Name: Green Truck Farm								
	Existing Use: Two-story mixed-use commercial building containing Aroma Joe's, Green Truck CBD Boutique, and currently vacant commercial offices.								
	Proposed Amendment Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable.								
	Proposed change of use of existing CBD boutique to adult-use marijuana store. Proposed								
	extension of sewer force main beneath Route 236 to service site. All on-site improvements								
	from previous approved 11/28/2021 shall still be executed.								
I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the plan submitted without notifying the Kittery Town Planning Department of any changes.									
Applicant's Signature: Date:	 _____ Agent 4/20/2023				Owner's Signature: Date:	_____ _____			

Minimum Plan Submittal Requirements

- ☒ 15 COPIES OF THIS APPLICATION
- ☒ 15 COPIES OF THE APPROVED SITE PLAN – 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- ☒ 15 COPIES OF THE PROPOSED AMENDED SITE PLAN– 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- ☒ 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

PRIOR TO BEGINNING THE REVIEW PROCESS, THE PLANNING BOARD WILL DECIDE WHETHER SUFFICIENT INFORMATION HAS BEEN PROVIDED AND WILL VOTE TO *DETERMINE COMPLETENESS/ACCEPTANCE.*

THE APPLICANT IS RESPONSIBLE TO PRESENT A CLEAR UNDERSTANDING OF THE PROPOSED AMENDMENT.

- A) Paper size:
 - ☒ No less than 11" X 17" (reduced) or greater than 24" X 36" (full)
- B) Scale size:
 - ☒ Under 10 acres: no greater than 1" = 30'
 - ☐ 10 + acres: 1" = 50'
- C) Title block:
 - ☒ Applicant's name and address
 - ☒ Name of preparer of plans with professional information and professional seal
 - ☒ Date of plan preparation
 - ☒ PARCEL'S TAX MAP ID (MAP/LOT) 1/4" TALL IN LOWER RIGHT
 - ☒ 'SITE PLAN AMENDMENT' CLEARLY PART OF TITLE
- D) Clearly show how the approved plan will be amended.
- E) Provide signature blocks for amended approval.
- F) Provide all associated reference material and or documentation that clarifies and or supports the purpose of the proposed amendment.
- G) Revisions to the boundary, internal lots and or parcels must be signed and sealed by a surveyor licensed in the State of Maine.
- H) Revisions to the proposed site must be signed and sealed by a professional engineer licensed in the State of Maine.

SEE TITLE 16.10.5.2 FOR COMPLETE LIST OF SUBMITTAL INFORMATION

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

Waiver Request

	Ordinance Section	Describe why this request is being made.
DESCRIPTION	***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.

16.10.8.2.5 Conditions or Waivers.

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

16.7.4.1 Objectives Met. In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.

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

COMPLETED BY OFFICE STAFF

ASA CHARGE	AMOUNT	ASA CHARGE	AMOUNT
REVIEW		SERVICES	
LEGAL FEES (TBD)		RECORDER	\$35
ENGINEERS REVIEW (TBD)		FACT FINDING (TBD)	
ABUTTER NOTICES		3 RD PARTY INSPECTIONS (TBD)	
POSTAGE	\$20	OTHER PROFESSIONAL SERVICES	\$50
LEGAL NOTICES		PERSONNEL	
ADVERTISING	\$300	SALARY CHARGES IN EXCESS OF 20 HOURS	
SUPPLIES			
OFFICE	\$5		
SUB TOTAL		SUB TOTAL	
		TOTAL ASA REVIEW FEES	

GTF Kittery 8, LLC.
19 Buffum Road, Unit 6
North Berwick, ME 03906

April 12th, 2023
Project No.: 23028

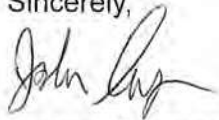
Mr. Jason Garnham, Director of Planning and Development
Ms. Kathy Connor, Project Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

Dear Mr. Garnham & Ms. Connor:

Please be informed that Kenneth A. Wood, P.E., Michael J. Sudak, E.I. and other assigned staff at Attar Engineering, Inc. will be acting as the agents for the applications and permitting of the project on 89 Route 236 Kittery, Maine.

Please contact me if I can provide any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Seymour", written in a cursive style.

Joshua Seymour

cc: Kenneth A. Wood, P.E, Michael J. Sudak, E.I., Attar Engineering, Inc.

No Transfer Tax

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Joshua J. Seymour**, a single man of 8 Deer Ridge Lane, Kittery, Maine 03904 and **David P. Drolet, Trustee of the David P. Drolet Revocable Trust**, with a mailing address of 34 Stowecroft Drive, Hampton, NH 03842, for minimal consideration paid, **grant to JD Investments, LLC**, a Maine Limited Liability Company with an address of 19 Buffum Road, Unit 6, North Berwick, Maine 03906, with WARRANTY COVENANTS the following described premises:

A certain lot or parcel of land, together with any improvements located thereon, situated on the westerly side of Route 236 in the Town of Kittery, County of York and State of Maine and being shown as "LOT #2" on a certain plan entitled "SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST, U.S. ROUTE 236, KITTERY, MAINE, PREPARED FOR PETER J. PAUL", dated 18 April 2013, and most recently revised 02/20/14, and approved by Kittery Planning Board on 20 February 2014, which plan is recorded in the York County Registry of Deeds at Plan Book 366, Page 28.

Said lot is conveyed with the benefit of an easement as set forth in the Easement Deed of Peter J. Paul, Trustee of the Paolucci Realty Trust to AMP Realty Holdings, LLC dated March 5, 2014 and recorded in the York County Registry of Deeds at Book 16787, Page 185.

Meaning and intending to describe and convey the same premises conveyed to Joshua J. Seymour, individually and David P. Drolet as Trustee of the David P. Drolet Revocable Trust, by virtue of a Warranty Deed recorded on December 16, 2019 at York County Registry of Deeds, Book 18124, Page 262.

This transaction is exempt from transfer tax pursuant to MRSA 36:711-A §4641-C,19.

Executed this 16th day of June, 2020.

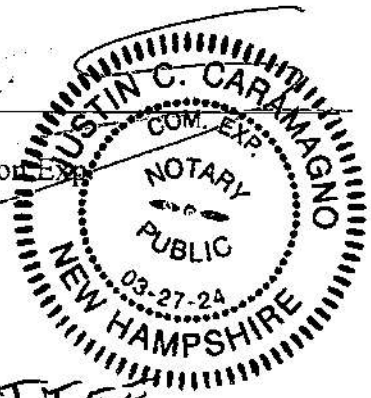
X Joshua J. Seymour
Joshua J. Seymour

State of NH
County of Roch

On this 16th day of June, 2020, before me, personally appeared Joshua J. Seymour, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein, and did so of his own free and voluntary act.

Notary Public
My Commission Exp.

Executed this 11th day of June, 2020.



David P. Drolet, TTEE
David P. Drolet, Trustee

State of ~~New Hampshire~~ Maine
County of York

On this 11 day of June, 2020, before me, personally appeared David P. Drolet, as Trustee of the David P. Drolet Revocable Trust known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein, and did so of his own free and voluntary act.

Heather A. Legere
Notary Public
My Commission Exp.

HEATHER A. LEGERE
NOTARY PUBLIC, MAINE

My Commission Expires November 20, 2021

TRUSTEE CERTIFICATE

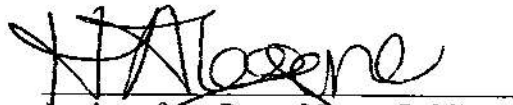
The undersigned trustee as Trustee under the David P. Drolet Revocable Trust, and thereto has full and absolute power in said trust agreement to convey any interest in Real Estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 11th day of June, 2020.


David P. Drolet, Trustee

State of ~~New Hampshire~~ Maine
County of York

On this, the 11 day of June, 2020, before me, personally appeared David P. Drolet, Trustee of the David P. Drolet Revocable Trust, known to me, or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein.


Justice of the Peace/Notary Public
My Commission Expires: _____

HEATHER A. LEGERE
NOTARY PUBLIC, MAINE
My Commission Expires November 20, 2021

LEASE

PROPERTY ADDRESS: 89 ROUTE 236 KITTERY, MAINE 03904

THIS LEASE is effective as of the Effective Date below and made by and between,

JD INVESTMENTS, LLC, a Maine limited liability company with a mailing address of 19 Buffum Road Unit 6 North Berwick, ME 03906 (the "Lessor"),
and

GTF KITTERY 8, LLC, a Maine limited liability company, located at 89 Route 236 Kittery, ME 03904 (the "Lessee"), each also referred to herein as a Party and together the Parties.

1. PREMISES, TERM and RENT.

A. PREMISES. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor that certain premises located at,

89 Route 236 Kittery, ME 03904 as more particularly described on Exhibit A attached hereto (the "Premises").

B. TERM. The initial lease period shall be **five (5) years** beginning on the Effective Date hereof, subject to renewals set forth in Section 21 herein.

C. RENT. Lessee shall pay a monthly rental in the fixed amount of [REDACTED] per month plus taxes, insurance and maintenance, due on the first day of each month in advance. Rent shall be prorated for the period between the effective date of this Lease and the due date of the first monthly rental payment occurring hereunder, if applicable. If Lessee fails to obtain all necessary approvals to operate their business, Lessee has the option to cancel this Lease with no further obligations.

The first such rental installment shall be due and payable on the date of Lessee obtaining local authorization for business operations. All said rental installments are due and payable thereafter on the first day of each subsequent month during the term of this lease and any extension or renewal thereof. All rent shall be paid to the Lessor at the address specified above, or at such other place as the Lessor may designate by written notice to Lessee. All rent shall be paid without abatement, deduction or set off of any amount whatsoever except as provided hereunder.

Additional Rent. This is a Triple Net Lease. Lessee shall pay as additional rent, LESSEE's pro rata share of Operating Expenses, including fire insurance and applicable Town property taxes ("Additional Rent"), within 15 days of receipt of LESSOR's monthly invoice. The Lessee's pro-rata share is 82.2%.


The Additional Rent and the Base Rent are collectively referred to herein as the "Rent."

2. UTILITIES. Rental shall not include the cost of any utilities, including water and sewage disposal. Lessee shall be responsible for the payment of all utilities for the Premises, including without limitation the cost of all heat, electricity, water service, sewer service, fuel, telephone and any and all other charges incurred in connection with Lessee's use of the Premises during the term of said tenancy, including but not limited to HVAC maintenance, repair and replacement.

3. LESSEE'S PROPERTY. The personal property on the Premises shall be kept at Lessee's own risk; Lessor shall not be liable for any damage to personal property situated on the Premises.

4. FIRE, CASUALTY, EMINENT DOMAIN: If the leased Premises shall be damaged by fire or other casualty or by taking, condemnation or eminent domain, but are not thereby rendered untenable in whole or in part, Lessor shall, at its own expense, cause such damage to be repaired within ninety (90) days after the occurrence of such damage, and the rent shall not be abated.

If the leased Premises shall be rendered untenable only in part, Lessor shall, at its own expense, cause such damage to be repaired and the rent shall be reduced by a just proportion until such repairs are completed provided that if said repairs are not substantially completed within one hundred and twenty (120) days after the occurrence of such damage, Lessee shall have the option of terminating this Lease upon thirty (30) days written notice to Lessor.

 the leased Premises shall be rendered wholly untenable, either Lessee or Lessor may terminate this Lease and the tenancy hereby created by giving to the other written notice within thirty (30) days following the date of such occurrence. If neither party elects to so terminate, Lessor shall, at its own expense, cause such damage to be repaired and rent shall abate during the period during which said repairs are made.

Lessor shall have and hereby reserves and excepts, and Lessee hereby grants and assigns to Lessor all rights to recovery for damages to the leased Premises and the leasehold interest hereby created, and to compensation accrued or hereafter to accrue by reason of any such taking, condemnation or eminent domain. Lessee hereby grants, assigns and covenants with Lessor to grant and assign to Lessor all rights to such damages or compensation.

Nothing contained herein shall be deemed or construed to prevent Lessee from prosecuting in any condemnation proceedings a claim for leasehold improvements and relocation expenses, provided that such action shall not affect the amount of compensation otherwise recoverable by Lessor from the taking authority.

5. INDEMNIFICATION and INSURANCE. Lessee agrees to indemnify and hold harmless Lessor from any and all loss, damage, claim, suits, judgements, fire or liabilities which Lessor may incur, arising by reason of any injury or death to persons or property or any claim on account thereof resulting from use of the Premises by the Lessee and occasioned wholly or in part by any act or omission of Lessee, its agents, guests, licensees, or invitees including without

limitation all costs of defending against such claims and in enforcing this indemnity provision, including reasonable attorney's fees for such purpose. Lessee agrees throughout the term of this Lease and any extension or renewal thereof, at its sole cost and expense, to maintain comprehensive general public liability insurance with limits of not less than \$2,000,000.00 for personal or bodily injury, or death for any one occurrence, all with such insurers as shall be acceptable to Lessor. The minimum limits of the comprehensive general liability insurance shall in no way limit or diminish Lessee's legal liability hereunder. Lessee shall provide Lessor with a certificate of insurance indicating that any such policies shall not be cancelled without at least thirty (30) days' prior written notice to Lessor. Lessee shall reimburse Lessor, as soon as such bill becomes due and payable, for Lessor's cost to insure the building for Lessee's proportionate share of property damage insurance.

Lessee agrees to insure Lessor and Lessee, as their interests appear, against loss of the contents and improvements of the Premises under standard Maine form policies, against fire and standard extended coverage risks, in such amounts and with such companies as Lessor shall reasonably require and approve, with waiver of subrogation.

6. COLLATERAL ESTOPPEL CERTIFICATES, SUBORDINATION. Lessee agrees, at any time and from time to time, upon not less than ten (10) days' prior written request by Lessor, to execute, acknowledge and deliver to Lessor a statement in writing certifying that (except as may be otherwise specified by Lessee): (a) this Lease is presently in full force and effect and unmodified; (b) the Lessee has accepted possession of the Premises; (c) any improvements required by the terms of this Lease to be made by the Lessor have been completed to the satisfaction of the Lessee; (d) no rent under the Lease has been paid more than 30 days in advance of its due date; (e) the addresses for notices to be sent to the Lessee are as set forth in the Lease or as specified in such certificate; and (f) the Lessee as of the date of executing the certificate has no charge, lien or claim of offset under the Lease, or otherwise, against rents or other charges due or to become due thereunder. Lessor shall upon like request by Lessee, give like certificates to Lessee. In addition, in the event the Lessee receives written notice from the Lessor and the holders of a mortgage or ground lease on the Premises so requesting, the Lessee shall enter into a written agreement with the holder of such mortgage or ground lease providing that: (1) the Lessee will not pay any rent under the Lease more than thirty (30) days in advance of its due date; (2) Lessee will not consent to the material modification of any of the terms of this Lease nor to the termination thereof by the Lessor; (3) this Lease is subordinate to the interest of such ground lease or mortgage, and if required by such mortgage or ground lease holder the Lessee shall execute and deliver a Subordination, Non-Disturbance, and Attornment Agreement to the satisfaction of such ground lease or mortgage holder; and (4) Lessee will not seek to terminate this Lease by reason of any act or omission of the Lessor until the Lessee shall have given written notice of such act or omission to the holder of such mortgage or ground lease (at such holder's last address furnished by the Lessee) and until a reasonable period of time shall have elapsed following the giving of such notice during which period such holder shall have the right, but shall not be obligated, to remedy such act or omission.

7. ALTERATIONS AND IMPROVEMENTS. Lessee covenants and agrees that it will not, without the consent of Lessor first had and obtained, which said consent shall not be unreasonably withheld, make any significant alterations, improvements or additions to the

demised Premises. All alterations, improvements, additions or fixtures, whether installed before or after the execution of this lease, shall remain upon the Premises at the expiration or sooner termination of this lease and become the property of Lessor, unless Lessor shall, prior to the termination of this lease, have given written notice to Lessee to remove the same, in which event Lessee will remove such alterations, improvements and additions, and restore the Premises to the same good order and condition in which they now are. Should Lessee fail so to do, Lessor may do so, collecting, at Lessor's option, the cost and expense thereof from Lessee as additional rent.

8. TRADE FIXTURES. At the end of the within Lease or any extension or renewal hereof, Lessee shall be permitted to remove trade fixtures and equipment, provided Lessee repairs any and all damage caused to the demised Premises by reason of the removal.

9. REPAIRS AND MAINTENANCE. Lessee agrees with the Lessor that while the Lessee holds the Premises or any part thereof, the Lessee will keep the Premises and all equipment and fixtures therein or used therewith repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning or may be put in during the term, reasonable wear and tear and damage by fire or unavoidable casualty only excepted. Lessee shall, at Lessee's expense, be responsible for all interior and exterior maintenance of the Premises, including without limitation the upkeep of Premises and grounds, snow removal, trash removal, and the maintenance and repair of the structural components and exterior of the demised Premises during the term hereof.

10. SUBLETTING. Lessee shall not assign or sublet any part or the whole of the Premises or permit any other person or persons to occupy the same without first obtaining on each occasion the consent of the Lessor.

11. NOTICE. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, to the address set forth in the first paragraph of this Lease. Either party may change its address for purposes of this subparagraph by giving the other party notice of the new address in the manner described herein.

12. DEFAULT. The occurrence of any of the following events shall constitute and event of default under this Lease ("Event of Default"): (i) the leased Premises shall be abandoned by Lessee, or the estate hereby created shall be taken by process of law; (ii) Lessee shall be in default for Fifteen (15) days in the payment of any installment of rent when due, whether or not demanded; (iii) Lessee shall be fifteen (15) days or more late in the payment of rent more than twice in any lease year; (iv) Lessee shall default in the faithful observance or performance of any other covenant to be performed or observed by Lessee under this Lease for fifteen (15) or more days after Lessor shall give to Lessee notice in writing of such default and a demand to cure the same provided that such cure period shall be extended while Lessee diligently and in good faith attempts to cure any such default; (v) there shall be filed by or against (in which event Lessee shall have a period of thirty (30) days to secure its dismissal) Lessee a petition under any Chapter or Chapters of the Bankruptcy Code of the United States or any other insolvency proceeding

relating to the debts of Lessee shall be brought by or against Lessee, or Lessee shall make an assignment for the benefit of creditors, or shall be insolvent or unable to pay their debts as they mature or a receiver shall be appointed for Lessee or any substantial part of their property. Following the occurrence of any such Event of Default, Lessor may, at Lessor's sole election, enter the leased Premises and expel Lessee and those claiming under Lessee, and remove the Lessee and its effects, and/or notify Lessee that the term of this Lease has terminated, and in either case the term hereof shall terminate upon such entry or the giving of such notice, whichever shall first occur, and Lessee shall thereupon quit and surrender the leased Premises to Lessor. In case of termination of the term of this Lease for any such cause, and in either manner above provided, Lessor shall be deemed to have waived no rights or other remedies hereunder, or at law or in equity, and shall be entitled to recover arrearages of rent, damages as for breach of contract, which shall include, without limitation, the amount of the total rent reserved under this Lease for the full term as if the same had not been terminated, less any proper credits, and Lessor's reasonable attorney's fees and any other expenses of Lessor incurred in connection with the retaking of possession of the leased Premises and the removal and storage of Lessee's effects and the recovery of damages or the exercise of other rights or remedies. Nothing herein shall be construed to diminish Lessor's common law duty to mitigate such damages.

In addition to any of the other remedies set forth in this Lease or available to Lessor at law or in equity, in the event Lessee, its successors, assigns, employees, agents, concessionaires or business invitees, fail to perform an obligation under the terms set forth in this Lease or perform any act or cause any act which would detrimentally affect, jeopardize or otherwise interfere with Lessor's material business interests, physical security or physical plant on said leased Premises in any manner, Lessor then may take or cause to be taken any reasonable procedures to correct such act, or breach of security by Lessee, promptly notifying Lessee of its actions and charging Lessee for its reasonable costs incurred in taking such action.

13. INSPECTION. Lessor or its agents may enter to examine the Premises at reasonable times to make such repairs and perform such maintenance as Lessor deems necessary upon giving prior notice except in times of emergency; and within ninety (90) days prior to the termination hereof, upon giving reasonable notice, may enter the Premises to show it to prospective Lessees.

14. USE OF PREMISES. The demised Premises shall be used,
only for the purposes of an Adult-Use Marijuana Retail Store business operations.

Lessee warrants and represents that, while it is a Lessee under said Lease, as it may be extended, it will not use the leased Premises for any other purpose without the express consent of the Lessor.

15. COMPLIANCE. Lessee shall comply with any and all laws, ordinances, and regulations (federal, state, county or municipal), now or hereafter in force applicable to the demised Premises, relating to the use or occupancy thereof or to the making of repairs, changes, alterations or improvements, ordinary or extraordinary, seen or unforeseen.

16. SUBORDINATION. This Lease shall be subject and subordinate at all times to the lien of existing or future mortgages on the demised Premises.

17. REPRESENTATIONS. Lessor makes no representations or warranties as to the condition of the demised Premises, or as to the contents thereof or personal property located therein, and Lessee accepts the same in their present condition after inspecting same.

18. TERMINATION. Either Party may terminate this Lease at any time upon thirty (30) days written notice thereof to the other Party. Upon the expiration or termination of this agreement, Lessee agrees to deliver up the Premises in good, "vacuum clean" tenantable condition, reasonable wear and tear excepted.

19. SECURITY DEPOSIT. There shall be no security deposit hereunder.

20. SIGNAGE. Prior to installation thereof any and all signs visible from the exterior of said Premises must be approved by Lessor, which said consent shall not be unreasonably withheld.

21. OPTION OF RENEWAL. Notwithstanding any other condition contained herein, Lessee shall have the right by giving written notice thereof at least sixty (60) days prior to the expiration hereof to renew the within Lease for **four (4) extensions** for an additional lease term of **five (5) years per extension**, subject to all of the covenants, terms and agreements herein contained but with the rent to be negotiated and agreed upon prior to the commencement of said additional year, but in no event less than the prior Rent amount of the prior Term and provided however, that no breach or default then exists in any of the covenants, terms and conditions of the within lease. This extension option shall not be available in the event Lessor gives written notice thereof at least three (3) months prior to the expiration hereof, all solely at the Lessor's complete and unilateral discretion.

22. HAZARDOUS MATERIALS. Lessee covenants and agrees that, with respect to any hazardous, toxic or special wastes, materials or substances including asbestos, waste oil and petroleum products (the "Hazardous Materials") which Lessee, its agent or employees, may use, handle, store or generate in the conduct of its business at the leased premises Lessee will: (i) comply with all applicable laws, ordinances and regulations which relate to the treatment, storage, transportation and handling of the Hazardous Materials; (ii) that Lessee will in no event permit or cause any disposal of Hazardous Materials in, on or about the leased premises and in particular will not deposit any Hazardous Materials in, on or about the floor or in any drainage system or in the trash containers which are customarily used for the disposal of solid waste; (iii) that with respect to any off-site disposal, shipment, storage, recycling or transportation of any Hazardous Materials, Lessee shall properly package the Hazardous Materials and shall cause to be executed and duly filed and retain all records required by federal, state or local law; and (iv) that Lessee will at all reasonable times permit Lessor or its agents or employees to enter the leased premises to inspect the same for compliance with the terms of this paragraph and will further provide upon five (5) days' notice from Lessor copies of all records which Lessee may be obligated to obtain and keep in accordance with the terms of this paragraph. The terms used in

this paragraph shall include, without limitation, all substances, materials, etc., designated by such terms under any laws, ordinances or regulations, whether federal, state or local.

23. MISCELLANEOUS. If Lessee is more than one person or party, Lessee's obligations shall be joint and several. Unless repugnant to the context. "Lessor" and "Lessee" mean the person or persons, natural, corporate or other legal entity, named above as Lessor and Lessee respectively, and their respective heirs, executors, administrators, successors and assigns. Lessor and Lessee agree that this Lease shall not be recordable but each Party hereto agrees, on request of the other, to execute a Memorandum of Lease in recordable form and mutually satisfactory to the Parties. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. The submission of this Lease or a summary of some or all of its provisions for examination by Lessee does not constitute a reservation of or option for the Premises or an offer to lease said Premises, and this document shall become effective and binding only upon the execution and delivery hereof by both Lessor and Lessee. Employees or agents of Lessor have no authority to make or agree to make a lease or any other agreement or undertaking in connection herewith. All negotiations, considerations, representations and understandings between Lessor and Lessee are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between Lessor and Lessee, and no act or omission of any employee or agent of Lessor shall alter, change, or modify any of the provisions hereof. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only, and shall not be considered a part of this Lease.

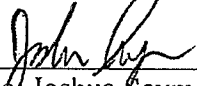
[Signatures are on next page.]

IN WITNESS WHEREOF, the undersigned have executed this Lease agreement under corporate seal as of the Effective Date set forth below:

Effective Date: March 3rd, 2023 ("Effective Date")

LESSEE:

GTF KITTERY 8, LLC

By: _____
Name: Joshua Seymour
Title: Managing Member

LESSOR:

JD INVESTMENTS, LLC

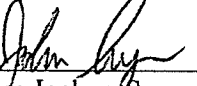
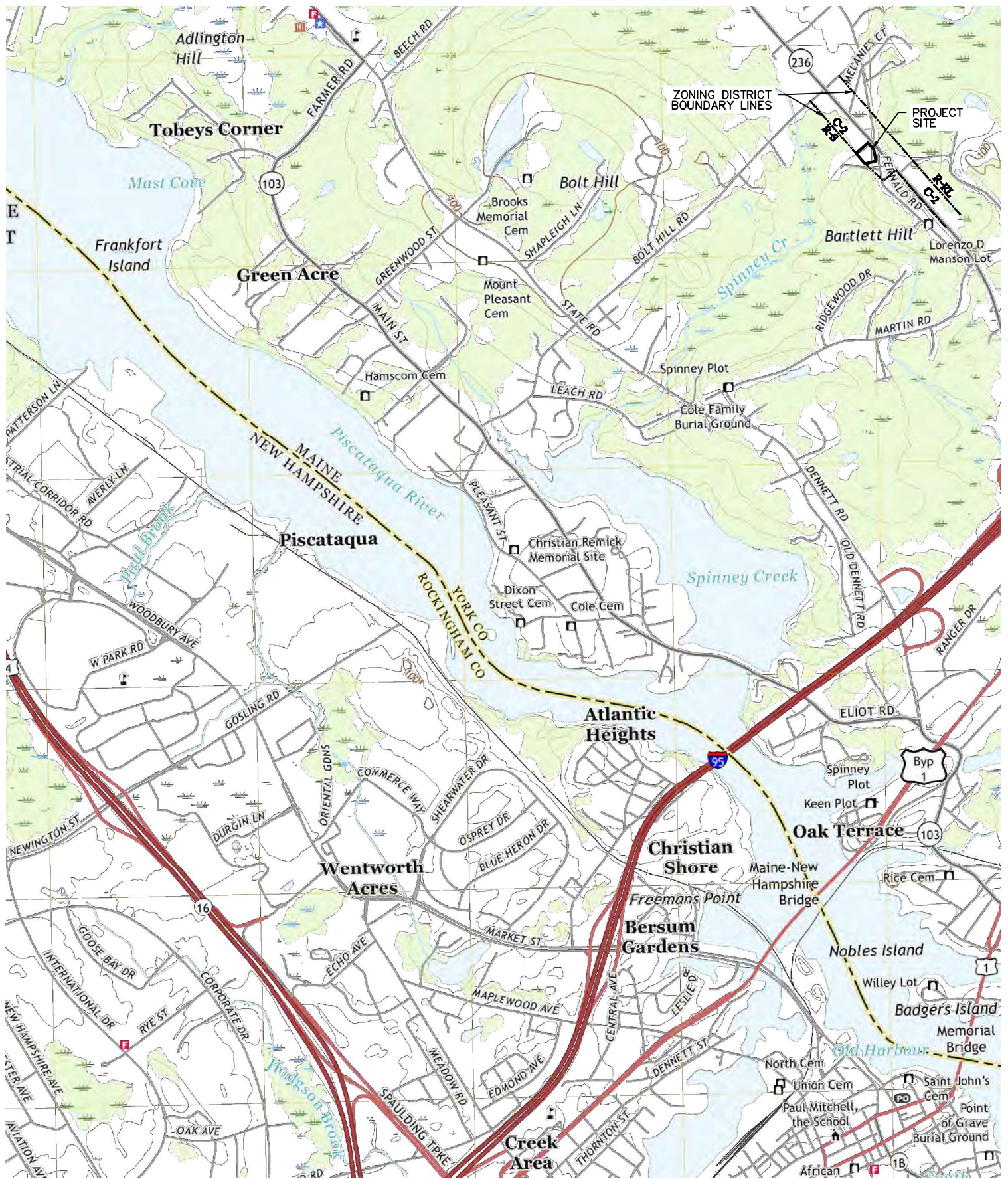
By: _____
Name: Joshua Seymour
Title: Managing Member

EXHIBIT A

PREMISES DESCRIPTION

The premises shall consist of approximately 3,698+/- SF of space throughout the first and second floors. The premises shall include all walkways and parking lot areas providing access to such entrances and exclusive rights to all parking spaces, with the exception of 4 reserved parking spaces for the adjoining business.





150 foot Abutters List Report

Kittery, ME
March 31, 2023

Subject Property:

Parcel Number: 28-14-2
CAMA Number: 28-14-2
Property Address: 89 ROUTE 236

Mailing Address: JD INVESTMENTS, LLC JD
INVESTMENTS, LLC
19 BUFFUM ROAD UNIT 6
NORTH BERWICK, ME 03906

Abutters:

Parcel Number: 28-14
CAMA Number: 28-14
Property Address: 93 ROUTE 236

Mailing Address: AMP REALTY HOLDINGS, LLC AMP
REALTY HOLDINGS, LLC
291 DOW HIGHWAY
ELIOT, ME 03903

Parcel Number: 28-14-1
CAMA Number: 28-14-1
Property Address: 91 ROUTE 236

Mailing Address: ARENHALL CORP ARENHALL CORP
PO BOX 158
WELLS, ME 04090-0339

Parcel Number: 28-14-3
CAMA Number: 28-14-3
Property Address: 16-18 MORGAN COURT

Mailing Address: AMP REALTY HOLDINGS, LLC AMP
REALTY HOLDINGS, LLC
291 DOW HIGHWAY
ELIOT, ME 03903

Parcel Number: 28-20
CAMA Number: 28-20
Property Address: 92 ROUTE 236

Mailing Address: MARTEL INVESTMENT GROUP LP
MARTEL INVESTMENT GROUP LP
44 BEDSON ROAD
CRANSTON, RI 02910

Parcel Number: 28-25A
CAMA Number: 28-25A
Property Address: 42 ROUTE 236

Mailing Address: LANE, CASTANIA L LANE, CASTANIA L
29 SEELY LANE
ELIOT, ME 03903

Parcel Number: 28-25C
CAMA Number: 28-25C
Property Address: 90 ROUTE 236

Mailing Address: CENTRAL MAINE POWER CO CENTRAL
MAINE POWER CO
ONE CITY CENTER 5TH FLOOR
PORTLAND, ME 04101

Parcel Number: 28-25D
CAMA Number: 28-25D
Property Address: 1 MACKENZIE LANE

Mailing Address: 1 MACKENZIE LANE LLC 1 MACKENZIE
LANE LLC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950

Parcel Number: 28-6
CAMA Number: 28-6
Property Address: 31 FERNALD ROAD

Mailing Address: KITTERY LAND TRUST INC KITTERY
LAND TRUST INC
PO BOX 467
KITTERY, ME 03904

Parcel Number: 28-7A
CAMA Number: 28-7A
Property Address: 28 FERNALD ROAD

Mailing Address: BUNTING, RUSSELL G BUNTING,
RUSSELL G
28 FERNALD ROAD
KITTERY, ME 03904-5558

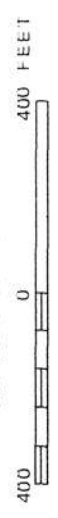


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APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
KITTELY, MAINE
YORK COUNTY

PANEL 4 OF 10

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230171 0004 C

EFFECTIVE DATE:
JULY 5, 1984



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for York County, Maine



April 12, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MrC2	Marlow fine sandy loam, 8 to 15 percent slopes	0.0	0.1%
PeB	Peru fine sandy loam, 3 to 8 percent slopes	2.7	86.1%
Sc	Scantic silt loam, 0 to 3 percent slopes	0.4	13.8%
Totals for Area of Interest		3.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

MrC2—Marlow fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2ty5g

Elevation: 0 to 820 feet

Mean annual precipitation: 36 to 65 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Marlow and similar soils: 88 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marlow

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy lodgment till derived from granite and/or loamy lodgment till derived from mica schist and/or loamy lodgment till derived from phyllite

Typical profile

Ap - 0 to 4 inches: fine sandy loam

E - 4 to 6 inches: fine sandy loam

Bs1 - 6 to 10 inches: fine sandy loam

Bs2 - 10 to 15 inches: fine sandy loam

Bs3 - 15 to 20 inches: fine sandy loam

BC - 20 to 24 inches: fine sandy loam

Cd - 24 to 65 inches: fine sandy loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

PeB—Peru fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2ty5x

Elevation: 0 to 720 feet

Mean annual precipitation: 36 to 65 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Peru and similar soils: 88 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Peru

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Mountainbase, interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy lodgment till derived from granite and/or loamy lodgment till derived from mica schist and/or loamy lodgment till derived from phyllite

Typical profile

Ap - 0 to 6 inches: fine sandy loam

Bhs - 6 to 8 inches: fine sandy loam

Bs1 - 8 to 12 inches: fine sandy loam

Bs2 - 12 to 18 inches: fine sandy loam

Bs3 - 18 to 21 inches: fine sandy loam

BC - 21 to 24 inches: fine sandy loam

Cd - 24 to 65 inches: sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: About 16 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C/D

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Sc—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Scantic and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scantic

Setting

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: F144BY304ME - Wet Clay Flat

Hydric soil rating: Yes

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Custom Soil Resource Report

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March 27, 2023

Mr. Ken Wood, P.E.
President
Attar Engineering Inc.
1284 State Road
Eliot, ME 03903

RE: TRIP GENERATION ANALYSIS FOR PROPOSED MARIJUANA SALES SHOP AT 89 ROUTE 236 IN KITTERY

INTRODUCTION

As requested, trip generation analysis has been performed by Sewall for the proposed marijuana sales shop at 89 Route 236 in Kittery, Maine. The marijuana sales facility will be located in an existing building that currently houses an 800 square foot (S.F.) Aroma Joe's coffee shop. The gross square footage (S.F.) of the space to be occupied by the marijuana sales facility is 2,700 S.F. A traffic movement permit (TMP) was obtained for the building, for the Aroma Joe's and the 2,700 S.F. of office space, in 2015. A copy of the TMP is attached. Access to the site will be provided by the existing full-movement drive to Route 236. This drive is served by an existing right-turn lane on Route 236 and is shared with an adjacent storage development for access management purposes.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed marijuana sales facility was estimated utilizing the latest Institute of Transportation Engineers (ITE) "Trip Generation, 11th edition". Land use code (LUC) 882 – Marijuana Dispensary was utilized on the basis of the 2,700 gross S.F. Additionally, the number of trips generated by the former office use was calculated utilizing LUC 712 – Small Office Building to show the increase in trips to the site. The results are summarized in the following table:

<u>Time Period</u>	ITE TRIP GENERATION (One-way Trip-ends)		
	<u>Retail Sales</u>	<u>Former Office</u>	<u>New Trips</u>
Weekday	570	38	532
AM Peak Hour – Adjacent Street	28	5	23
Entering	15	4	11
Exiting	13	1	12

<u>Time Period</u>	<u>Retail Sales</u>	<u>Former Office</u>	<u>New Trips</u>
AM Peak Hour – Generator	45	7	38
Entering	24	4	20
Exiting	21	3	18
PM Peak Hour – Adjacent Street	51	6	45
Entering	26	2	24
Exiting	25	4	21
PM Peak Hour – Generator	66	9	57
Entering	33	4	29
Exiting	33	5	28
Saturday Peak Hour - Generator	78	1	77
Entering	39	1	38
Exiting	39	0	39

The preceding results show that the proposed marijuana shop is expected to generate from 23 to 77 new one-way trips in peak hours. Since new trip generation will be under 100 in all peak hours, a new or modified TMP is not required from MaineDOT. The highest trip generation will occur during the weekday PM and Saturday peak hour periods, typical of retail establishments. Hence, these will be the focus of preliminary review.

While this level of new traffic will not require a TMP, it is customary in Maine to perform a Traffic Impact Study. Sewall is in the initial process of performing the study since traffic counts cannot be conducted until April according to MaineDOT's traffic counting guidelines.

As always, please don't hesitate to contact me if you or the Town of Kittery have any questions or concerns regarding our trip generation analysis or the upcoming traffic impact study.



Sincerely,



Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

Applicant: Rockwell Homes, LLC
1021 Goodwin Road
Eliot, ME 03903
Project Location: 89 Route 236, Kittery, Maine
Kittery Tax Map 028, Lot 14-2
Project: Aroma Joe's and Office Space
Identification #: Reg.01-00203-A-N
Permit Category: 100-200 PCE's
Traffic Engineer: Eaton Traffic Engineering
Attn: William C. Eaton, PE
67 Winter Street, Suite I
Topsham, ME 04086
(207) 725-9805

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the MaineDOT's Regulations, the Maine Department of Transportation has considered the application of Rockwell Homes, LLC with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The project consists of a multi-use building housing an Aroma Joe's retail coffee business and 2,700 SF of office space. The project is estimated to generate 134 trips during the AM peak hour of travel. The site is proposed to be accessed via one existing full movement unsignalized entrance on Route 236.

Findings

Based on a review of the files and related information, MaineDOT approves the Traffic Movement Permit Application of Rockwell Homes, LLC. subject to the following conditions:

MITIGATION

The mitigation is intended to describe that conceptually shown on the following plan provided by Tidewater Engineering and Surveying, LLC. The plan is titled "Proposed Site Plan", dated August 27th, 2015.

If the descriptions contained herein conflict with the plan, these descriptions shall take precedence over the plan. Not all of the mitigation discussed herein maybe shown on that or any plan. The following mitigation shall be constructed or implemented to MaineDOT's satisfaction prior to the opening of the facility, unless otherwise approved by MaineDOT.

General Requirements For All Entrances

The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

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Off-Site Mitigation


Site Entrance / Route 236

Construct a dedicated right-turn pocket on Route 236 to serve traffic turning right into the site entrance. The dedicated right-turn pocket shall meet MaineDOT design guide standards for a priority 1 arterial highway.

Overall Requirements

- A. Provide all necessary auxiliary signs, striping and pavement markings to implement the improvements described herein according to MaineDOT and/or National standards.
- B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".
- C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect / inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.
- D. Because the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's State Traffic Engineer or Assistant State Traffic Engineer, who can be reached at (207) 624-3620 in Augusta.

By:



Stephen Landry, P.E.
State Traffic Engineer

Date: 11/23/15

Mum's # 676126

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION		>>CAUTION: LPI APPROVAL REQUIRED<<	
City, Town, or Plantation	KITTERY	Town/City	Kittery
Street or Road	89 ROUTE 236	Permit #	3521-41
Subdivision, Lot #		Date Permit Issued	9/21/21
OWNER/APPLICANT INFORMATION		Fee \$	315.00
Name (last, first, MI)	JOSH SEYMOUR	State Fee	50.00
Mailing Address of Owner/Applicant	19 BUFFUM ROAD, UNIT 6	Locally Adopted Fee	
Daytime Tel. #	432-6000	Copy: [] Owner [] Town [] State	
		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
		Municipal Tax Map # 28 Lot # 14-2	

OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.	CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner/Applicant: <u>Josh Seymour</u> Date: <u>9/16/21</u>	Local Plumbing Inspector Signature: _____ (1st) Date Approved: _____
	(2nd) Date Approved: _____

PERMIT INFORMATION	
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type Replaced: <u>ELJEN</u> Year Installed: <u>UNKNOWN</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit
SIZE OF PROPERTY 1.38 +/- <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>COFFEE SHOP, RETAIL AND OFFICE SPACE</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-Engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-Engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-Engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000gpd+) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input checked="" type="checkbox"/> 11. Pre-treatment, specify: <u>(2) SOIL AIR BLOWER UNITS</u> <u>RF39520C 1/2 HP</u> <input type="checkbox"/> 12. Miscellaneous components
	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other: _____

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
2 TREATMENT TANKS IN SERIES <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>2-1000's</u> GAL SEE NOTE ON PAGE 3	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. Cluster array <input type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. Regular <input checked="" type="checkbox"/> d. H-20 loaded <input type="checkbox"/> 4. Other: <u>2 PODS</u> SIZE: <u>1236</u> sq. ft. <input type="checkbox"/> lin. ft. <u>120 LINEAR FEET OF 6ST 3712</u>	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on tank outlet	DESIGN FLOW <u>400</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities COFFEE SHOP RETAIL & OFFICE SPACE 50% REDUCTION WITH ADVANCED TREATMENT <input checked="" type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER-METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>N 43</u> d <u>7</u> m <u>5.7</u> s Lon. <u>W 70</u> d <u>45</u> m <u>27.89</u> s If g.p.s., state margin of error _____
SOIL DATA & DESIGN CLASS PROFILE <u>POD A / POD B</u> CONDITION <u>3-D 13" 12-B</u> at Observation Hole # <u>TP 1 & 2</u> Depth <u>13"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING H-20 RATED IF SUBJECTED TO VEHICULAR TRAFFIC <input type="checkbox"/> 1. Medium - 2.6 sq.ft./gpd <input checked="" type="checkbox"/> 2. Medium-Large - 3.3 sq.ft./gpd <input type="checkbox"/> 3. Large - 4.1 sq.ft./gpd <input type="checkbox"/> 4. Extra-Large - 5.0 sq.ft./gpd	DUPLEX PUMP STATION EFFLUENT <u>_____</u> PUMP <input type="checkbox"/> 1. Not required <input type="checkbox"/> 2. May be required <input checked="" type="checkbox"/> 3. Required 5' DIA. MINIMUM Specify only for engineered systems: SEE NOTE ON PAGE 3 DOSE: _____ gallons	

SITE EVALUATOR STATEMENT		
I certify that on <u>6/17/21</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A/CMR 241).		
Site Evaluator Signature: <u>Brady A. Frick</u>	SE # <u>352</u>	Date: <u>7/13/21</u>
Site Evaluator Name Printed: <u>BRADY A. FRICK</u>	Telephone Number: <u>(207) 839-5563</u>	E-mail Address: <u>INFO@ALBERTFRICK.COM</u>
ALBERT FRICK ASSOCIATES - 731 FOSS ROAD, LIMERICK, MAINE 04048 - (207) 839-5563		
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation KITTERY	Street, Road Subdivision 89 ROUTE 236	Owner's Name JOSH SEYMOUR
ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS PROPERTY INFORMATION APPROXIMATED PER SURVEY PLAN BY JONES AND BEACH ENGINEERS, TOWN TAX MAP AND AERIAL PHOTOGRAPH VERIFY PROPERTY LINES TO ASSURE ACCURATE LOCATION PRIOR TO SYSTEM INSTALLATION		SITE LOCATION PLAN (Attach Map from Maine Atlas Recommended)

SITE PLAN Scale 1" = 100 Ft. or as shown

POD B: (ERP) 13" DIA. FLAGGED OAK
 POD A: (ERP) 20" DIA. FLAGGED PINE
 IPF.
 TP 1
 TP 2
 PROPOSED DISPOSAL AREA (POD B)
 PROPOSED DISPOSAL AREA (POD A)
 PROPOSED DUPLEX PUMP STATION (MIN. 5' DIAMETER)
 2- PROPOSED 1000 GALLON SEPTIC TANKS IN SERIES
 EXISTING COFFEE BUILDING
 FERNALD ROAD
 ROUTE 236
 BOLT MILL RD
 BEECH RD
 SITE

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil				
0	Texture	Consistency	Color	Mottling
10	SANDY LOAM	FRIABLE	BROWN	
20			YELLOW BROWN	
30		FIRM	OLIVE BROWN	COMMON, DISTINCT
40				
50				
Soil Classification 3 D Profile Condition		Slope 0-3 %	Limiting Factor 13 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Observation Hole <u>TP 2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil				
0	Texture	Consistency	Color	Mottling
10				
20				
30				
40				
50				
Soil Classification 12 B Profile Condition		Slope 0-3 %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Site Evaluator Signature

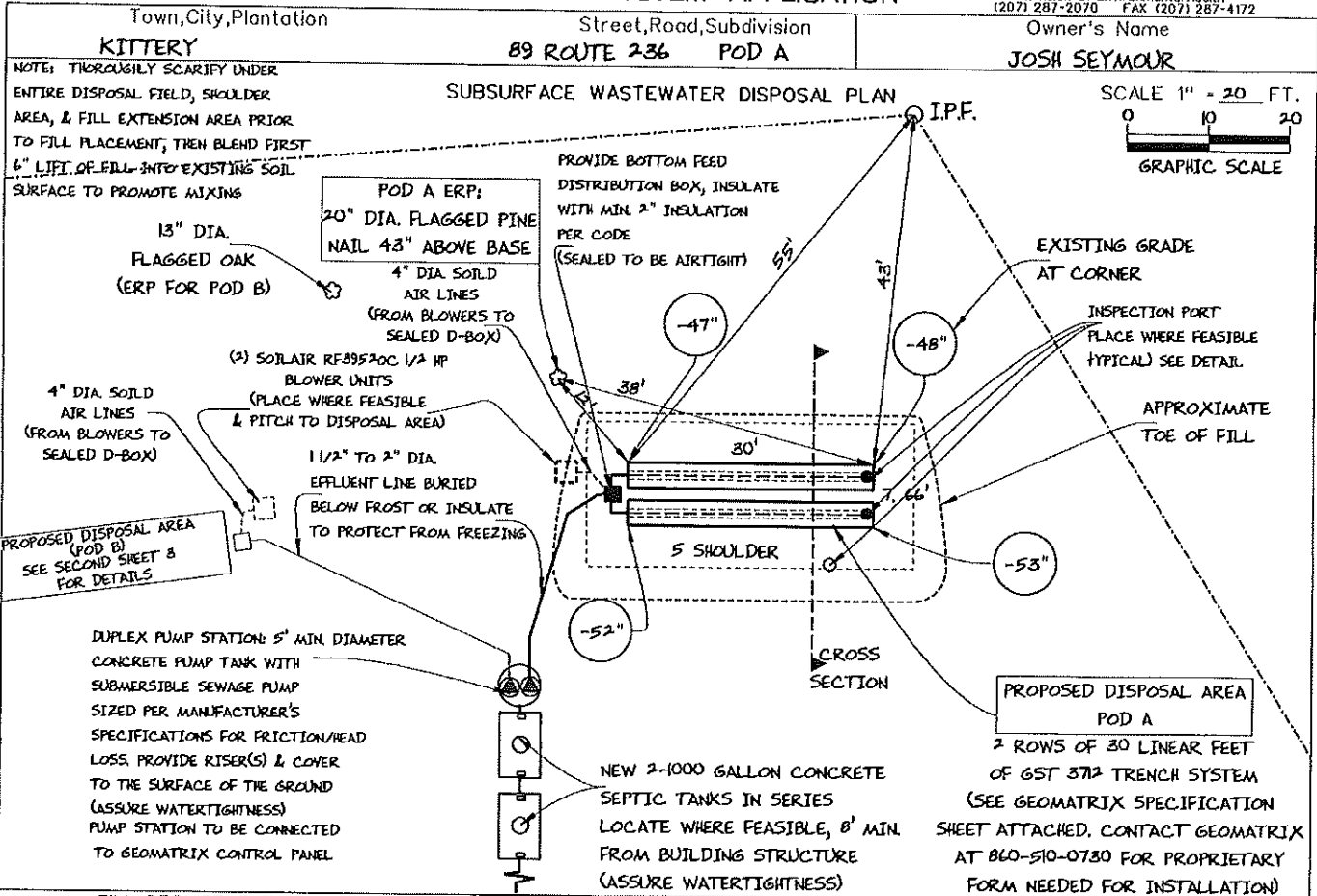
352
SE

7/13/21
Date

Page 2 of 3
HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172



FILL REQUIREMENTS

Depth of Fill (Upslope) : 3" - 4"
Depth of Fill (Downslope) : 8" - 9"
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

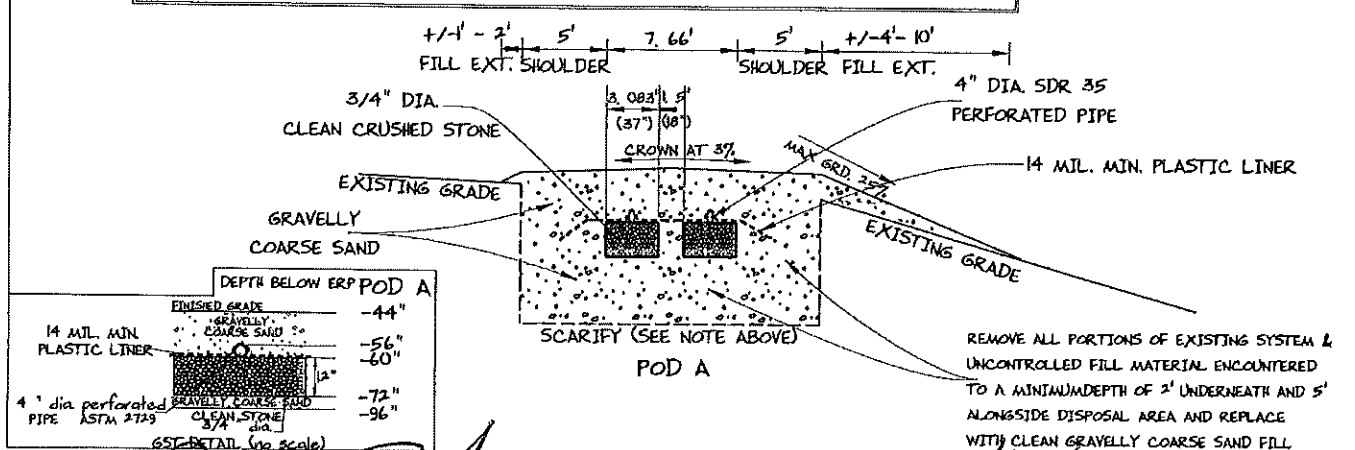
SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT

Location & Description 20" DIA. FLAGGED PINE, NAIL 43" ABOVE BASE
Reference Elevation is: 0.0' or -----

SCALE: VERTICAL: 1" = 5 FT HORIZONTAL: 1" = 10 FT

POD A DISPOSAL AREA CROSS SECTION POD A
SEE GEOMATRIX SPECIFICATION SHEET ATTACHED, CONTACT GEOMATRIX AT 860-510-0730 FOR PROPRIETARY FORM NEEDED FOR INSTALLATION



Site Evaluator Signature

352
SE *

Date

7/13/21

Page 3 of 3
HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

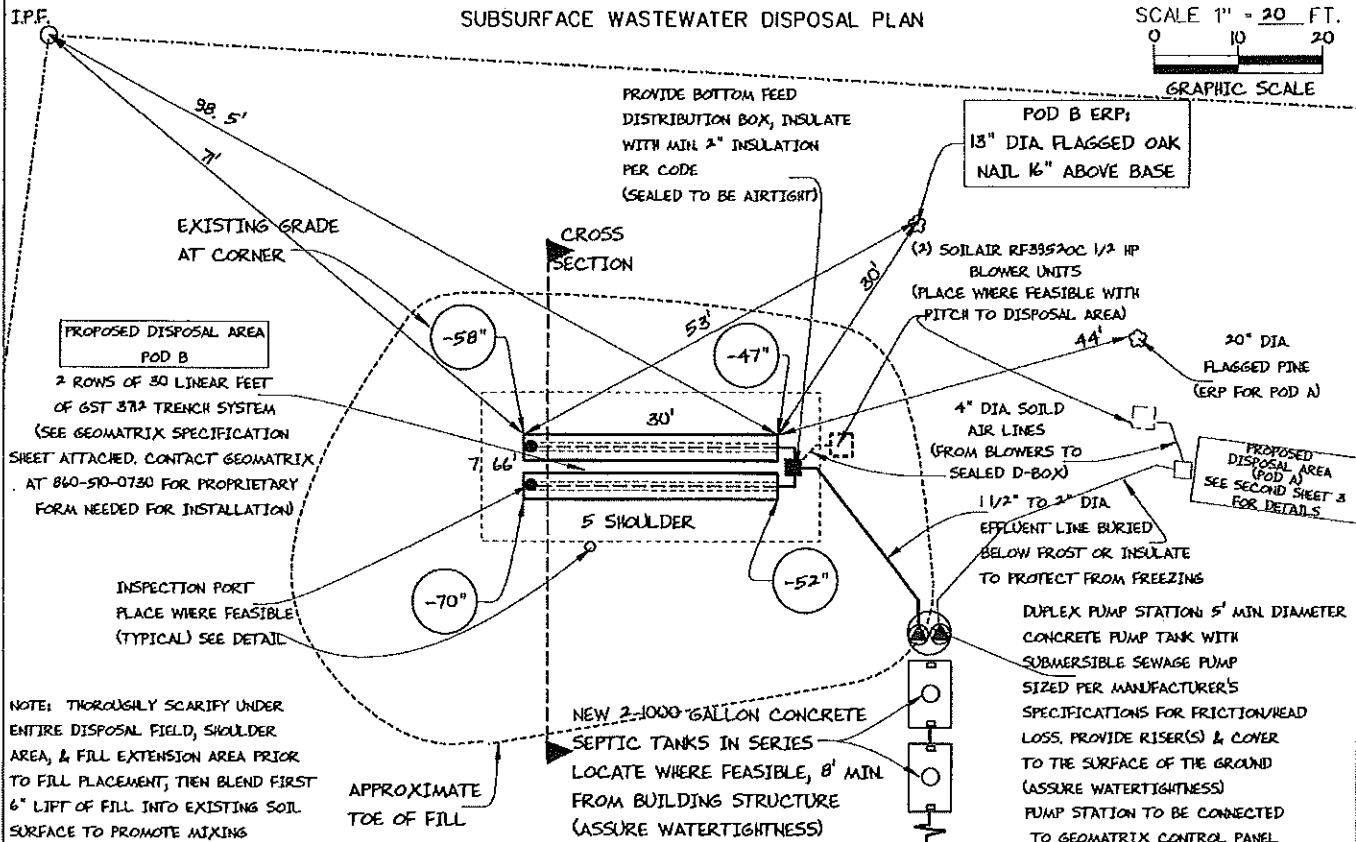
Town, City, Plantation
KITTERY

Street, Road, Subdivision
89 ROUTE 236 POD B

Owner's Name
JOSH SEYMOUR

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) : 33" - 44" Finished Grade Elevation
Depth of Fill (Downslope) : 38" - 56" Top of Distribution Pipe or Proprietary Device
DEPTHS AT CROSS-SECTION (shown below) Bottom of Disposal Area

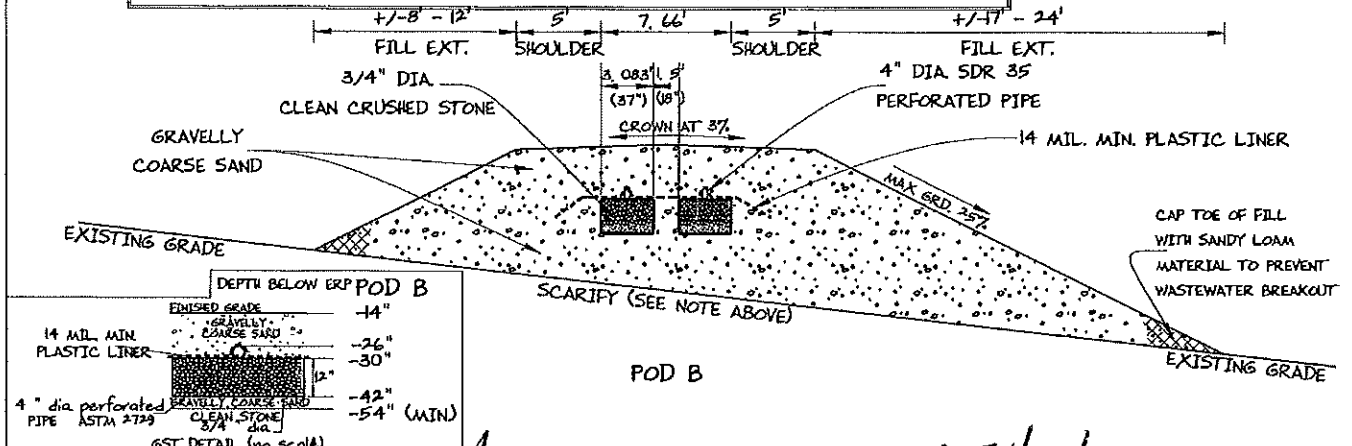
CONSTRUCTION ELEVATIONS

SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT
Location & Description 18" DIA FLAGGED OAK, NAIL 16" ABOVE BASE
Reference Elevation 1st: 0.0' or -----

POD B DISPOSAL AREA CROSS SECTION POD B
SEE GEOMATRIX SPECIFICATION SHEET ATTACHED, CONTACT GEOMATRIX AT 860-510-0730 FOR PROPRIETARY FORM NEEDED FOR INSTALLATION

SCALE:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 10 FT



Site Evaluator Signature

352
SE

Date

Page 3 of 3
HHE-200 Rev. 02/11

ALBERT FRICK ASSOCIATES - 731 FOSS ROAD, LIMERICK, MAINE 04048 - (207) 839-5563



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
731 Fox Road Limerick, Maine 04048
(207) 839-5563

KITTERY

89 ROUTE 236

JOSH SEYMOUR

TOWN

LOCATION

APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine or water treatment backwash and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

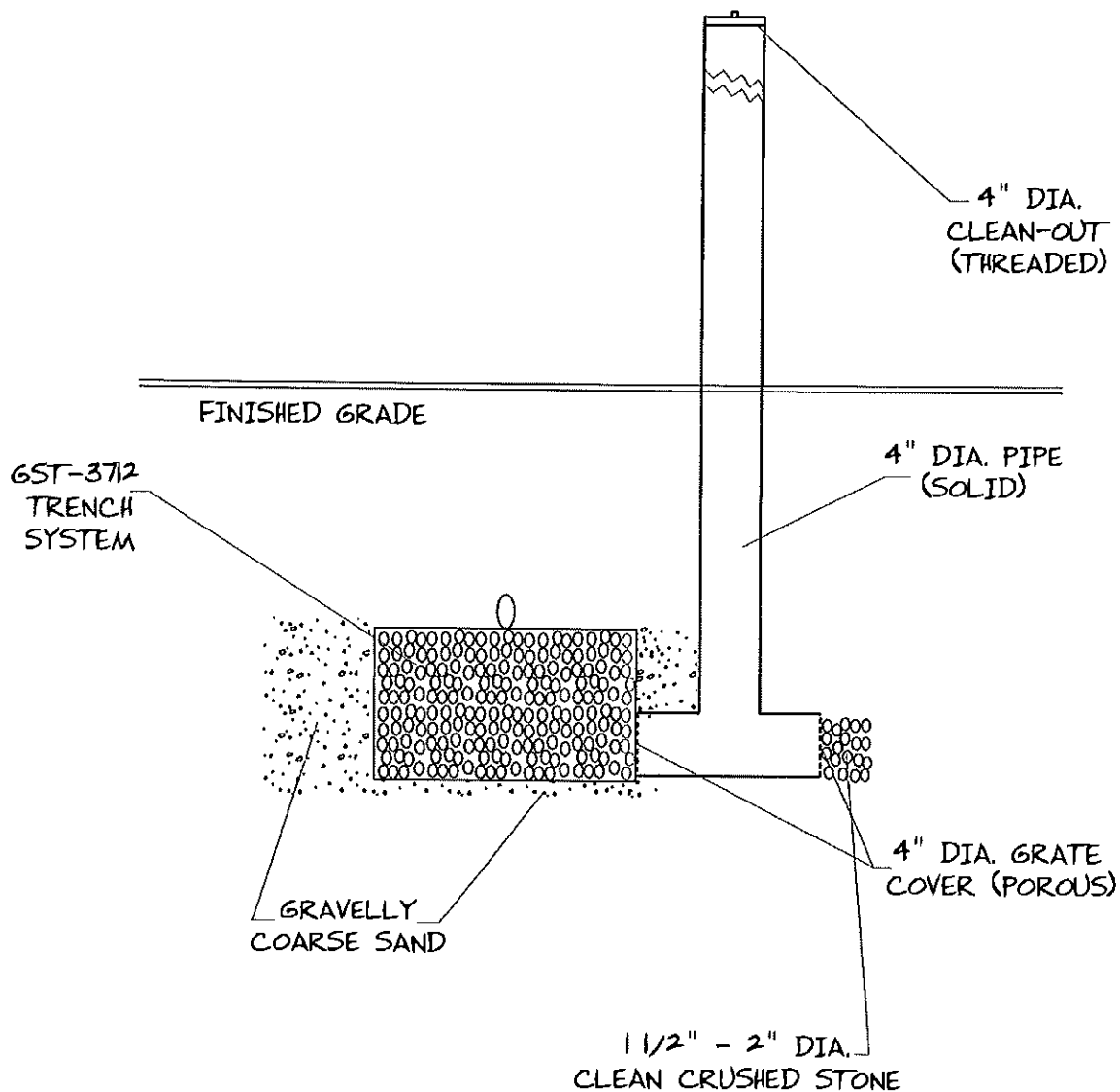
ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

TOWN	LOCATION	APPLICANT'S NAME
------	----------	------------------

- 7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed
- 8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.
- 10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.
- 12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.
- 13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.
- 15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
751 Farm Road Limerick, Maine 04048
(207) 839-5563



INSPECTION PORT DETAIL



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
Gorham, Maine 04038

Date:	Revision Description	Drawn By: B.J.	Checked By: B.F.
		Date: 6/24/21	Scale: NOT TO SCALE

From: [Sammie Rogers](#)
To: mrogerskwd@gmail.com; carlpkwd@comcast.net
Cc: [Mike Sudak](#)
Subject: 89 Route 236- Green Truck Farm- Minor Modification to Approved Site Plan Application Review
Date: Tuesday, April 18, 2023 2:31:00 PM
Attachments: [Attachment #8 - 23028 Water Request For Capacity.pdf](#)
[Attachment #5 - USGS Map.pdf](#)
[GTF8 Plan Set PUB 18Apr2023.pdf](#)

Good Afternoon Michael and Carl,

Attached is a request letter and plans related to project located on Route 236 in Kittery, ME. Please let me know if you have any questions or concerns.

Best Regards,

Sammie Rogers

Office Manager



1284 State Road
Eliot, ME 03903
Tel. 207-439-6023



ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Mr. Michael Rogers
Superintendent – Kittery Water District
17 State Road
Kittery, ME 03904

April 18th, 2023
Project No.: 23028

**RE: Minor Modification to Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Mr. Rogers:

On behalf of GTF Kittery 8, LLC., I have enclosed, for your review and consideration, a USGS Location Map for a proposed Minor modification to an approved Site Plan for the above referenced property.

I am writing to request a letter of water availability as required for a Planning Board submittal for the applicant proposing to execute the previously approved parking expansion and replacement/relocation of the on-site wastewater disposal system. New modifications include a change of use from the existing CBD Boutique to an adult-use marijuana store, and a sewer force main extension westerly beneath the Route 236 right-of-way to service the site. No building expansion is proposed, and all other elements of the existing mixed-use building shall remain the same.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

23028_Water_Request For Capacity

John C. Perry, President
James E. Golter, Treasurer
Robert A. Gray, Clerk

Michael H. Melhorn, Trustee
Carla J. Robinson, Trustee
Michael S. Rogers, Superintendent

OFFICE OF
KITTERY WATER DISTRICT

17 State Road
Kittery, ME 03904-1565
TEL: 207-439-1128
FAX: 207-439-8549
E-Mail: kitterywater@comcast.net

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

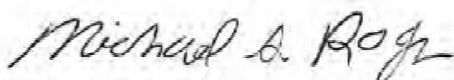
April 19, 2023

Re: Proposed Minor Modification to Approved Site Plan Application,
Green Truck Farm, Tax Map 28, Lot 14-2

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply the proposed modifications to Green Truck Farm, 89 Route 236 with municipal water service.

Sincerely,



Michael S. Rogers
Superintendent

cc: Michael J. Sudak, E.I. Attar Engineering, Inc.

From: [Sammie Rogers](#)
To: tbabkirk@kitteryme.org
Cc: [Mike Sudak](#)
Subject: 89 Route 236- Green Truck Farm- Minor Modification to Approved Site Plan Application Review
Date: Tuesday, April 18, 2023 2:31:00 PM
Attachments: [Attachment #13 - 23028 Sewer Request For Capacity.pdf](#)
[Attachment #5 - USGS Map.pdf](#)
[GTF8 Plan Set PUB 18Apr2023.pdf](#)

Good Afternoon Tim,

Attached is a request letter and plans related to project located on Route 236 in Kittery, ME. Please let me know if you have any questions or concerns.

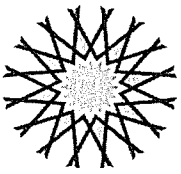
Best Regards,

Sammie Rogers

Office Manager



1284 State Road
Eliot, ME 03903
Tel. 207-439-6023



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Timothy Babkirk
Superintendent of Sewer Services
200 Rogers Road
Kittery, ME 03904

April 18th, 2023
Project No.: 23028

**RE: Minor Modification to Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Mr. Babkirk:

On behalf of GTF Kittery 8, LLC., I have enclosed, for your review and consideration, a USGS Location Map for a proposed Minor modification to an approved Site Plan for the above referenced property.

I am writing to request a letter of sewer availability as required for a Planning Board submittal for the applicant proposing to execute the previously approved parking expansion and replacement/relocation of the on-site wastewater disposal system. New modifications include a change of use from the existing CBD Boutique to an adult-use marijuana store, and a sewer force main extension westerly beneath the Route 236 right-of-way to service the site. No building expansion is proposed, and all other elements of the existing mixed-use building shall remain the same.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

23028_Sewer_Request For Capacity

From: [Sammie Rogers](#)
To: ["rrichter@kitterypolice.com"](mailto:rrichter@kitterypolice.com)
Cc: [Mike Sudak](#)
Subject: 89 Route 236- Green Truck Farm- Minor Modification to Approved Site Plan Application Review
Date: Tuesday, April 18, 2023 2:31:00 PM
Attachments: [Attachment #14 - 23028 Letter Police.pdf](#)
[Attachment #5 - USGS Map.pdf](#)
[GTF8 Plan Set PUB 18Apr2023.pdf](#)

Good Afternoon Chief Richter,

Please find the attached request for project review and correspondence as required by the Planning Board and let me know if you have any questions. Thank you for your time!

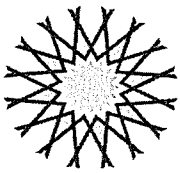
Best Regards,

Sammie Rogers

Office Manager



**1284 State Road
Eliot, ME 03903
Tel. 207-439-6023**



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Robert Richter
Police Chief - Kittery Police Department
200 Rogers Road
Kittery, ME 03904

April 18th, 2023
Project No.: 23028

**RE: Minor Modification to Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Chief Richter:

On behalf of GTF Kittery 8, LLC., I have enclosed, for your review and consideration, a USGS Location Map for a proposed Minor modification to an approved Site Plan for the above referenced property.

The applicant is proposing to execute the previously approved parking expansion and replacement/relocation of the on-site wastewater disposal system. New modifications include a change of use from the existing CBD Boutique to an adult-use marijuana store, and a sewer force main extension westerly beneath the Route 236 right-of-way to service the site. No building expansion is proposed, and all other elements of the existing mixed-use building shall remain the same.

The Planning Board is requiring a letter from your department with any concerns you might have with the proposed development on this property.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

23028_Letter_Police

From: [Sammie Rogers](#)
To: firechief@kitteryme.org
Cc: [Mike Sudak](#)
Subject: 89 Route 236- Green Truck Farm- Minor Modification to Approved Site Plan Application Review
Date: Tuesday, April 18, 2023 2:31:00 PM
Attachments: [Attachment #15 - 23028 Letter Fire.pdf](#)
[GTF8 Plan Set PUB 18Apr2023.pdf](#)
[Attachment #5 - USGS Map.pdf](#)

Good Afternoon Chief O'Brien,

Please find the attached request for project review and correspondence as required by the Planning Board and let me know if you have any questions. Thank you for your time!

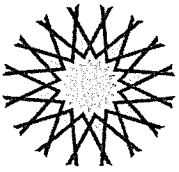
Best Regards,

Sammie Rogers

Office Manager



1284 State Road
Eliot, ME 03903
Tel. 207-439-6023



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. David O'Brien
Fire Chief – Kittery Fire Department
3 Gorges Road
Kittery, ME 03904

April 18th, 2023
Project No.: 23028

**RE: Minor Modification to Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Chief O'Brien:

On behalf of GTF Kittery 8, LLC., I have enclosed, for your review and consideration, a plan set excerpt and USGS Location Map for a proposed minor modification to an approved Site Plan for the above referenced property.

The applicant is proposing to execute the previously approved parking expansion and replacement/relocation of the on-site wastewater disposal system. New modifications include a change of use from the existing CBD Boutique to an adult-use marijuana store, and a sewer force main extension westerly beneath the Route 236 right-of-way to service the site. No building expansion is proposed, and all other elements of the existing mixed-use building shall remain the same.

The Planning Board is requiring a letter from your department with any concerns you might have with the proposed development on this property.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

23028_Letter_Fire

From: [Sammie Rogers](#)
To: ["drich@kitterymen.org"](mailto:drich@kitterymen.org)
Cc: [Mike Sudak](#)
Subject: 89 Route 236- Green Truck Farm- Minor Modification to Approved Site Plan Application Review
Date: Tuesday, April 18, 2023 2:31:00 PM
Attachments: [Attachment #16 - 23028 Letter Public Works.pdf](#)
[GTF8 Plan Set PUB 18Apr2023.pdf](#)
[Attachment #5 - USGS Map.pdf](#)

Good Afternoon Mr. Rich,

Please find the attached request for project review and correspondence as required by the Planning Board and let me know if you have any questions. Thank you for your time!

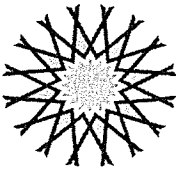
Best Regards,

Sammie Rogers

Office Manager



**1284 State Road
Eliot, ME 03903
Tel. 207-439-6023**



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. David Rich
Public Works Commissioner
200 Rogers Road
Kittery, ME 03904

April 18th, 2023
Project No.: 23028

**RE: Minor Modification to Approved Site Plan Application
Green Truck Farm (Tax Map 28, Lot 14-2)
89 Route 236, Kittery, Maine**

Dear Mr. Rich:

On behalf of GTF Kittery 8, LLC., I have enclosed, for your review and consideration, a USGS Location Map for a proposed Minor modification to an approved Site Plan for the above referenced property.

The applicant is proposing to execute the previously approved parking expansion and replacement/relocation of the on-site wastewater disposal system. New modifications include a change of use from the existing CBD Boutique to an adult-use marijuana store, and a sewer force main extension westerly beneath the Route 236 right-of-way to service the site. No building expansion is proposed, and all other elements of the existing mixed-use building shall remain the same.

The Planning Board is requiring a letter from your department with any concerns you might have with the proposed development on this property.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

23028_Letter_Public Works

DESCRIPTION

Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/ cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters

available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the Product Finishes Selection Guide for complete list of available finishes. Options to meet Buy American Act requirements.

Warranty

Five-year warranty.



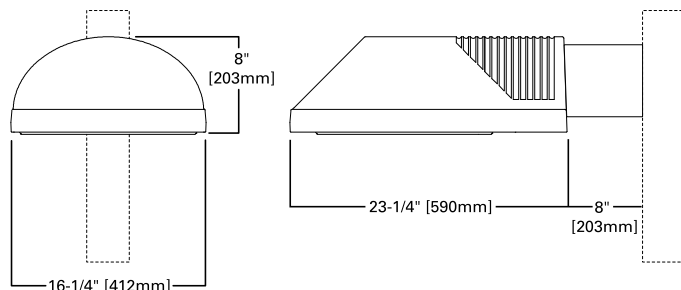
TLM TALON MEDIUM LED

1 - 6 LightBARs
Solid State LED

ARCHITECTURAL AREA
LUMINAIRE



DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
1.89 with 8" Arm

SHIPPING DATA

Approximate Net Weight:
42 lbs. (19.09 kgs.)

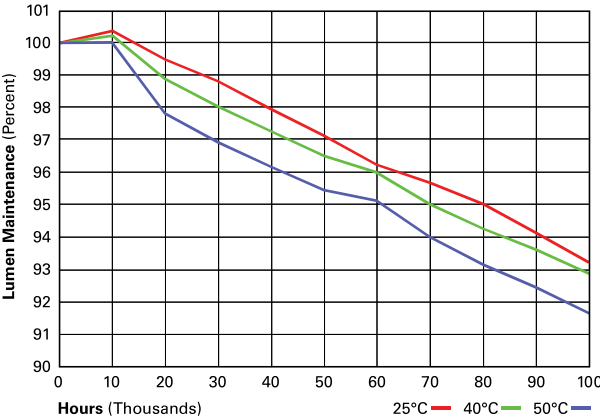
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	149W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

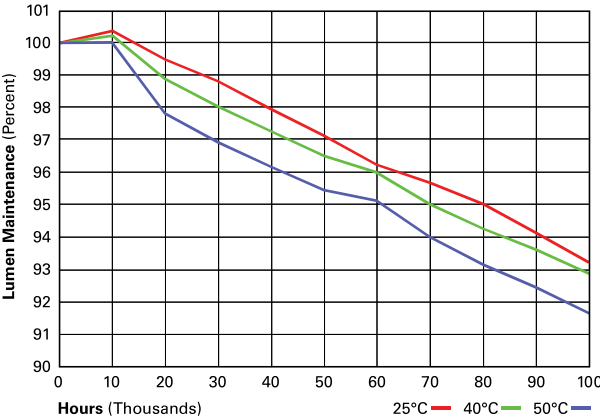
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

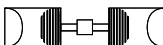
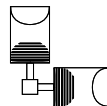
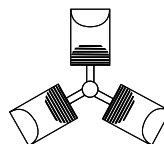
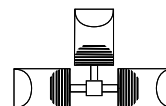
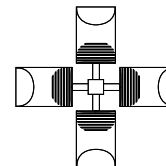


LUMEN MULTIPLIER

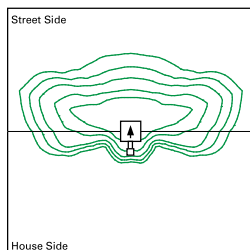
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

MOUNTING CONFIGURATIONS

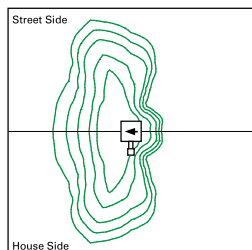
Wall Mount

Arm Mount Single
EPA 1.89Arm Mount 2 @ 180°
EPA 3.55Arm Mount 2 @ 90°
EPA 3.43Arm Mount 3 @ 120°
(Round Pole Only)
EPA 3.69Arm Mount 3 @ 90°
EPA 3.92Arm Mount 4 @ 90°
EPA 4.17

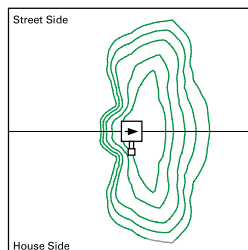
OPTIC ORIENTATION



Standard



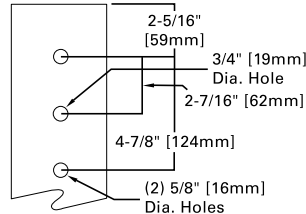
Optics Rotated Left @ 90° [L90]



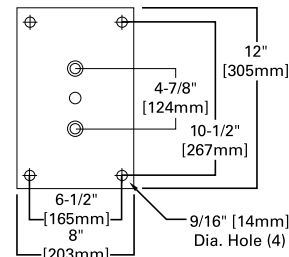
Optics Rotated Right @ 90° [R90]

ARM DRILLING

TYPE "M"



WALL MOUNT



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

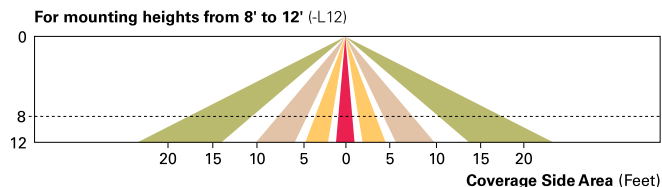
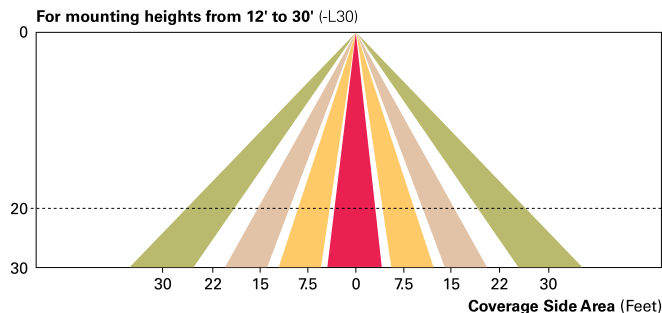
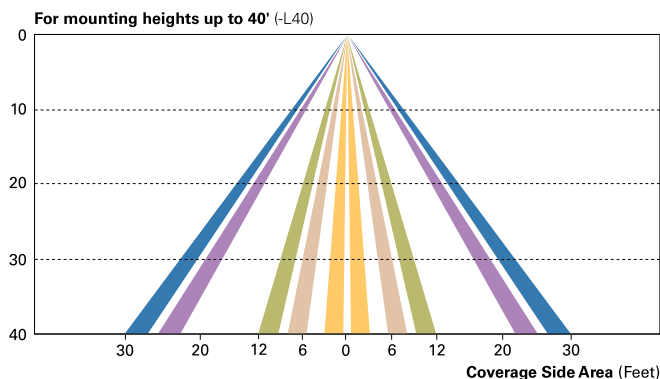
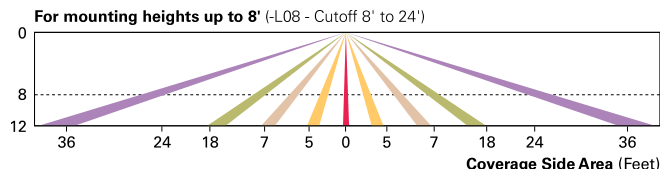
Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting -- the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: TLM-E03-LED-E1-T3-BK

Product Family ^{1,3}	Number of LightBARs ^{4,5}	Lamp Typ	Voltage	Distribution	Color ⁷
TLM =Talon Medium BAA-TLM = Talon Medium, Buy American Act Compliant ²⁶	E01 =(1) 21 LED LightBAR E02 =(2) 21 LED LightBARs E03 =(3) 21 LED LightBARs E04 =(4) 21 LED LightBARs E05 =(5) 21 LED LightBARs E06 =(6) 21 LED LightBARs F01 =(1) 7 LED LightBAR F02 =(2) 7 LED LightBARs F03 =(3) 7 LED LightBARs F04 =(4) 7 LED LightBARs F05 =(5) 7 LED LightBARs F06 =(6) 7 LED LightBARs	LED =Solid State Light Emitting Diodes	E1 =Electronic (120-277V) 347 =347V 480 =480V ⁶	T2 =Type II T3 =Type III T4 =Type IV SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control 5MQ =Type V Square Medium 5WQ =Type V Square Wide 5XQ =Type V Square Extra Wide RW =Rectangular Wide SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)				Accessories (Order Separately) ^{18, 27}	
P =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R =NEMA Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ PT =Electrical Power Tray 2L =Two Circuits ⁹ 7030 =70 CRI / 3000K CCT ¹⁰ 7050 =70 CRI / 5000K CCT ¹⁰ 7060 =70 CRI / 5700K CCT ¹⁰ 8030 =80 CRI / 3000K CCT ¹⁰ LCF =LightBAR Cover Plate Matches Housing Finish WM =Wall Mount with Arm DM =Direct Mount for Round or Square Pole DW =Direct Wall Mount ICP =Integral Cold Weather Battery Pack (Specify 120V or 277V) ^{7, 11} MS-LXX =Motion Sensor for On/Off Operation ¹² MS/X-LXX =Motion Sensor for Bi-Level Operation ¹³ MS/DIM-LXX =Motion Sensor for Dimming Operation ^{14, 15} DIM =0-10V Dimming Drivers ¹⁶ HSS =Factory Installed House Side Shield ¹⁷ ZW =WaveLinX-enabled Module and 4-PIN Receptacle ^{22, 23} SWPD4XX =WaveLinX Sensor Only, 7'-15' ^{24, 25} SWPD5XX =WaveLinX Sensor Only, 15'-40' ^{24, 25}				MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹⁹ OA/RA1016 =NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027 =NEMA Twistlock Photocontrol - 480V OA/RA1201 =NEMA Twistlock Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap MA1253 =10kV Circuit Module Replacement LB/HSS-21 =Field Installed House Side Shield for "E" LightBARS ²⁰ LB/HSS-07 =Field Installed House Side Shield for "F" LightBARS ²⁰ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-pin) ²¹	

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 8" arm and round pole adapter included with fixture.
- Standard 4000K CCT and minimum 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Must order dimming driver.
- Low-Level output varies by bar count specified. Consult Factory.
- Extended lead times apply. See website for IES files.
- Available with E01-E04 or F01-F04 configurations only. Rated for 25°C ambient.
- Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
- Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
- Only available in E02-E06 and F02-F06. Includes Dimming Drivers. Not available in 347V or 480V.
- Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
- Available in E02-E06 and F02-F06 only.
- Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
- Replace XX with color suffix.
- Only compatible with MS/DIM-LXX motion sensor.
- One required for each LightBAR. Not available with L90 or R90 options.
- PER7 is required for use with WOLC-7P-10A. The WOLC-7 cannot be used in conjunction with additional sensors or controls.
- Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW receptacle.
- Replace XX with sensor color (WH, BZ or BK.)
- Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

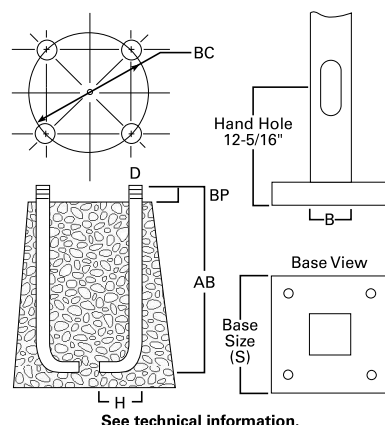
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS =Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S =Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

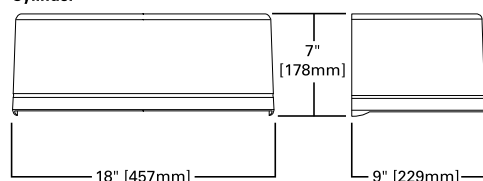
Warranty

Five-year warranty.

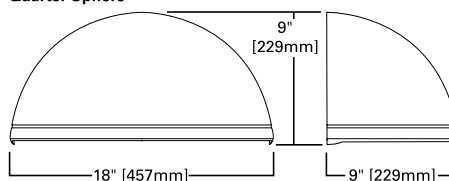


DIMENSIONS

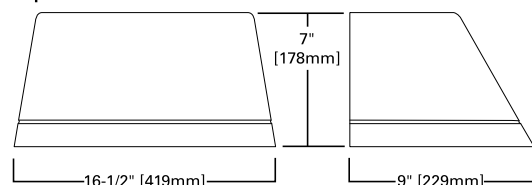
Cylinder



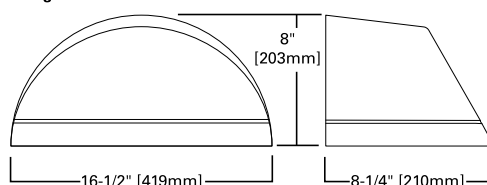
Quarter Sphere



Trapezoid



Wedge



ISC/ISS/IST/ISW IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

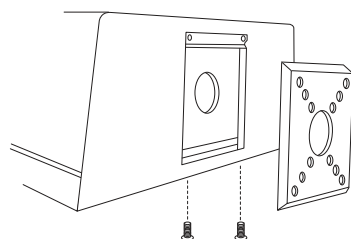
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

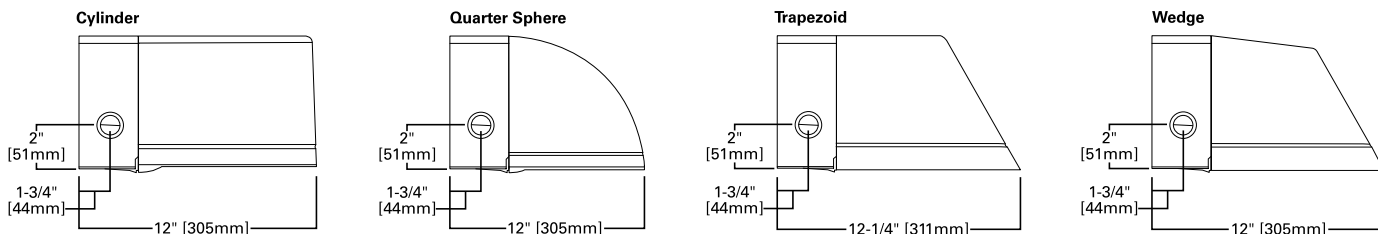
SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)

HOOK-N-LOCK MOUNTING



THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

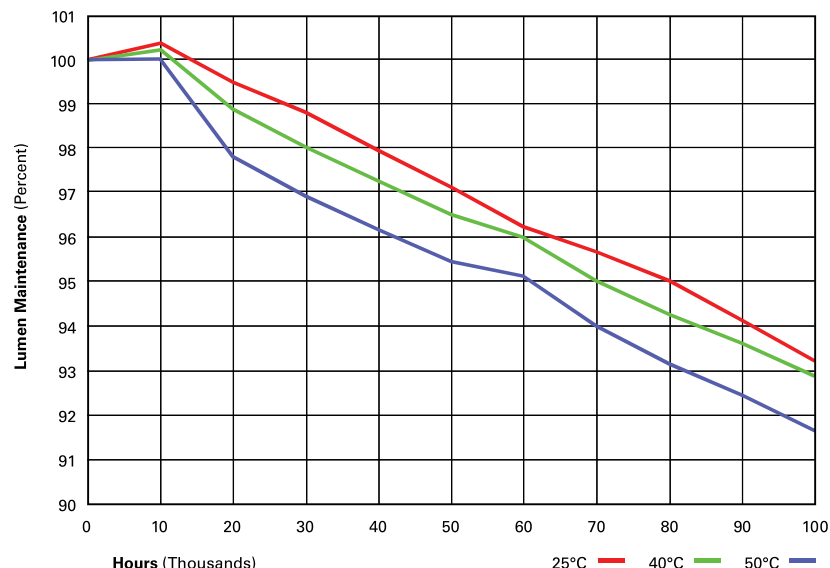
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



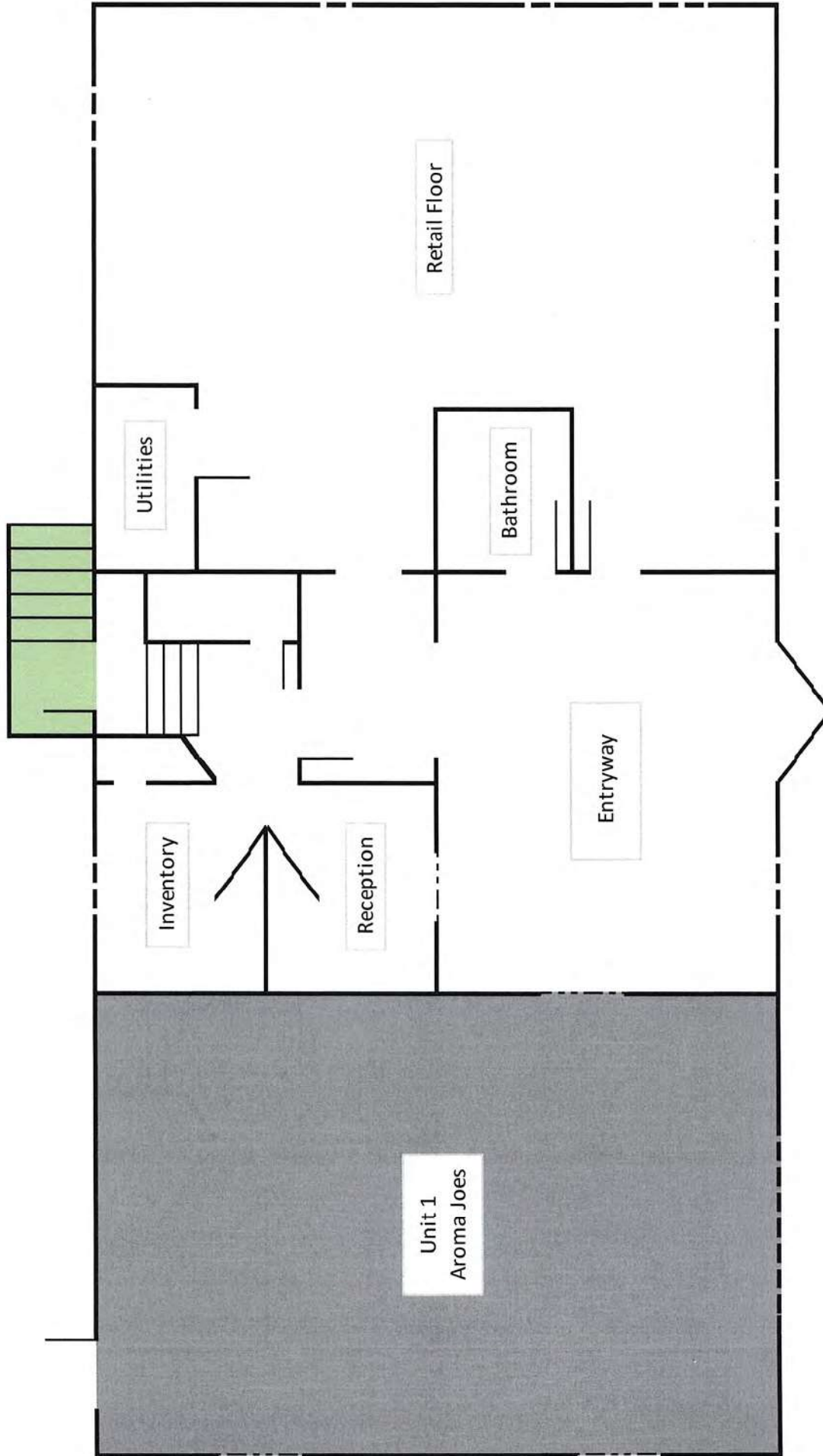
ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

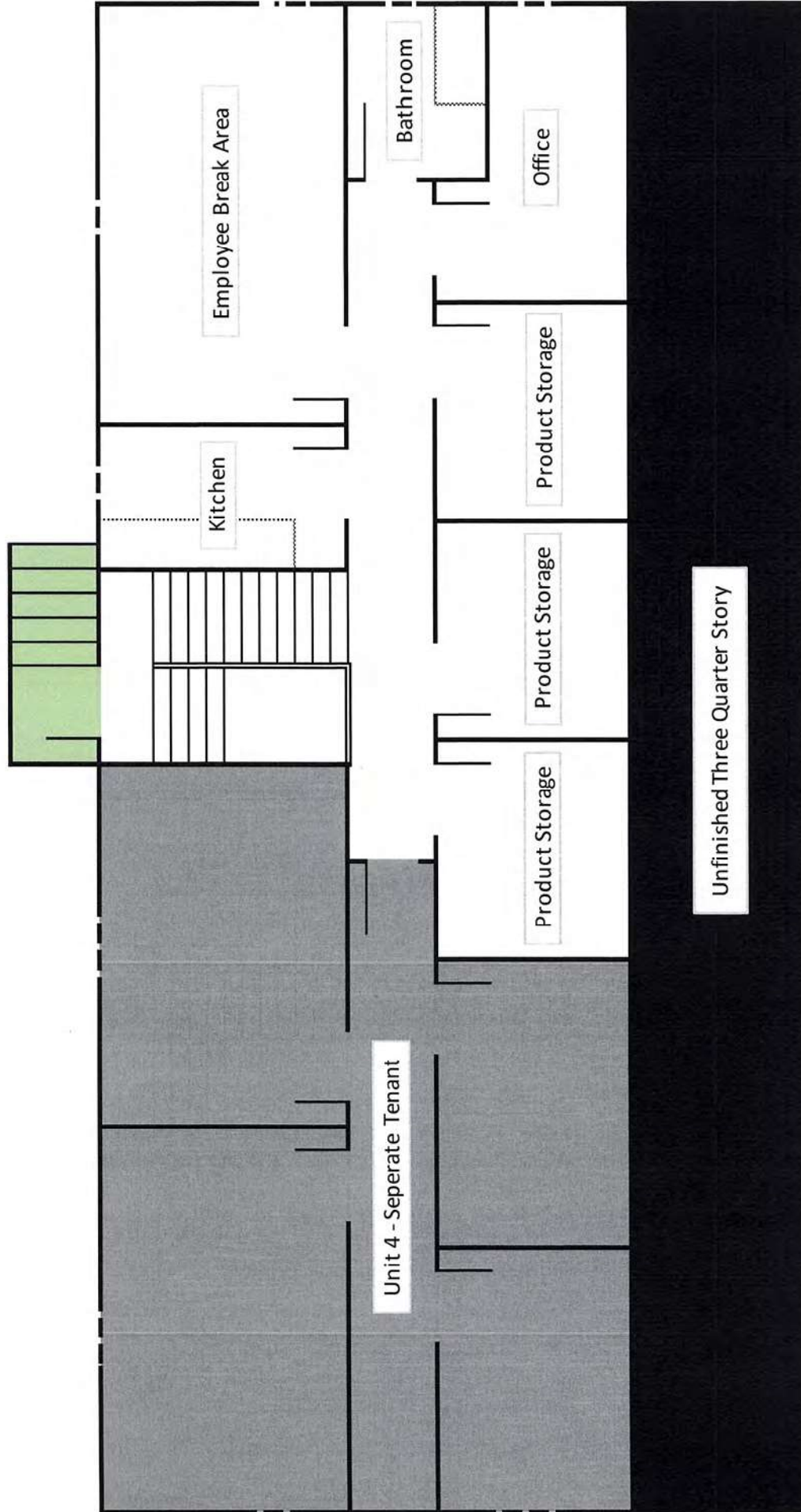
Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color ⁴
ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ³	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹⁰	
2L=Two Circuits ⁵ 7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ 7060=70 CRI / 5700K CCT ⁶ 8030=80 CRI / 3000K CCT ⁶ P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) ⁷ BBB-XX=Battery Pack with Back Box (Specify 120V or 277V) ⁸ CWB-XX=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ⁹ DIM=0-10V Dimming Drivers LCF=LightBAR Cover Plate Matches Housing Finish ULG=Uplight Glow TR=Tamper Resistant Hardware				MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge	

NOTES:

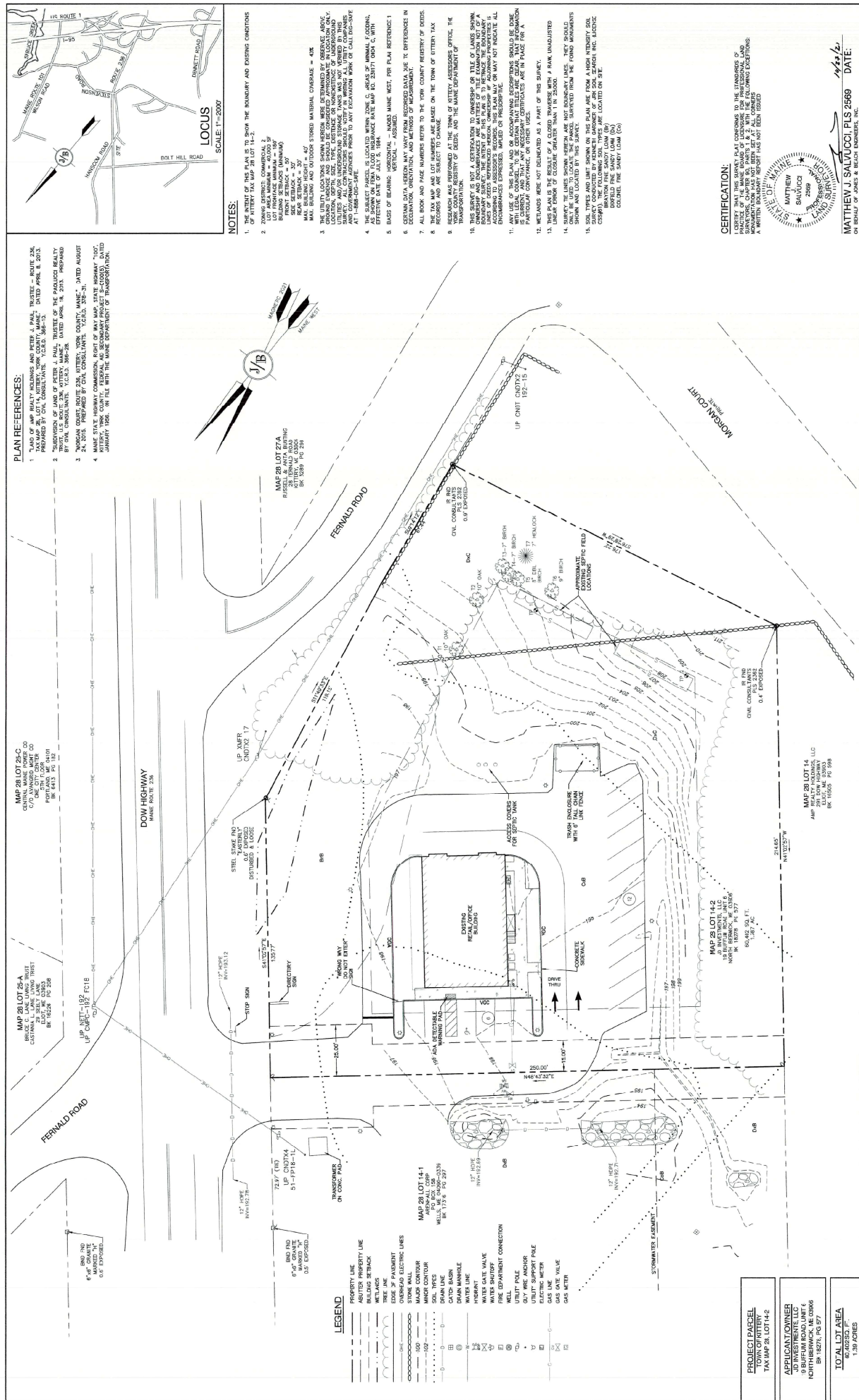
- Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
- 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
- Extended lead times apply.
- Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48" diameter. Not available in all configurations or with BBB or CWB options.
- Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Replace XX with color suffix.



89 ROUTE 236 KITTERY, ME
FIRST FLOOR
EXISTING FLOORPLAN



89 ROUTE 236 KITTERY, ME
SECOND FLOOR
EXISTING FLOORPLAN

[illegible]



150 foot Abutters List Report

Kittery, ME
March 31, 2023

Subject Property:

Parcel Number: 28-14-2
CAMA Number: 28-14-2
Property Address: 89 ROUTE 236

Mailing Address: JD INVESTMENTS, LLC JD
INVESTMENTS, LLC
19 BUFFUM ROAD UNIT 6
NORTH BERWICK, ME 03906

Abutters:

Parcel Number: 28-14
CAMA Number: 28-14
Property Address: 93 ROUTE 236

Mailing Address: AMP REALTY HOLDINGS, LLC AMP
REALTY HOLDINGS, LLC
291 DOW HIGHWAY
ELIOT, ME 03903

Parcel Number: 28-14-1
CAMA Number: 28-14-1
Property Address: 91 ROUTE 236

Mailing Address: ARENHALL CORP ARENHALL CORP
PO BOX 158
WELLS, ME 04090-0339

Parcel Number: 28-14-3
CAMA Number: 28-14-3
Property Address: 16-18 MORGAN COURT

Mailing Address: AMP REALTY HOLDINGS, LLC AMP
REALTY HOLDINGS, LLC
291 DOW HIGHWAY
ELIOT, ME 03903

Parcel Number: 28-20
CAMA Number: 28-20
Property Address: 92 ROUTE 236

Mailing Address: MARTEL INVESTMENT GROUP LP
MARTEL INVESTMENT GROUP LP
44 BEDSON ROAD
CRANSTON, RI 02910

Parcel Number: 28-25A
CAMA Number: 28-25A
Property Address: 42 ROUTE 236

Mailing Address: LANE, CASTANIA L LANE, CASTANIA L
29 SEELY LANE
ELIOT, ME 03903

Parcel Number: 28-25C
CAMA Number: 28-25C
Property Address: 90 ROUTE 236

Mailing Address: CENTRAL MAINE POWER CO CENTRAL
MAINE POWER CO
ONE CITY CENTER 5TH FLOOR
PORTLAND, ME 04101

Parcel Number: 28-25D
CAMA Number: 28-25D
Property Address: 1 MACKENZIE LANE

Mailing Address: 1 MACKENZIE LANE LLC 1 MACKENZIE
LANE LLC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950

Parcel Number: 28-6
CAMA Number: 28-6
Property Address: 31 FERNALD ROAD

Mailing Address: KITTERY LAND TRUST INC KITTERY
LAND TRUST INC
PO BOX 467
KITTERY, ME 03904

Parcel Number: 28-7A
CAMA Number: 28-7A
Property Address: 28 FERNALD ROAD

Mailing Address: BUNTING, RUSSELL G BUNTING,
RUSSELL G
28 FERNALD ROAD
KITTERY, ME 03904-5558



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Town of Kittery
Planning Board Meeting
November 18, 2021

ITEM 9— 89 Route 236—Final Site Plan Review

Action: Accept or deny application as complete, continue to a subsequent meeting, approve or deny final plan. Pursuant to *Commercial (C-1, C-2, C-3, §16.8 Design and Performance Standards for Built Environment* and Article VII *Final Plan Review and Decision of §16.10 Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider a final site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting final approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan	Not Pursued	N/A
YES	Site Visit	September 30, 2021	HELD
YES	Preliminary Plan Review Completeness/Acceptance	September 9, 2021	ACCEPTED
YES	Public Hearing	October 14, 2021	HELD
YES	Preliminary Plan Approval	October 14, 2021	APPROVED
YES	Final Plan Review and Decision	May occur on November 18, 2021	PENDING
<p><u>Applicant: Prior to the signing of the approved Plan any Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.</u></p>			

Project Introduction

The application before the Planning Board ("Board") is a site plan development that seeks to construct a 3,400-sf expansion of an existing parking lot in order to accommodate an increase of the amount visitors the various businesses are experiencing. Currently, there is an engineering firm, CBD retail store (not a marijuana business) and an Aroma Joes drive-thru coffee shop.

The proposed development seeks approval to create 11 additional parking spaces. To accommodate the expansion, the application proposes to add new stormwater infrastructure, updated operation and maintenance plan, landscaping, lighting fixtures and appropriate signage. Separate from this application, but a component of the overall development is the installation of two new septic systems. It was identified earlier this year that the subsurface wastewater systems were failing and were of need of replacement as soon as possible. The replacement systems fall under a separate application process under the local plumbing inspector; however, are depicted on the site plan so as to show the extent of all the elements of the proposed development. Given the uncertainty expressed by the Board over the new systems, Brady Frick, Licensed Site Evaluator, of Albert Frick Associates, Inc. penned an opinion and small analysis on why the original system failed and the new system will be appropriate with an anticipated longer longevity.

CMA Engineering Inc. has reviewed the site plan and stormwater management plan and they found a few minor issues with the plan, but generally agree that the application complies with the relevant standards..

The task before the Board at this juncture is to review the application for completeness, determine if additional information is required; and if not, vote on the final plan.

Final Plan Review

§16.2.2 Definitions	
Standard	Comment
Drainage Ditch A man-made, regularly maintained channel, trench or swale for conducting water that has a direction of flow to remove surface water or groundwater from land by means of gravity. For the purposes of this title, any new activity that reroutes a streambed or dredges a wetland is not considered to be a "drainage ditch." Where a drainage ditch widens out into a larger wetland, a route no more than 12 feet in width can be considered to be the drainage ditch. The remainder is considered wetlands unless it is demonstrated that the originally developed drainage ditch was designed to be greater than 12 feet in width.	The Planning Board needs to apply this definition to the water body to the rear of the lot and make a determination whether or not it is a wetland or drainage ditch for stormwater purposes.
Wetland Areas that under normal circumstances have hydrophytic vegetation, hydric soils and wetland hydrology, as determined in the Corps of Engineers Wetlands Delineation Manual — Waterways Experiment Station Technical Report Y-87-1, January 1987" (1987 manual). This definition of wetland is based on the 1987 manual and is not subject to further revisions and/or amendments.	Similar to the definition above, this definition and that of a drainage ditch needs to be taken together and applied to the water body that abuts the existing parking lot to the rear of the site.

Code Ref.	§16.3.2.11.D(2)	
	Standard	Comment
§16.3.2.11.D(2)(a)	Minimum lot size: 40,000-sf.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(b)	Minimum street frontage: 150-ft.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(c)	Minimum front setback: 50-ft.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(d)	Minimum rear and side setbacks: 30-ft., except as may be required by the buffer provisions of this title, and where the side and/or rear yards of the proposed nonresidential use abut a residential zone or use; in which case a minimum of 40 feet is required.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(e)	Maximum building height: 40-ft.	It appears that this standard is satisfied.
16.3.2.11.D(2)(f)[4]	For all uses in the C-2 Zone, building and outdoor material coverage must not exceed 40%.	
16.3.2.11.D(2)(h)	Minimum setback from streams, water bodies and wetlands: in accordance with Table 16.9, § 16.3.2.17 and Appendix A, Fee Schedules.	It appears that this standard is satisfied.
16.3.2.11.D(2)(k)	Underground utilities required. The Planning Board may allow an alternative, but it is incumbent upon the applicant to demonstrate why such a modification request should be granted.	It appears that this standard is satisfied.

Code Ref,	§16.3.2.11.D(5) C-2 Zone Standards	
	Standard	Comment
§16.3.2.11.D(5)(a)	All new or revised parking must be visually screened through the use of landscaping, earthen berms and/or fencing from adjacent public streets or residential properties. (See the Design Handbook for appropriate examples.)	There appears to be adequate screening of the new and existing parking lot, as there is a woodland buffer along the side and rear sections of the property. Moreover, the applicant has identified and flagged trees of significance to be preserved during the construction of the parking lot. Planning Board may want to consider adding a condition of approval that stipulates the replanting of any trees that die during construction with a species of similar quality.
§16.3.2.11.D(5)(b)[1]	<p>New buildings should meet the general design principles set forth in the Design Handbook. In general, buildings should be oriented to the street with the front of the building facing the street. The front or street facade must be designed as the front of the building. The front elevation must contain one or more of the following elements:</p> <p>[a] A "front door," although other provisions for access to the building may be provided; [b] Windows; or [c] Display cases.</p>	This standard is not applicable.
§16.3.2.11.D(5)(b)[2]	A building's prominent roofs must be pitched a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable. Acceptable roof styles are gabled, gambrel and hipped roofs. Flat roofs, shed roofs and roof facades (such as "stuck on" mansards) are not acceptable as prominent roof forms except as provided above. (See Design Handbook for examples of acceptable designs.)	This standard is not applicable.
§16.3.2.11.D(5)(c)[1]	<p>Landscape planter strip. A vegetated landscape planter strip must be provided a minimum of 20 feet in depth adjacent to the right-of-way of all public roads and include the following landscape elements:</p> <p>[a] Ground cover. The entire landscape planter strip must be vegetated except for approved driveways, walkways, bikeways and screened utility equipment</p> <p>[b] Street-side trees. A minimum of one street tree must be planted for each 50 feet of street frontage. The trees may be spaced along the frontage or grouped or clustered to enhance the visual quality of the site. (See Design Handbook for examples.) The trees must be a minimum two-and-one-half-inch caliper and be at least 12 feet high at the time of planting. The species should be selected from the list of recommended street trees in the Design Handbook. Existing large healthy trees must be preserved if practical and will count toward this requirement.</p>	These standards appear to be satisfied.

§16.3.2.11.D(5)(c)[1][c][i]	Expansions of less than 2,000 square feet to existing uses are exempt from the landscaping standard of this subsection.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][ii]	Depth of landscape planter strip. In instances where the required minimum depth of the landscape planter strip is legally utilized, in accordance with previous permits or approvals for parking, display, storage, building or necessary vehicle circulation, the depth may be narrowed by the Planning Board to the minimum extent necessary to achieve the objective of the proposed project, provided that the required shrubs and perennials are planted along the street frontage to soften the appearance of the development from the public street.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][iii]	Additions and changes in use. For additions to existing buildings and changes of residential structures to a nonresidential use, one street-side tree (see list of recommended street trees in Design Handbook) is required to be planted for every 1,000 square feet of additional gross floor area added or converted to nonresidential use. In instances where parking, display area, storage, building or necessary vehicle circulation exists at the time of enactment of this section, the required trees may be clustered and/or relocated away from the road as is necessary to be practicable. The preservation of existing large trees is encouraged; therefore, the Planning Board may permit the preservation of existing healthy, large, mature trees within the landscape planter strip or other developed areas of the site to be substituted for the planting of new trees.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][iv]	Residences. Residential additions to existing single- and two-family dwellings and proposed single and duplex family dwellings are exempt from the landscaping standards of this subsection.	This standard is not applicable.
§16.3.2.11.D(5)(c)[2]	Outdoor service and storage areas. No areas for the storage of raw materials, equipment or finished products other than small areas for the display of samples of products available for sale or rent may be located between the front property line and the front facade of the building. Display areas may not be located within the required landscape planter strip. Facilities for waste storage such as dumpsters must be located within an enclosure and be visually buffered by fencing, landscaping and/or other treatments. (See Design Handbook for examples of appropriate buffering.)	This standard appears to be satisfied as a fence is proposed to screen the dumpsters.
§16.3.2.11.D(5)(d)	Vehicular and pedestrian circulation must meet the general provisions of the Design Handbook	The Planning Board may want to consider having the applicant incorporate pedestrian access (crosswalks) ways from the parking lot to the building in order to create a safe area for people to use to travel to and from the parking lot.

Code Ref.	§16.8 Article IV Streets and Pedestrian/Sidewalks Site Design Standards	
	Standard	Comment
§16.8.4.5.A	Vehicular access to the development must be arranged to avoid traffic use of local residential streets.	This standard appears to be satisfied.
§16.8.4.5.B	Where a lot has frontage on two or more streets, the access to the lot must be provided to the lot across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.	This standard appears to be satisfied.
§16.8.4.5.C	The street giving access to the lot and neighboring streets which can be expected to carry traffic to and from the development must have traffic-carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use. No development may increase the volume/capacity ratio of any street above 0.8 nor reduce any intersection or link level of service to "D" or below.	This standard appears to be satisfied has the access way that will be used to service the lot is a state highway. Moreover, there is no proposed use change appended with the parking lot expansion. If a use change were to occur, the
§16.8.4.5.D	Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision must be made for turning lanes, traffic directional islands, frontage roads, driveways and traffic controls within public streets.	This standard appears to be satisfied.

§16.8.4.5.E	Accessways must be of a design and have sufficient capacity to avoid hazardous queuing of entering vehicles on any street.	This standard appears to be satisfied.
§16.8.4.5.F	Where topographic and other conditions allow, provision must be made for circulation driveway connections to adjoining lots of similar existing or potential use: (1) When such driveway connection will facilitate fire protection services as approved by the Fire Chief; or (2) When such driveway will enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a street.	This standard is not applicable.
§16.8.4.13.A	Where required, sidewalks must be installed to meet minimum requirements as specified in Table 1 of this chapter	This standard is not applicable.
Code Ref.	§16.8 Article VI Water Supply	
§16.8.6.1.A	A public water supply system with fire hydrants must be installed and approved in writing by the servicing water department.	This standard is not applicable.
Code Ref.	§16.8 Article VII Sewage Disposal	
§16.8.7.2.C	Replacement of subsurface wastewater disposal systems (SWDS) for existing legal uses: (1) Where no expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 to the extent practicable and otherwise are allowed per the Maine Subsurface Wastewater Disposal Rules; or (2) Where expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 in addition to the Maine Subsurface Wastewater Disposal Rules. NOTE: For the purposes of this subsection, "expansion" is as defined in Section 9 of the Maine Subsurface Wastewater Disposal Rules.	This standard appears to be satisfied, as the proposed parking lot will not be within any wetland setbacks.
Code Ref.	§16.8 Article VIII Surface Drainage	
§16.8.8.1 & §16.8.8.2		The applicant has filed a stormwater management report, which will be peer reviewed by CMA Engineers Inc. to determine compliance. Comments have yet to be received from CMA.
Code Ref.	§16.8 Article IX Parking, Loading and Traffic	
16.8.9.1.A	All development, special exceptions and changes in use must comply with the performance standards herein and, where applicable, those contained in Article V of this chapter. The Planning Board may impose additional reasonable requirements, which may include off-site improvements, based on the following considerations: (1) Sight distances along public rights-of-way; (2) The existence and impact upon adjacent access points and intersections; (3) Turning movements of vehicles entering and leaving the public streets; (4) Snow removal; and (5) General condition and capacity of public streets serving the facility.	Planning Board may want the applicant to revise the plan notes to state that in the instance the lot reaches its capacity for snow storage, all excess snow will be carried off site.
§16.8.9.1.E	All traffic flow in parking areas is to be clearly marked with signs and/or surface directions at all times.	This standard appears to be satisfied.
§16.8.9.1.F	Off-street parking must be constructed in accordance with Table 2 of this chapter, set out at the end of Article IX, Parking Loading and Traffic.	This standard appears to be satisfied.

§16.8.9.4.F	A parking area must meet the wetland and water body setback requirements for structures for the district in which such areas are located, per Table 16.9, Minimum Setback from Wetlands and Water Bodies; except, in the Commercial Fisheries/Maritime Uses Overlay Zone, parking area must be set back at least 25 feet from the normal high-water line or the upland edge of a wetland. The setback requirement for a parking area serving public boat-launching facilities, in zones other than the Commercial, Business-Local, Residential-Urban Zones, and the Commercial Fisheries/Maritime Uses Overlay Zone, may be reduced to no less than 50 feet from the normal high-water line or upland edge of a wetland if the Planning Board finds no other reasonable alternative exists.	This standard appears to be satisfied.
§16.8.9.4.G	Parking landscaping is required for parking areas containing 10 or more parking spaces and must have at least one tree per eight spaces. Such trees are to be located either within the lot or within five feet of it. Such trees are to be at least 1 1/2 inches in diameter, with no less than 25 square feet of unpaved soil or permeable surface area per tree. At least 10% of the interior of any parking area having 25 or more spaces is to be maintained with landscaping, including trees, in plots of at least five feet in width.	This standard appears to be satisfied.
§16.8.9.4.I	<p>If parking spaces are provided for employees, customers or visitors, then accessible parking spaces must be included in each such parking area in conformance with the following table: (see table)</p> <p>(1) Each accessible parking space must contain a rectangular area at least 19 feet long and eight feet wide with access to a designated and marked five-foot-wide aisle. All required accessible parking spaces are to be identified by a vertical sign displaying the international symbol of accessibility; pavement marking alone is not adequate to identify accessible parking spaces.</p> <p>(2) The total number of accessible parking spaces is to be distributed to serve the various accessible entrances as well as possible.</p> <p>(3) At least one accessible route is to connect from each accessible parking space to the accessible building entrance.</p>	This standard appears to be satisfied.
§16.8.9.4.K	<p>Where off-street parking for more than six vehicles is required or provided, the following construction requirements apply:</p> <p>(1) Appropriate driveways from streets or alleys, as well as maneuvering areas, must be provided. Location and width of approaches over public sidewalk are to be approved by the Commissioner of Public Works. When access to parking areas is available from more than one street, the location of points of ingress and egress are to have the approval of the Planning Board.</p> <p>(2) The surface of driveways, maneuvering areas and parking areas must be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six inches in depth, well-compacted and with a wearing surface equivalent in qualities of compaction and durability to fine gravel.</p> <p>(3) A system of surface drainage must be provided in such a way that the water runoff does not run over or across any public sidewalk or street or adjacent property. Where catch basins are required, oil traps are to be provided.</p> <p>(4) Where artificial lighting is provided, it must be shaded or screened so that no light source is visible from outside the area and its access driveways.</p> <p>(5) Where surface water drainage utilizes a municipal drainage system, the parking or driveway area may be required to have a bituminous asphalt surface or other approved equivalent.</p>	These standard appear to be satisfied or not applicable.
Code Ref.	§16.8 Article XVII Utilities	
§16.8.17.2	Utilities, where feasible, are to be installed underground. The Board must require the developer to adopt a prudent avoidance approach when aboveground electrical installations are approved.	It is unclear on the site plan where the electrical lines to connect with the proposed parking lot light pole will be located. Planning Board should have the applicant update the site plan to incorporate this element and determine whether or not relief is needed.

Code Ref.	§ 16.8 Article XVIII Landscaping	
§ 16.8.18.1	Street trees, esplanades and open green spaces may be required, at the Board's discretion. Where such improvements are required, they are to be incorporated in the plan and executed as construction progresses. Said improvements must be maintained throughout the life of the development. A "life maintenance" note is to be included on the plan.	These standards generally appear to be satisfied.
Code Ref.	§ 16.8 Article XXIV Exterior Lighting	
§ 16.8.24.2.A	Lighting fixtures mounted on masts or poles must be cutoff fixtures except for period or historical fixtures meeting the provisions of Subsection G of this section.	These standards generally appear to be satisfied.
§ 16.8.24.2.B	Floodlighting or other directional lighting may be used for supplemental illumination of sales or storage areas, provided that the floodlights are installed no higher than 12 feet above ground level, are aimed to avoid the source of the light being seen from adjacent streets or properties, and utilize lamps with an initial lumen rating not exceeding 39,000 lumens. The Town has the right to inspect the completed lighting installation and, if floodlights are used, to require that the floodlights be re-aimed or fitted with face louvers if necessary to control direct brightness or glare.	This standard is not applicable.
§ 16.8.24.2.C	Except for ornamental lighting fixtures that utilize lamps with initial lumen ratings of 8,500 lumens or less, wall-mounted building lights must include full-face shielding consisting of either a solid panel or full-face louvers. Exposed lamps, reflectors or refractors may not be visible from any part of the fixture except the bottom light-emitting surface.	This standard is not applicable.
§ 16.8.24.2.D	Light fixtures located on or within canopies must be recessed into the ceiling of the canopy so that the lamp, reflector and lens are not visible from public streets. Fixtures must limit the direction of light as required for a cutoff fixture. Refractors or diffusing panels that are dropped below the canopy ceiling surface are not permitted.	This standard is not applicable.
§ 16.8.24.2.E	Light fixtures must be mounted at the lowest level that allows reasonable compliance with IESNA-recommended practices and the provisions of this article.	This standard is not applicable.
§ 16.8.24.2.E(1)	In approving new or modified lighting, the Planning Board may permit a maximum light fixture height for pole-mounted or mast-mounted light fixtures located between the building and the front lot line of not more than 15 feet, unless the applicant demonstrates that a higher height is necessary to allow reasonable compliance with the lighting standards and the Planning Board finds that no practicable alternative for lighting of the site exists.	It is unclear how tall the light pole will be. Applicant should provide a detail depicting its proposed height.
§ 16.8.24.2.E(2)	The Planning Board may permit a maximum light fixture height for pole-mounted or mast-mounted light fixtures for other areas of the site of not more than 20 feet, unless the applicant demonstrates that a higher height is necessary to allow reasonable compliance with the lighting standards and the Planning Board finds that no practicable alternative for lighting of that area of the site exists.	At the Planning Board discretion.
§ 16.8.24.2.E(3)	The maximum light fixture height for building-mounted light fixtures is the equivalent of that allowed for a pole-mounted light illuminating the same area. See the Design Handbook for examples of acceptable lighting installations.	This standard is not applicable.
§ 16.8.24.2.F	Lamps in exterior light fixtures must be incandescent, metal halide, high-pressure sodium, compact fluorescent or light-emitting diode (LED). This provision does not prohibit the use of fluorescent lamps in internally lighted signs where such signs are otherwise permitted, provided such signs meet the requirements of this article. See the Design Handbook for appropriate examples of signs. With the use of LED lighting, the applicant is required to demonstrate that standards within this article are met and/or meet comparable accepted standards for LED exterior lighting. Required photometric test reports for LED lighting must be based on the IESNA LM-79-08 test procedure.	This standard appears to be satisfied.

§16.8.24.32.G	Period or historical fixtures that do not meet the requirements of this section may be used as an alternative to cutoff fixtures, provided the maximum initial lumens generated by each fixture does not exceed 2,000. The maximum initial lumens for metal halide lamps may be increased to 8,500 if the lamp is internally recessed within the fixture or is shielded by internal louvers or refractors. The mounting height of period or historical fixtures may not exceed 12 feet above the adjacent ground. See the Design Handbook for examples.	This standard is not applicable.
§16.8.24.2.H	State and national flags that are flown on flagpoles may be illuminated by ground-mounted lighting that shines vertically as long as exposed lamps, reflectors or refractors are not visible from any public street.	This standard is not applicable.
§16.8.24.3.A	The illumination of access drives must provide for a uniformity ratio of not more than 4:1 (ratio of average to minimum luminance). The illumination of parking lots and outdoor sales and service areas must provide for a uniformity ratio of not more than 20:1 (ratio of maximum to minimum luminance).	Applicant should confirm the ratio to determine if this standard has been met.
§16.8.24.3.B	The maximum illumination level within access drives, parking lots and sales and service areas may not exceed eight footcandles measured at the ground surface.	This standard appears to be satisfied.
§16.8.24.3.C	The maximum illumination level at the property line of a nonresidential or multifamily housing use with abutting properties in a residential district may not exceed 0.1 footcandle.	This standard appears to be satisfied.
§16.8.24.3.D	Areas directly under canopies must be illuminated so that the uniformity ratio (ratio of average to minimum luminance) will be not greater than 3:1 with an average illumination level at ground level of not more than 30 footcandles. Areas of access drives, parking lots, sales display areas, etc., which are adjacent to canopies must taper down in illumination level from the illumination level permitted under the canopy to the maximum illumination level permitted in Subsection B of this section for the access drive, parking lot or sales display area adjacent to the canopy within a horizontal distance equivalent to the height of the canopy.	This standard is not applicable.
§16.8.24.3.E	The maximum illumination levels and uniformity ratios for areas other than parking lots, access drives and canopies must be consistent with IESNA-recommended practices and be compatible with the overall lighting of the project and be specifically approved by the Planning Board.	This standard is not applicable.

Code Ref.	§16.10 Article VII Final Plan Review and Decision	
	Standard	Comment
§16.10.7.2.A	Preliminary plan information, including vicinity map and any amendments thereto suggested or required by the Planning Board or other required reviewing agency.	This standard appears to be satisfied.
§16.10.7.2.B	Street names and lines, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.	This standard appears to be satisfied.
§16.10.7.2.C	Street length of all straight lines, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings	This standard appears to be satisfied.
§16.10.7.2.D	Lots and blocks within a subdivision, numbered in accordance with local practice.	This standard is not applicable.
§16.10.7.2.E	Markers/permanent reference monuments: Their location, source references and, where required, constructed in accordance with specifications herein.	This standard appears to be satisfied.
§16.10.7.2.F	Structures: their location and description, including signs, to be placed on the site, floor plans and elevations of principal structures as well as detail of all structures, showing building materials and colors, and accesses located within 100 feet of the property line.	This standard appears to be satisfied.
§16.10.7.2.G	Outdoor lighting and signage plan if the application involves the construction of more than 5,000 square feet of nonresidential floor area; or the creation of more than 20,000 square feet of impervious area; or the creation of three or more dwelling units in a building — prepared by a qualified lighting professional, showing at least the following at the same scale as the site plan:	These standards appear to be satisfied.

	<p>(1) All buildings, parking areas, driveways, service areas, pedestrian areas, landscaping and proposed exterior lighting fixtures;</p> <p>(2) All proposed lighting fixture specifications and illustrations, including photometric data, designation as "cutoff" fixtures, color rendering index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures;</p> <p>(3) Mounting height of all exterior lighting fixtures;</p> <p>(4) Lighting analyses and luminance level diagrams or photometric point-by-point diagrams on a twenty-foot grid, showing that the proposed installation conforms to the lighting level standards of the ordinance codified in this section together with statistical summaries documenting the average luminance, maximum luminance, minimum luminance, average-to-minimum uniformity ratio, and maximum-to-minimum uniformity ratio for each parking area, drive, canopy and sales or storage area;</p> <p>(5) Drawings of all relevant building elevations, showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls, and the aiming points for any remote light fixtures; and</p> <p>(6) A narrative that describes the hierarchy of site lighting and how the lighting will be used to provides safety, security and aesthetic effects.</p>	
§16.10.7.2.H	Machinery in permanently installed locations likely to cause appreciable noise at the lot lines.	This standard appears to be satisfied.
§16.10.7.2.I	Materials (raw, finished or waste) storage areas, their types and location, and any stored toxic or hazardous materials, their types and locations.	This standard appears to be satisfied.
§16.10.7.2.J	Fences, retaining walls and other artificial features locations and dimensions proposed.	This standard appears to be satisfied.
§16.10.7.2.K	Landscaping plan, including location, size and type of plant material.	This standard appears to be satisfied.
§16.10.7.2.L	<p>Municipal impact analysis of the relationship of the revenues to the Town from the development and the costs of additional publicly funded resources, including:</p> <p>(1) Review for impacts. A list of the construction items that will be completed by the developer prior to the sale of lots.</p> <p>(2) Municipal construction and maintenance items. A list of construction and maintenance items that must be borne by the municipality, which must include, but not be limited to:</p> <p>(a) Schools, including busing;</p> <p>(b) Road maintenance and snow removal;</p> <p>(c) Police and fire protection;</p> <p>(d) Solid waste disposal;</p> <p>(e) Recreation facilities;</p> <p>(f) Runoff water disposal drainageways and/or storm sewer enlargement with sediment traps.</p> <p>(3) Municipal costs and revenues. Cost estimates to the Town for the above services and the expected tax revenue of the development.</p>	This standard is not applicable.
§16.10.7.2.M	Open space land cession offers. Written offers of cession to the municipality of all public open space shown on the plan, and copies of agreements or other documents showing the manner in which space(s), title to which is reserved by the subdivider, are to be maintained.	This standard is not applicable.
§16.10.7.2.N	Open space land cession offers acknowledgement by Town. Written evidence that the municipal officers are satisfied with the legal sufficiency of the documents referred to in § 16.10.7.2M. Such written evidence does not constitute an acceptance by the municipality of any public open space referred to in § 16.10.7.2M.	This standards are not applicable.
§16.10.7.2.O	<p>Performance guaranty and Town acceptance to secure completion of all improvements required by the Planning Board, and written evidence the Town Manager is satisfied with the sufficiency of such guaranty.</p> <p>(1) Where improvements for the common use of lessees or the general public have been approved, the Planning Board must require a performance guaranty of amount sufficient to pay for said improvements as a part of the agreement.</p>	These standards are not applicable.

	(2) Process. Prior to the issue of a building permit, the applicant must, in an amount and form acceptable to the Town Manager, file with the Municipal Treasurer an instrument to cover the full cost of the required improvements. A period of one year (or such other period as the Planning Board may determine appropriate, not to exceed three years) is the guaranty time within which required improvements must be completed. The performance guaranty must include an amount required for recreation land or improvements, as specified.	
§16.10.7.2.P	Maintenance plan and agreement defining maintenance responsibilities, responsible parties, shared costs and schedule. Where applicable, a maintenance agreement must be included in the document of covenants, homeowners' documents and/or as riders to the individual deed.	This standard appears to be satisfied.

Next Steps

Overall, the site plan appears to conform with the standards outlined in §16.3, §16.8 and §16.9 with minor issues as stated above. Planning Board should decide how to proceed based on the events of the meeting.

Recommended Motions

Below are recommended motions for the Board's use and consideration:

Motion to continue final plan application

Move to continue a preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

Motion to approve final plan application

Move to approve a preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

Kittery Planning Board
Findings of Fact
For 89 Route 236
Final Site Plan Review

Note: This approval by the Planning Board constitutes an agreement between the Town and the Developer incorporating the Development plan and supporting documentation, the Findings of Fact, and all waivers and/or conditions approved and required by the Planning Board.

WHEREAS: applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting final approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

Hereinafter the “Development”.

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the Plan Review Notes dated 11/18/2021;

Sketch Plan	Not Pursued	N/A
Site Visit	September 30, 2021	HELD
Preliminary Plan Review Completeness/Acceptance	September 9, 2021	ACCEPTED
Public Hearing	October 14, 2021	HELD
Preliminary Plan Approval	October 14, 2021	APPROVED
Final Plan Review and Decision	May occur on November 18, 2021	TBD

and pursuant to the Project Application and Plan and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following and as noted in the Plan Review Notes dated 11/18/2021 (Hereinafter the “Plan”).

1. Final Plan Review Site Plan, Jones & Beach Engineering, Inc., dated 8/21/2021, last revised 10/27/21
2. Stormwater Management Operation and Maintenance Manual, dated 8/19/2021
3. CMA Review Letter, dated 10/25/2021
4. Email from Brady Frick, Licensed Site Evaluator, dated 10/22/2021
5. Jones & Beach Engineering, Inc response letter, dated 10/27/21

NOW THEREFORE, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by Section §16.10.8.3.D. and as recorded below:

FINDINGS OF FACT

Action by the Board shall be based upon findings of fact which certify or waive compliance with all the required standards of this title, and which certify that the development satisfies the following requirements:

A. Development Conforms to Local Ordinances.

Standard: *The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.*

Finding: The proposed development conforms to Title 16,

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

B. Freshwater Wetlands Identified.

Standard: *All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.*

Finding: The wetlands boundaries have been delineated/flagged by Michael Cuomo, Maine Certified Soil Scientist and depicted on the site plan. No wetlands will be impacted by the development.

Conclusion: This standard is appears to be met.

Vote of ___ in favor ___ against ___ abstaining

C. River, Stream or Brook Identified.

Standard: *Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.*

Finding: There is a creek that abuts the property to the southeast.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

D. Water Supply Sufficient. {and}

The proposed development has sufficient water available for the reasonably foreseeable needs of the development.

E. Municipal Water Supply Available.

Standard The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.

Finding: The proposed parking lot expansion does not incorporate additional Kittery Water District connections.

Conclusion: This standard appears to not be applicable.

Vote of ___ in favor ___ against ___ abstaining

F. Sewage Disposal Adequate.

Standard: *The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.*

Finding: The proposed development is to replace a failing subsurface wastewater system ,which is designed to handle heavy usage from the proposed commercial building.

Conclusion: This standard appears to be met.
Vote of ___ in favor ___ against ___ abstaining
G. Municipal Solid Waste Disposal Available.
<i>Standard: The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.</i>
Finding: The proposed development doesn't not require any changes to municipal solid waste services.
Conclusion: This standard appears to be met.
Vote of ___ in favor ___ against ___ abstaining
H. Water Body Quality and Shoreline Protected.
Standard: <i>Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.</i>
Finding: The proposed development appears to be designed not to negatively impact any wetlands
Conclusion: This standard appears to be met.
Vote of ___ in favor ___ against ___ abstaining
I. Groundwater Protected.
<i>Standard: The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.</i>
Finding: The proposed development is to replace a failing subsurface wastewater system ,which is designed to handle heavy usage from the proposed commercial building. The new design will facilitate the attenuation wastewater reentering the environment.
Conclusion: This standard appears to be met.
Vote of ___ in favor ___ against ___ abstaining
J. Flood Areas Identified and Development Conditioned.
Standard: <i>All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.</i>
Finding: No flood hazard zones were identified to be located on the property.
Conclusion: This standard appears to be met.
Vote of ___ in favor ___ against ___ abstaining
K. Stormwater Managed.

Standard: *Stormwater Managed. The proposed development will provide for adequate stormwater management*

Finding: The design was prepared by Jones & Beach Engineers, Inc. and reviewed by CMA Engineers, Inc. Town peer-review engineer. CMA reported that the applicant has prepared a complete stormwater design and associated analysis and the proposed development meets the requirements of the Title 16., with the need of slight revisions.

Stormwater from impervious and disturbed areas on the site will be treated by the use of stormwater BMPs designed to remove fine particulates and suspended sediments. A grassed underdrain soil filter, wooded buffers, grass swales, level spreaders and riprap are utilized to obtain the required stormwater treatment. A comprehensive review of the stormwater management plan will be performed by MDEP to which no comments were issued.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

L. Erosion Controlled.

Standard: *The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.*

The Contractor shall follow MDEP best management practices for erosion and sediment control (silt fencing, silt sacks, etc.), and CMA Engineers will be notified to observe application during construction.

Finding: Runoff is primarily maintained as sheet flow and minimized concentrated flow. Other best management practices include the use of undisturbed wooded buffers, grass swales, ponds, riprap protection, stabilized construction exit and silt barriers. Best management practices for erosion control will be reviewed as part of the MDEP *Stormwater Law License* permit.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

M. Traffic Managed.

Standard: *The proposed development will:*

1. *Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and*
2. *Provide adequate traffic circulation, both on-site and off-site.*

Finding: The applicant is not changing any of the uses within the property, rather adding extra spaces to the lot in order to accommodate existing businesses.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

N. Water and Air Pollution Minimized.

Standard: *The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:*

1. *Elevation of the land above sea level and its relation to the floodplains;*
2. *Nature of soils and sub-soils and their ability to adequately support waste disposal;*

3. *Slope of the land and its effect on effluents;*
4. *Availability of streams for disposal of effluents;*
5. *Applicable state and local health and water resource rules and regulations; and*
6. *Safe transportation, disposal and storage of hazardous materials.*

Finding:

1. No filling or development is proposed within the 100-year floodplain.
2. It appears with the new subsurface waste water system, the soils underneath should be able to accommodate the rate of discharge.
3. Not applicable.
4. Not applicable.
5. The applicant has applied for a MDEP review.
6. Not applicable

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

O. Aesthetic, Cultural and Natural Values Protected.

Standard: *The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.*

Finding: The applicant has agreed to remove those trees that are necessary to accommodate the new parking lot and subsurface waste water system.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

P. Developer Financially and Technically Capable.

Standard: *Developer is financially and technically capable to meet the standards of this section.*

Finding: The developer will provide an inspection escrow in an amount suitable to cover the costs of on-site inspection by the Peer Review Engineer to ensure the proposed development is constructed according to the approved plan.

Conclusion: This standard appears to be met.

Vote of ___ in favor ___ against ___ abstaining

NOW THEREFORE the Kittery Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the proposed Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants final approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers: None.

Conditions of Approval (to be included as notes on the final plan in addition to the existing notes):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. All Notices to Applicant contained in the Findings of Fact (dated: 11/18/2021).

Conditions of Approval (Not to be included as notes on the final plan):

1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation of final plan for endorsement. .

Notices to Applicant: (not to be included on the final plan)

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. Three (3) paper copies of the final recorded plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

The Planning Board authorizes the Planning Board Chair, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of _in favor_ against_ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON November 18, 2021

Dutch Dunkelberger, Planning Board Chair

Appeal:

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

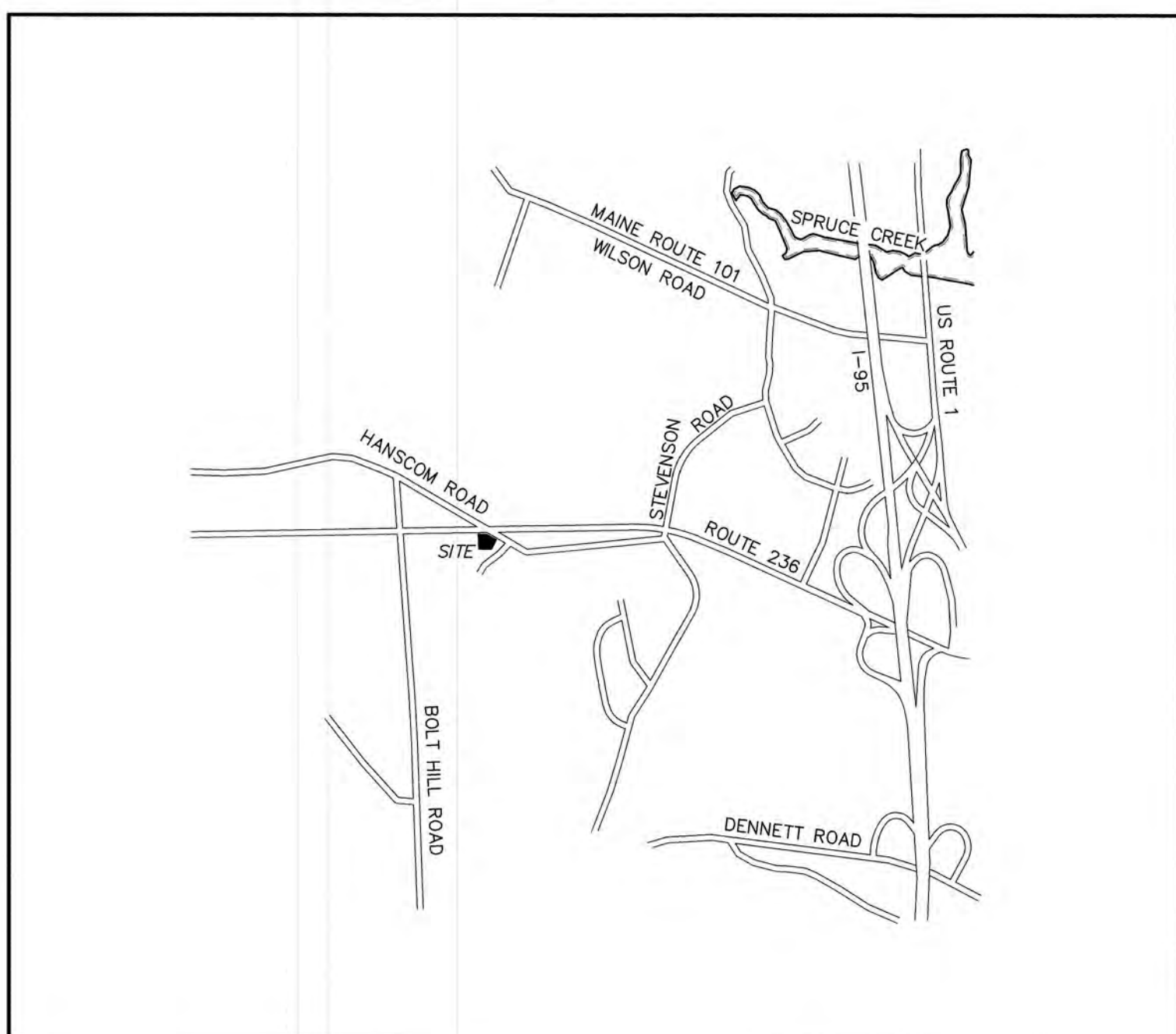
PARKING LOT EXPANSION

TAX MAP 28, LOT 14-2

89 ROUTE 236, KITTERY, MAINE

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	TREE LINE
---	---	STONEWALL
---	---	SOIL BOUNDARY
---	---	FLOOD PLAIN LINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	CAPE COD BERM
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	WATER LINE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	UNDERDRAIN
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	SEPTIC AREA
---	---	WETLAND IMPACT
---	---	RIPRAP
---	---	TIDAL WETLANDS
---	---	FRESHWATER WETLANDS
---	---	STABILIZED CONSTRUCTION
---	---	ENTRANCE



LOCUS MAP
SCALE 1" = 2000'

TYPE OF PERMIT

KITTERY SITE PLAN APPROVAL:
TOWN OF KITTERY PLANNING BOARD
200 ROGERS ROAD
KITTERY, MAINE 03904
(207) 439-0452
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED: 08/19/21
PERMIT NO.
DATED:
EXPIRATION:

SHEET INDEX

C5	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY OVERVIEW PLAN
L1	LANDSCAPE AND LIGHTING PLAN
D1-D2	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: ERIK POULIN
EPOULIN@JONESANDBEACH.COM

WATER
KITTERY WATER DISTRICT
17 STATE ROAD
KITTERY, ME 03904
(207) 439-0775
CONTACT: MICHAEL S. ROGERS

ELECTRIC
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04103
(800) 750-4500
CONTACT: HERBERT STEVENS

OWNER OF RECORD
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
(603) 978-7159
CONTACT: DAVIS DROLET

TELEPHONE
FAIRPOINT COMMUNICATIONS
155 GANNETT DRIVE
SOUTH PORTLAND, ME 04106
(866) 984-2001

APPLICANT	DATE:
OWNER	DATE:
KITTERY, MAINE PLANNING BOARD	APPROVAL DATE:
PLANNING BOARD CHAIR	DATE:

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

Design: EMP	Draft: GDR	Date: 7/6/21
Checked: WGM	Scale: AS NOTED	Project No.: 21076
Drawing Name: 21076-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

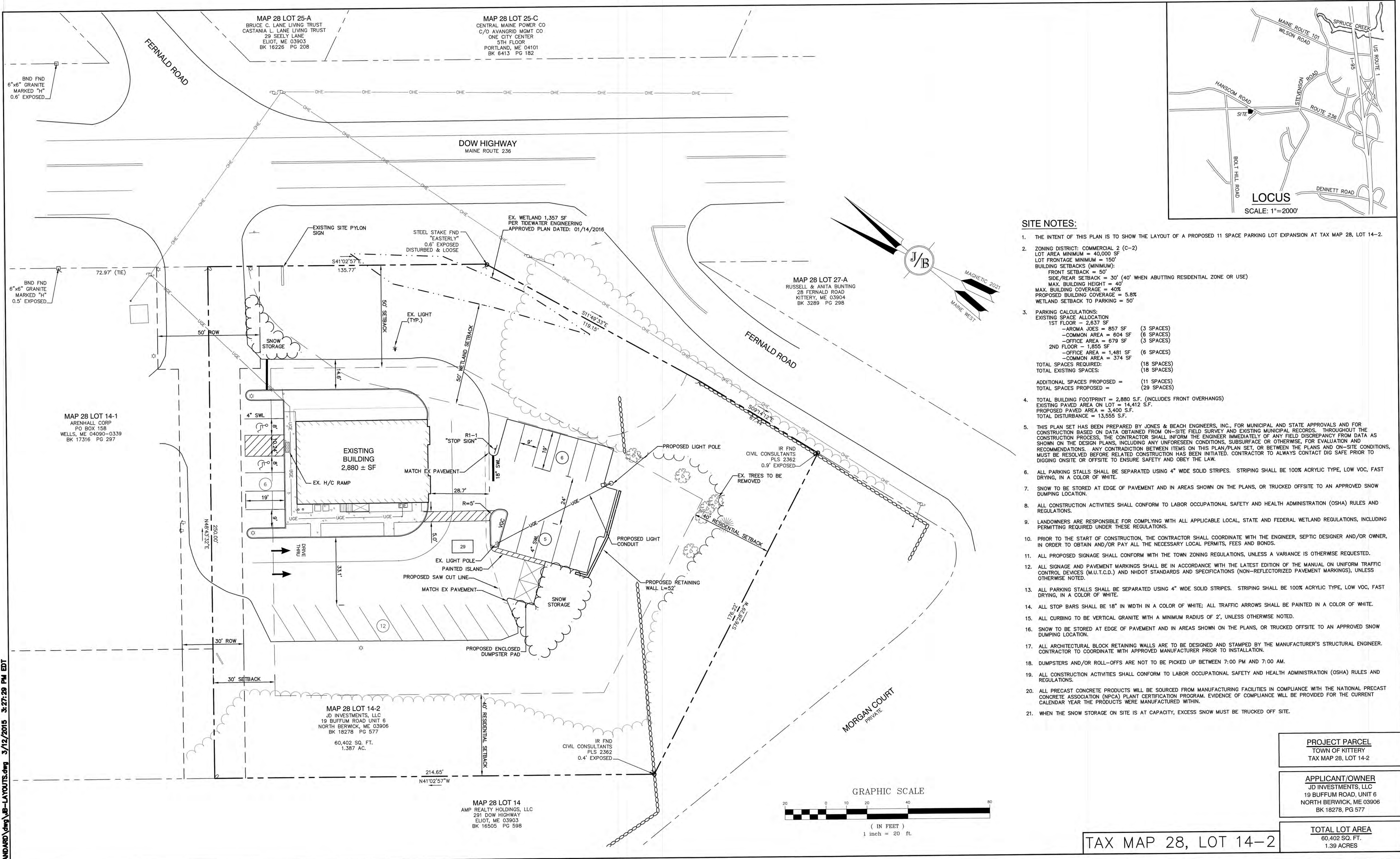
Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENT, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
CS
SHEET 1 OF 9 JBE PROJECT NO. 21076

JBE # 21076



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED 11 SPACE PARKING LOT EXPANSION AT TAX MAP 28, LOT 14-2.
 - ZONING DISTRICT: COMMERCIAL 2 (C-2)
LOT AREA MINIMUM = 40,000 SF
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE/REAR SETBACK = 30' (40' WHEN ABUTTING RESIDENTIAL ZONE OR USE)
MAX. BUILDING HEIGHT = 40'
MAX. BUILDING COVERAGE = 40%
PROPOSED BUILDING COVERAGE = 5.8%
WETLAND SETBACK TO PARKING = 50'
 - PARKING CALCULATIONS:
EXISTING SPACE ALLOCATION
1ST FLOOR = 2,637 SF
-AROMA JOES = 857 SF (3 SPACES)
-COMMON AREA = 604 SF (6 SPACES)
-OFFICE AREA = 679 SF (3 SPACES)
2ND FLOOR = 1,855 SF
-OFFICE AREA = 1,481 SF (6 SPACES)
-COMMON AREA = 374 SF
TOTAL SPACES REQUIRED: (18 SPACES)
TOTAL EXISTING SPACES: (18 SPACES)
ADDITIONAL SPACES PROPOSED = (11 SPACES)
TOTAL SPACES PROPOSED = (29 SPACES)
 - TOTAL BUILDING FOOTPRINT = 2,880 S.F. (INCLUDES FRONT OVERHANGS)
EXISTING PAVED AREA ON LOT = 14,412 S.F.
PROPOSED PAVED AREA = 3,400 S.F.
TOTAL DISTURBANCE = 13,555 S.F.
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, SEPTIC DESIGNER AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
 - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
 - ALL CURBING TO BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
 - ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
 - DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.
 - WHEN THE SNOW STORAGE ON SITE IS AT CAPACITY, EXCESS SNOW MUST BE TRUCKED OFF SITE.

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

Design: EMP Draft: GDR Date: 7/6/21
Checked: WGM Scale: AS SHOWN Project No.: 21076
Drawing Name: 21076-PLAN.dwg
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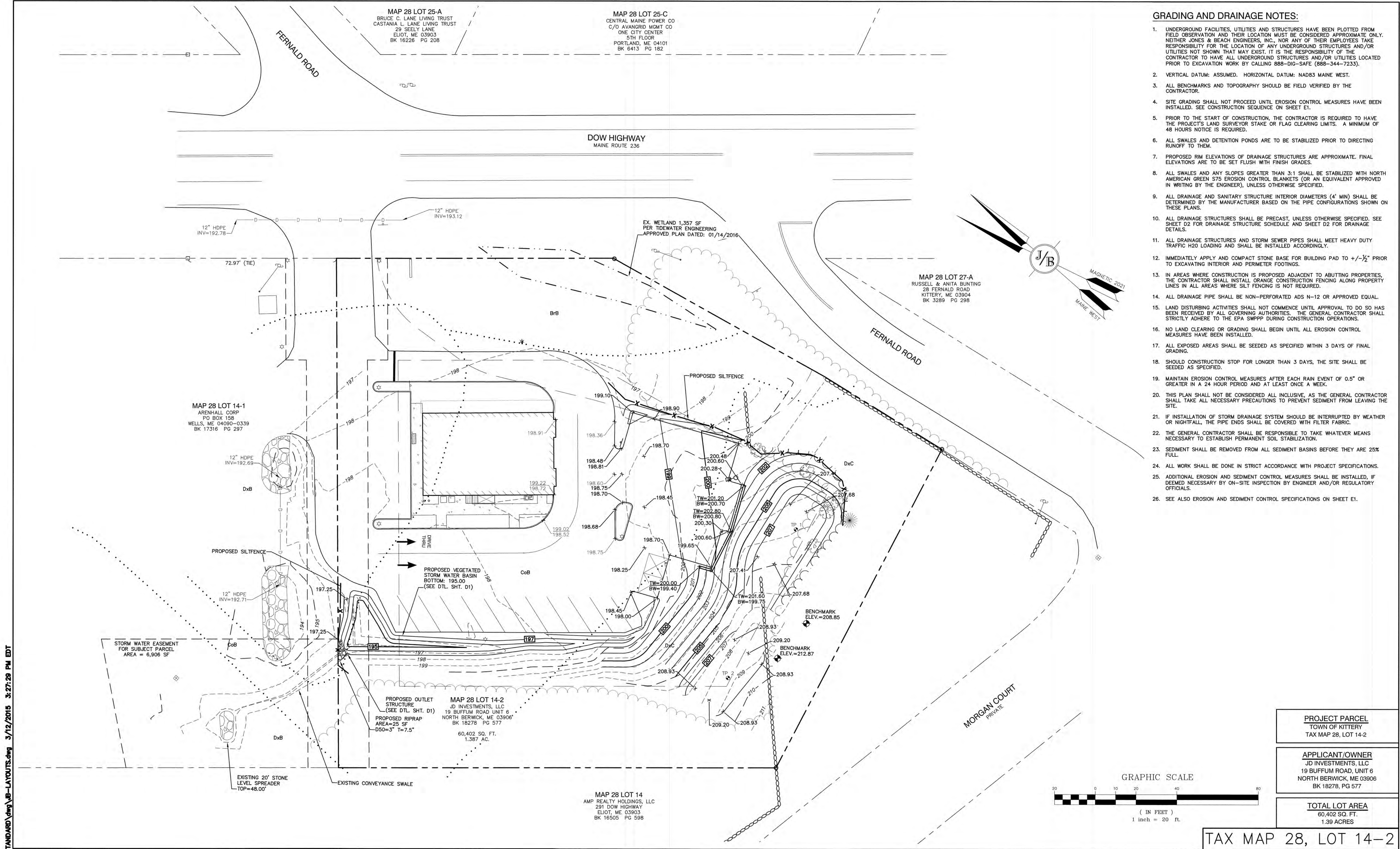


REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP
		REVISION	BY

J/B Jones & Beach Engineers, Inc.
Designed and Produced in NH
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENTEN, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C2
SHEET 3 OF 9
JBE PROJECT NO. 21076



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NAD83 MAINE WEST.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2"$ PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
14. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
15. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
16. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
17. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
18. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
19. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
20. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
26. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

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Design: EMP	Draft: GDR	Date: 7/6/21
Checked: WGM	Scale: AS SHOWN	Project No.: 21076
Drawing Name: 21076-PLAN.dwg		
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85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENTST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C3
SHEET 4 OF 9
JBE PROJECT NO. 21076

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Design: EMP

Draft: GDR

Date: 7/6/21

Checked: WGM

Scale: AS SHOWN

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J/B

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Designed and Produced in NH

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FAX: 603-772-0227
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Plan Name:

Project:

Owner of Record:

LIGHTING AND LANDSCAPE PLAN

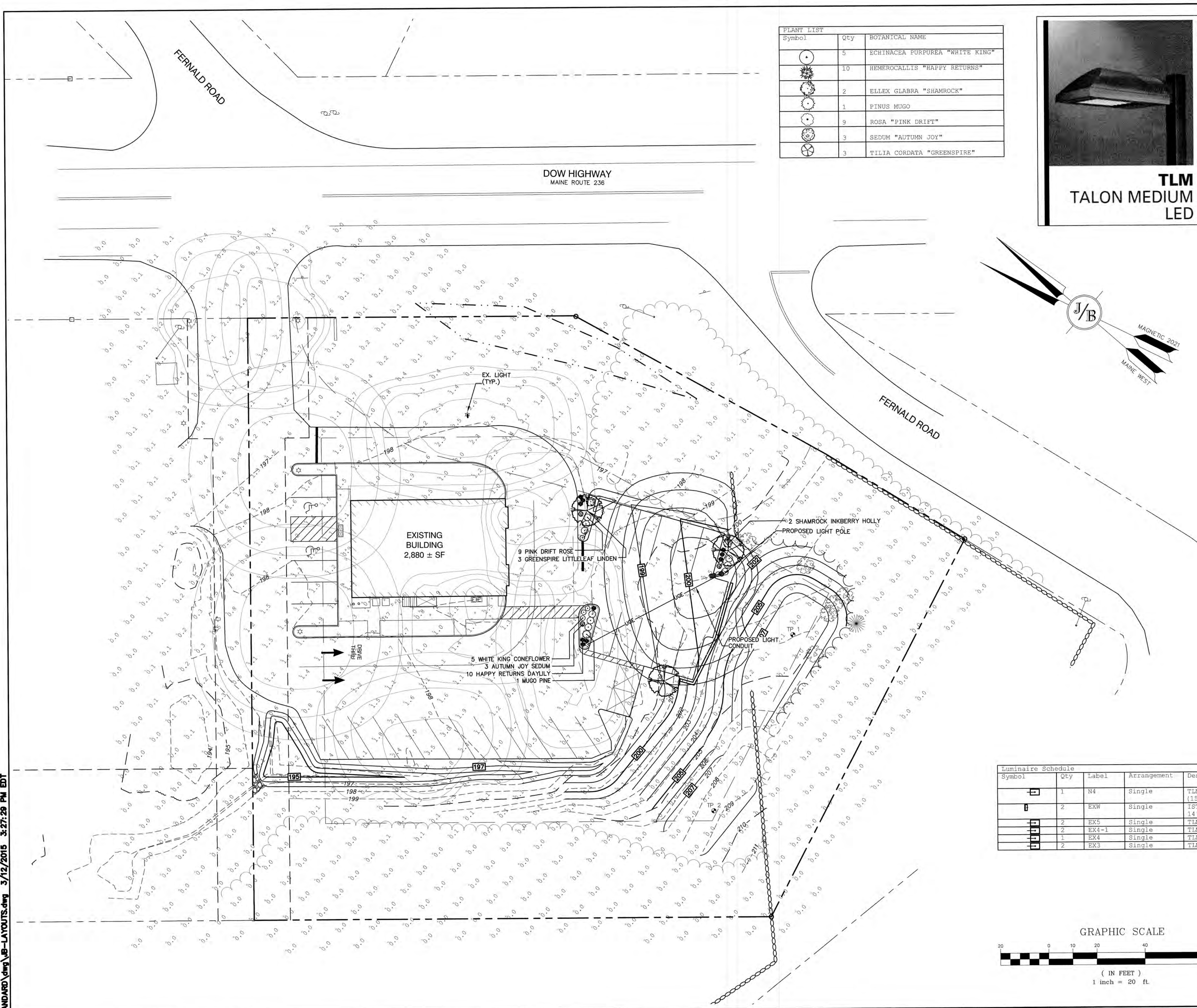
PARKING LOT EXPANSION
89 ROUTE 236, KITTERY, MAINE

JD INVESTMENTST, LLC NAME
19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.

L1

SHEET 6 OF 9
JBE PROJECT NO. 21076



PLANT LIST		
Symbol	Qty	BOTANICAL NAME
	5	ECHINACEA PURPUREA "WHITE KING"
	10	HEMEROCALLIS "HAPPY RETURNS"
	2	ELLEX GLABRA "SHAMROCK"
	1	PINUS MUGO
	9	ROSA "PINK DRIFT"
	3	SEDUM "AUTUMN JOY"
	3	TILIA CORDATA "GREENSPIRE"

TLM

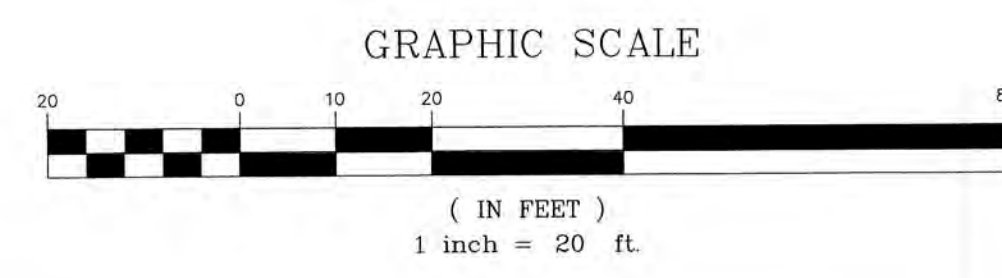
TALON MEDIUM

LED

- LANDSCAPE NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
 - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PLANT SUBSTITUTIONS MUST BE APPROVED THE LANDSCAPE DESIGNER.
 - ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE DESIGNER. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
 - PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
 - NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER.
 - ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
 - ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE DESIGNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
 - FINAL ACCEPTANCE BY THE LANDSCAPE DESIGNER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
 - BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE DESIGNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
 - ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
 - ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
 - THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
 - FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
 - ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
 - ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
 - THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
 - IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
 - ADDITIONAL PLANTING AND SEEDING MAY BE REQUIRED AS PART OF THE ON-SITE WETLANDS RESTORATION AND MITIGATION PACKAGE PREPARED BY WEST ENVIRONMENTAL. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER AND WETLAND CONSULTANT TO ENSURE THAT THESE ADDITIONAL REQUIREMENTS ARE PROPERLY ADDRESSED.
 - LANDSCAPE DESIGN PERFORMED BY LM LAND DESIGN LLC, 11 SOUTH ROAD, BRENTWOOD, NH 03833, ATTENTION: LUSE MCNAUGHTON.

- LIGHTING AND ELECTRICAL NOTES:**
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
 - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
 - ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
 - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
 - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
 - SEE SHEET D2 FOR LIGHTING DETAILS.
 - EXTEND A 480/277V, 3" DIAMETER SERVICE TO ROAD SIGN. INSTALL A 30A 3P NEMA 3R DISC. SWITCH (EACH LEG FUSED @ 20A). SIGN REQUIRES (3) 20A 277V CIRCUITS.
 - THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts
	1	N4	Single	TLM-E02-LED-E1-T4 / SSS4A15SPN1 (15' AFG)	6044	52.1
	2	EXW	Single	1ST-E01-LED-E1-BL4 / WALL MTD 14' AFG	2613	24.7
	2	EX5	Single	TLM-E02-LED-E1-SWQ / 15' AFG	6367	52.1
	2	EX4-1	Single	TLM-E01-LED-E1-T4 / 15' AFG	3022	24.7
	1	EX4	Single	TLM-E02-LED-E1-T4 / 15' AFG	6044	52.1
	2	EX3	Single	TLM-E02-LED-E1-T3/ 15' AFG	6168	52.1



TAX MAP 28, LOT 14-2

PROJECT PARCEL

TOWN OF KITTERY

TAX MAP 28, LOT 14-2

APPLICANT/OWNER

JD INVESTMENTS, LLC

19 BUFFUM ROAD, UNIT 6

NORTH BERWICK, ME 03906

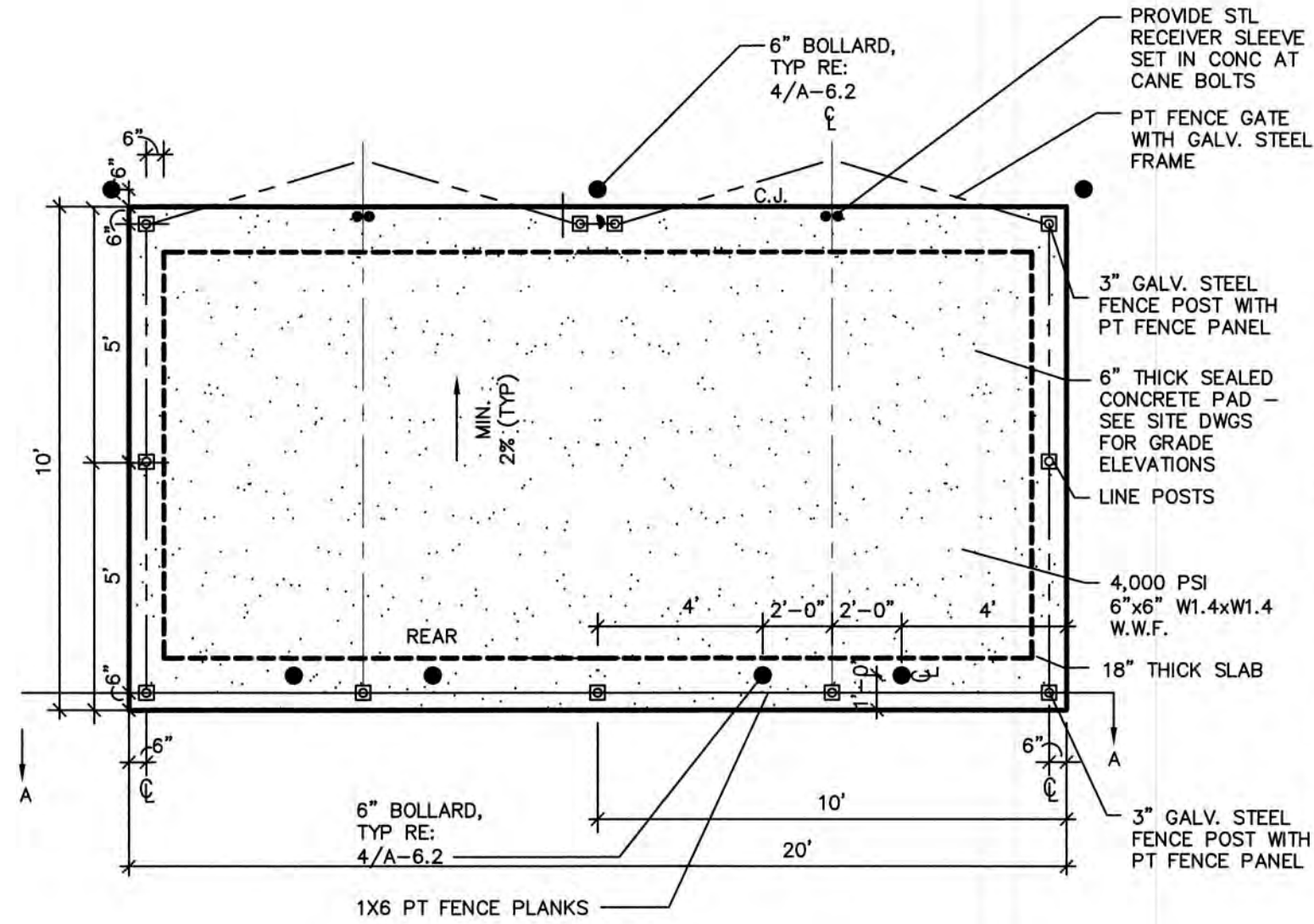
BK 18278, PG 577

TOTAL LOT AREA

60,402 SQ. FT.

1.39 ACRES

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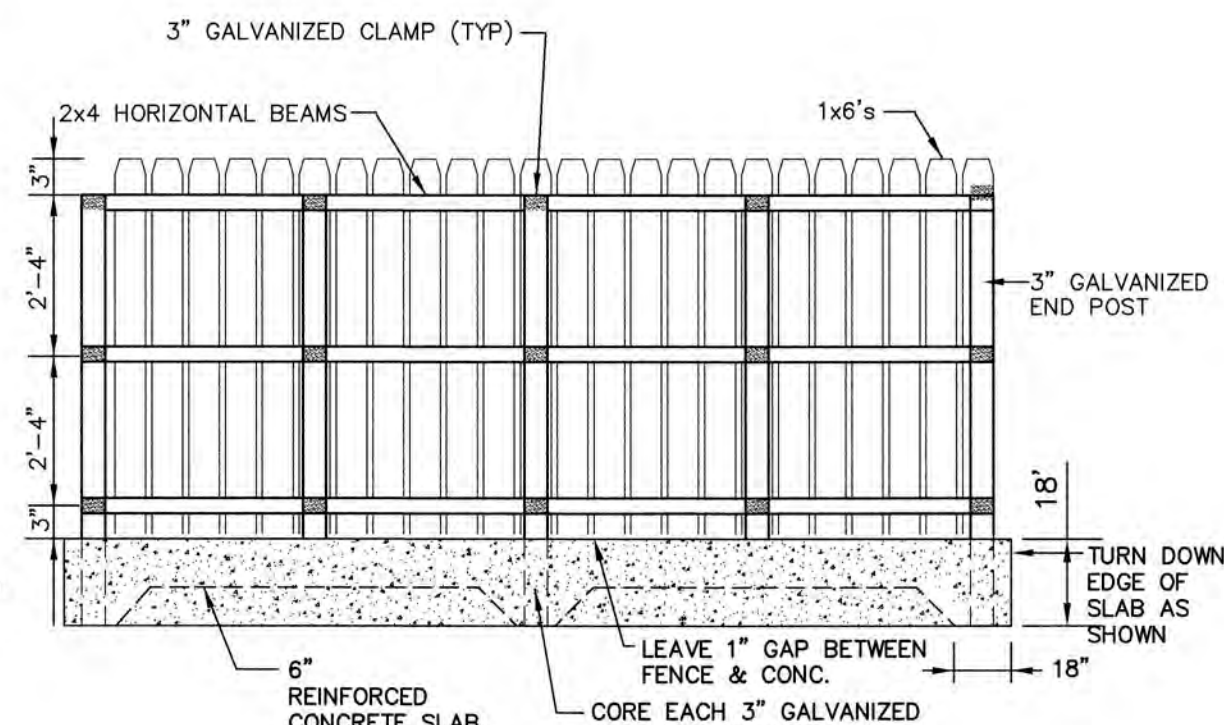


DOUBLE DUMPSTER ENCLOSURE PLAN

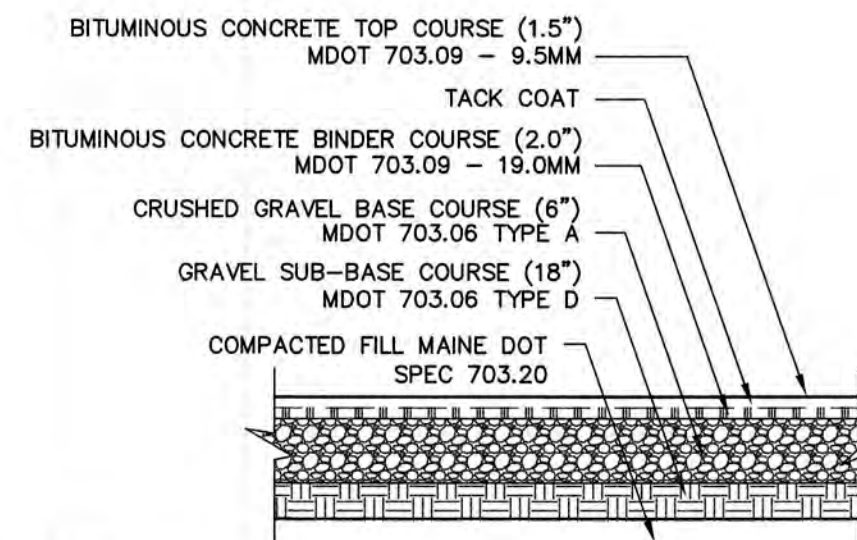
NOT TO SCALE

NOTES

1. ALL LUMBER TO BE PRESSURE TREATED.
2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



SECTION A-A

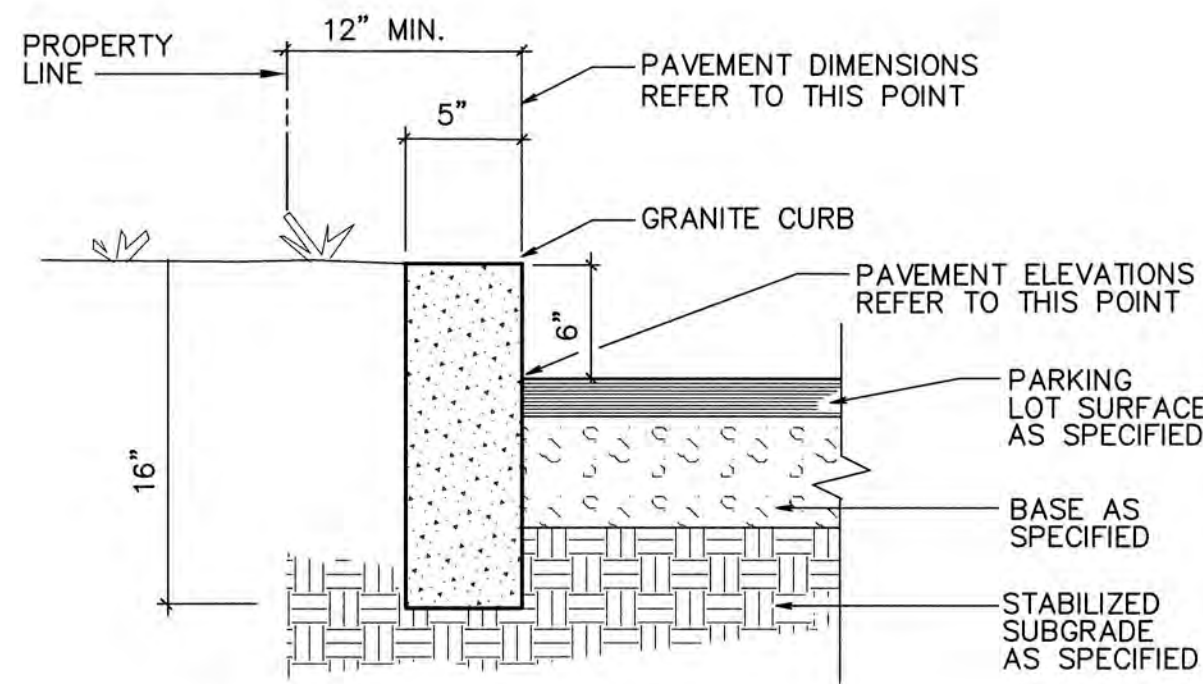


NOTE:

1. PAVEMENT SUBGRADES SHOULD BE PROOFROLLED IN ORDER TO DENSIFY THE SUBGRADES USING A MINIMUM OF 4 PASSES WITH A 10-TON VIBRATORY DRUM COMPACTOR. (SEE GEOTECH NOTE BELOW)
2. THE GRAVEL BORROW SUB-BASE COURSE AND CRUSHED GRAVEL BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
3. HOT MIX ASPHALT PAVEMENT SHOULD BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041.
4. MDOT 703.06 TYPE D MAY CONTAIN 50% BY WEIGHT OF RECYCLED CONCRETE AGGREGATE. COMBINED MATERIAL MUST HAVE A MICRO-DEVAL VALUE OF LESS THAN 225 OR A WASHINGTON DEGRADATION VALUE OF 15 OR GREATER.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

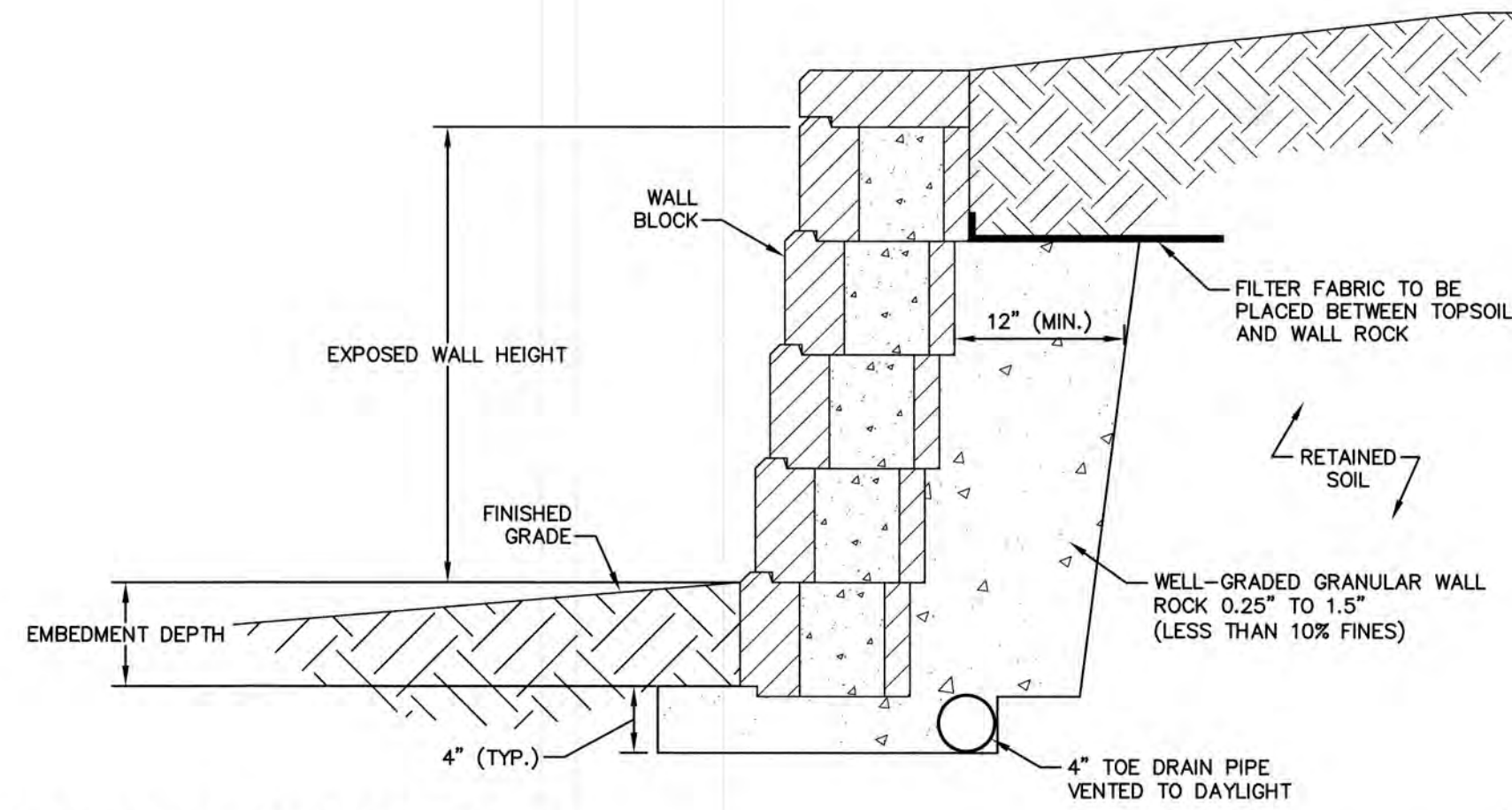


NOTES:

1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.

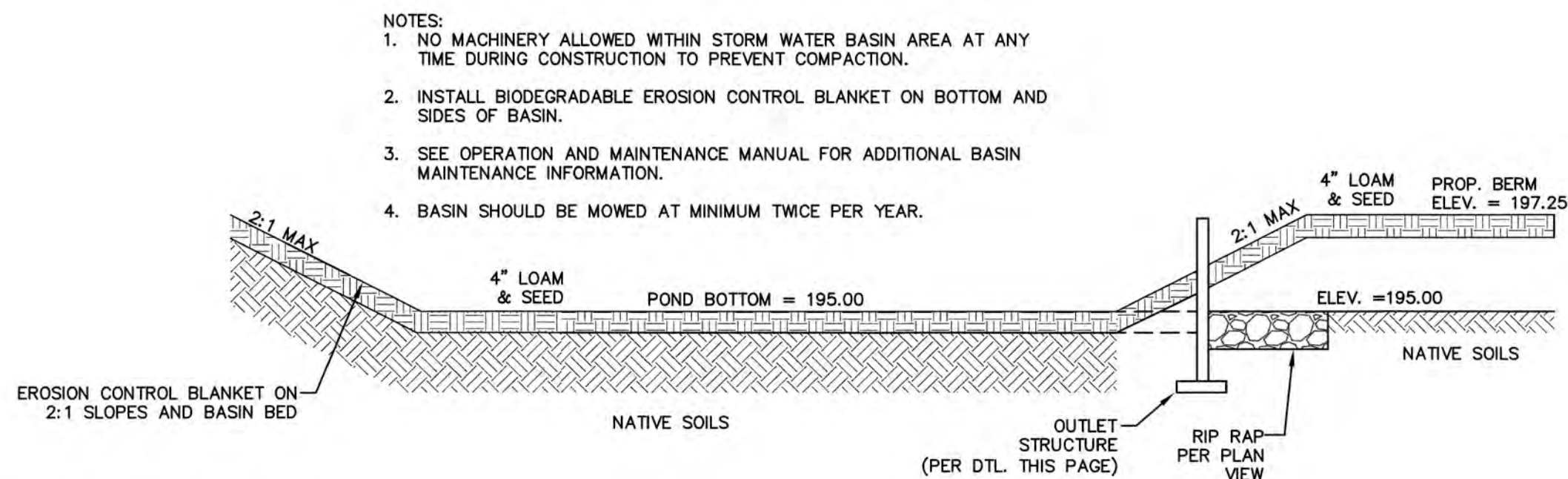
VERTICAL GRANITE CURB

NOT TO SCALE



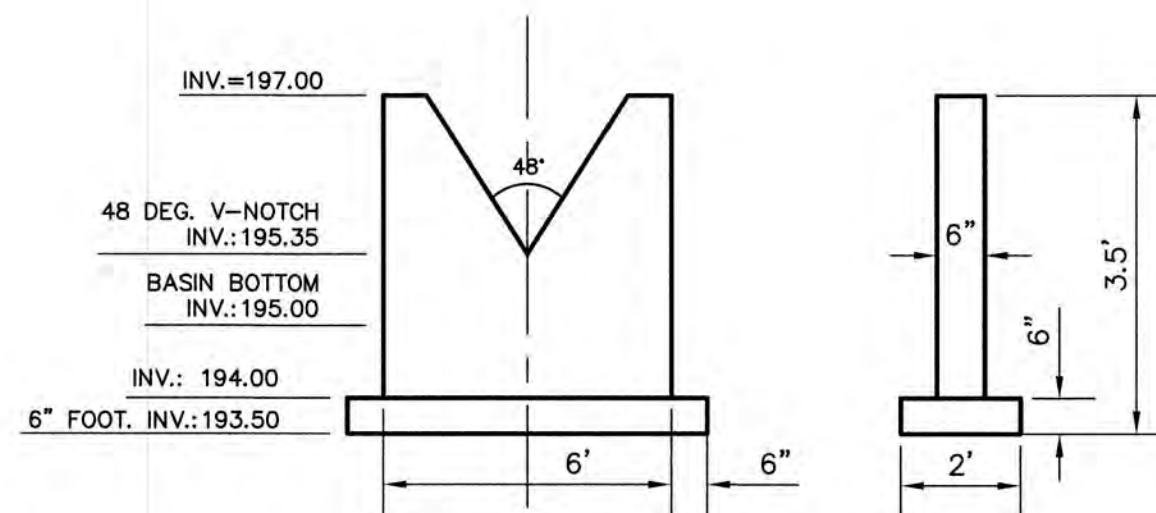
TYPICAL GRAVITY WALL DETAIL

NOT TO SCALE



VEGETATED STORM WATER BASIN

NOT TO SCALE

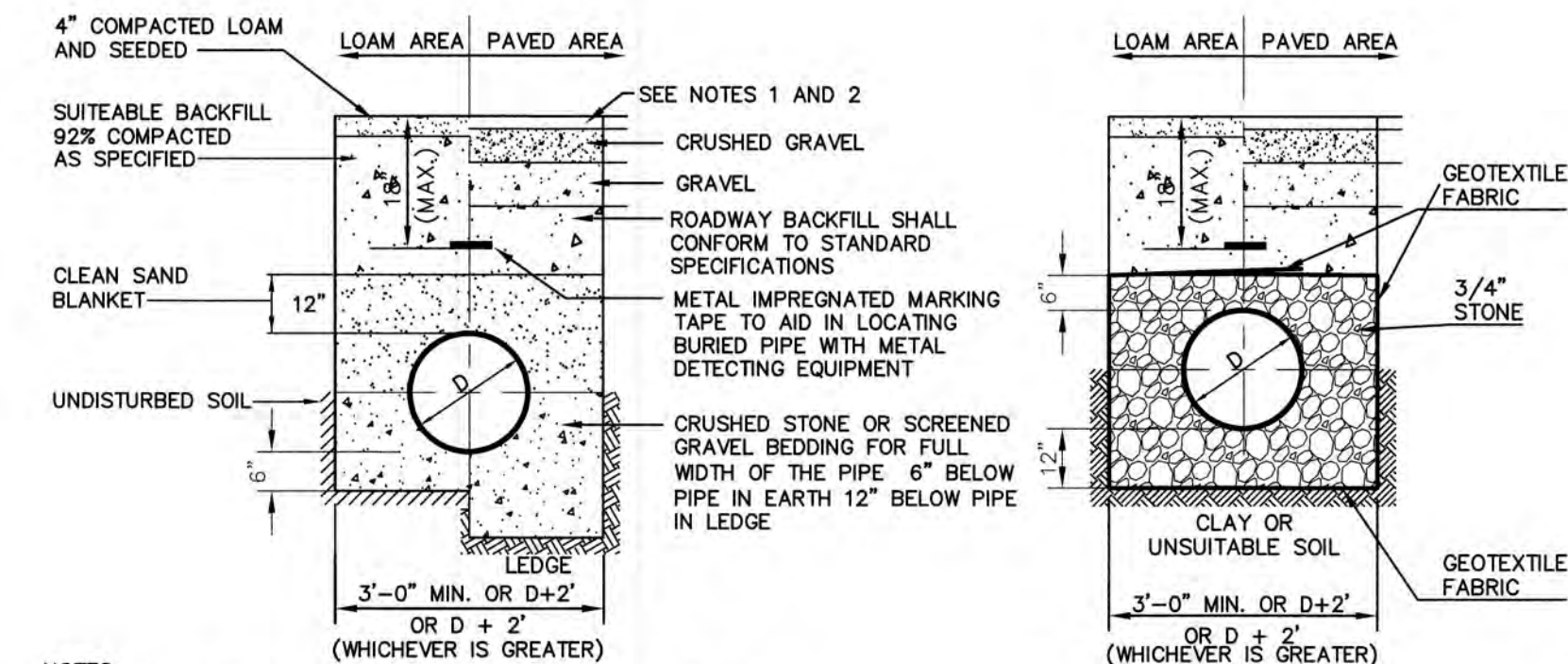


NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL.
2. CONTRACTOR TO KEY ENDS OF OUTLET STRUCTURE INTO SIDE SLOPES.

V-NOTCH OUTLET STRUCTURE

NOT TO SCALE



NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" x 2" x 2" PIECE OF INSULATION OVER GAP.
4. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 5' AND CROSS COUNTRY IS LESS THAN 4'.

SEWER TRENCH

NOT TO SCALE

NOTES:

1. IF CLAY OR UNSUITABLE IS PRESENT AT TRENCH BOTTOM:
1. OVER EXCAVATE 12" BELOW INVERT OF PIPE
2. LAY GEOTEXTILE FABRIC IN BOTTOM OF EXCAVATION
3. PLACE 3/4" STONE BETWEEN FABRIC AND PIPE
4. LAY PIPE AT DESIRED SLOPE
5. PLACE STONE OVER AND AROUND PIPE (MIN. 6")
6. WRAP GEOTEXTILE AROUND STONE AS SHOWN

TAX MAP 28, LOT 14-2

Design: EMP	Draft: GDR	Date: 7/6/21
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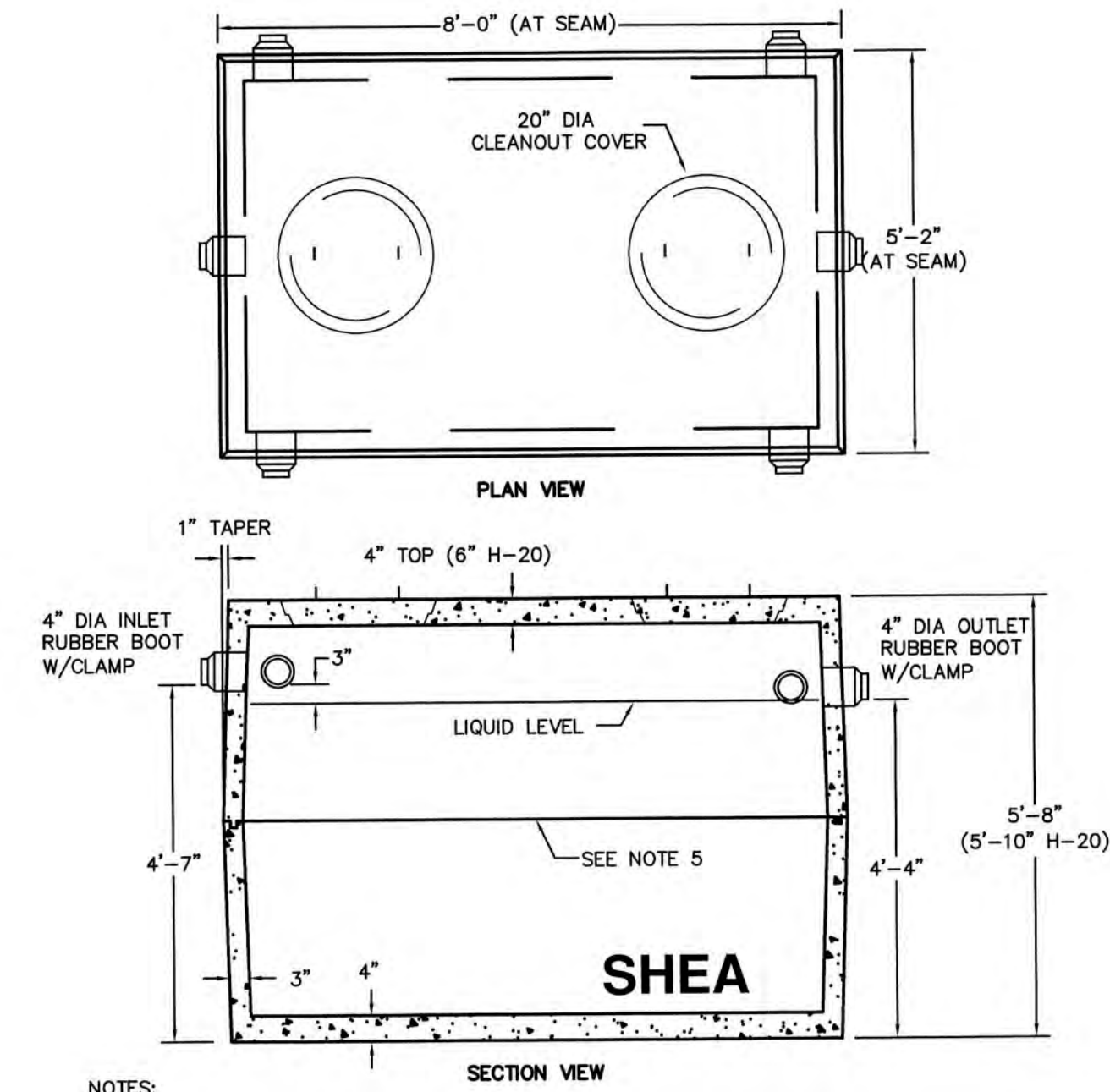
85 Portsmouth Ave.
PO Box 219
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Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENT, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

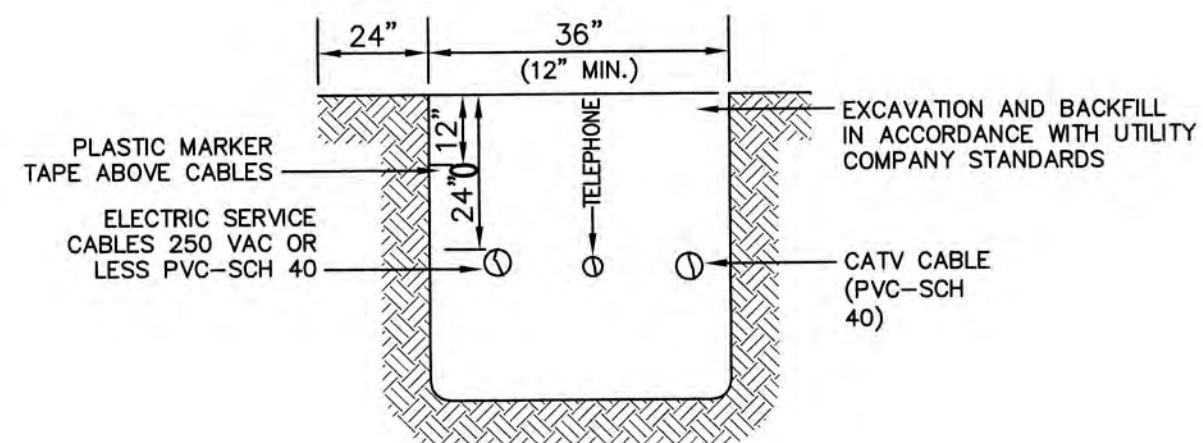
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SHEET 7 OF 9 JBE PROJECT NO. 21076	



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH DEP TITLE 5 REGS, 310 CMR, SECTION 15.226.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TEES AND GAS BAFLE SOLD SEPARATELY.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.
 7. CONTRACTOR TO REVIEW SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN PLANS FOR ADDITIONAL SEPTIC INFORMATION (ALBERT FRICK ASSOCIATES INC.)

1,000 GAL SEPTIC TANK

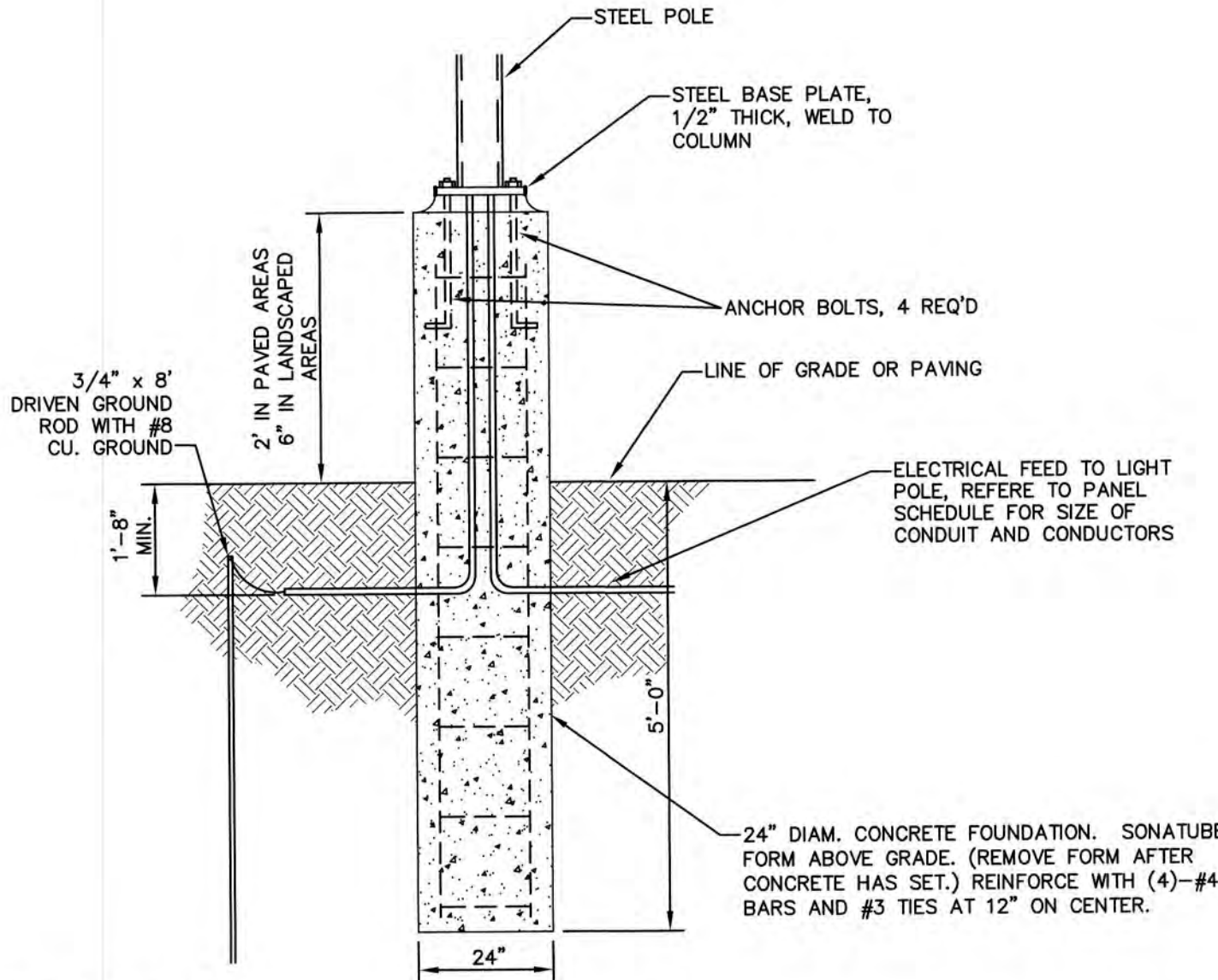
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

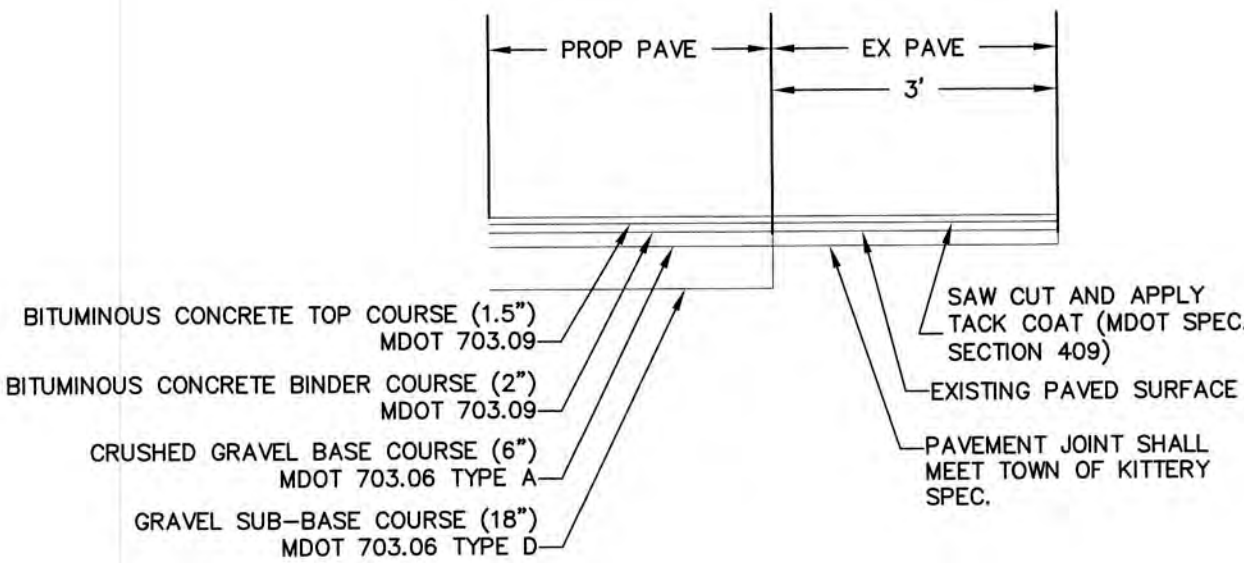
UTILITY TRENCH

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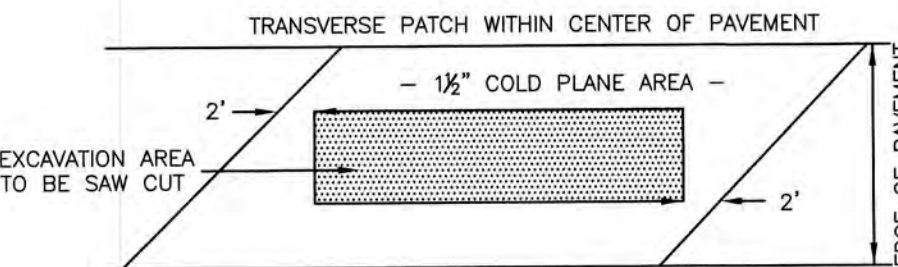
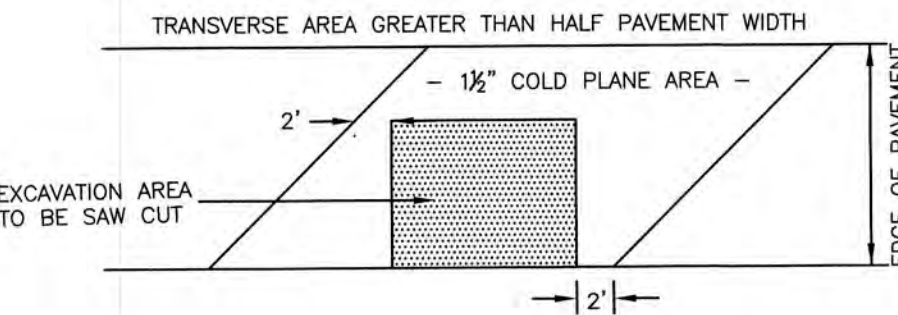
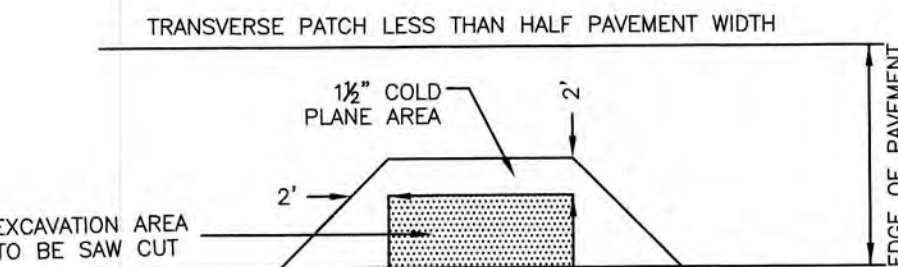
LIGHT POLE BASE

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TYPICAL PAVEMENT JOINT

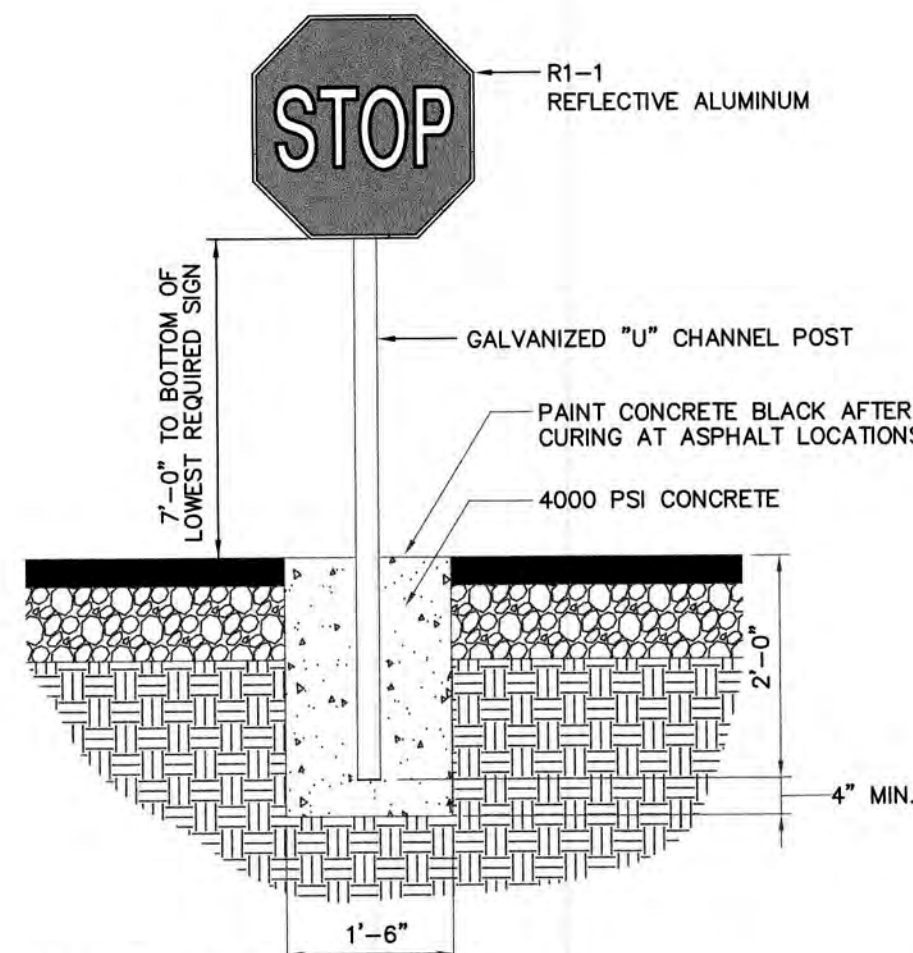
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NOTE: WHERE LIMITS OF ADJACENT COLD PLANED AREAS ARE LESS THAN OR EQUAL TO 20', THE AREA BETWEEN SHALL BE COLD PLANED AND RESURFACED

SAWCUT DETAIL

NOT TO SCALE



STOP SIGN

NOT TO SCALE

TAX MAP 28, LOT 14-2

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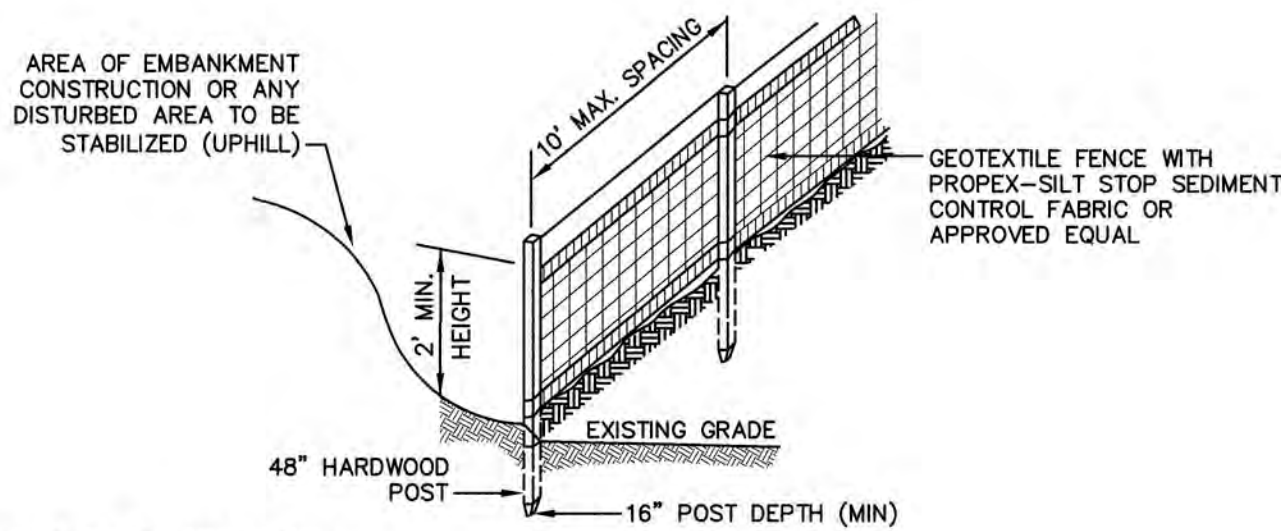
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DRAWING No.

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SHEET 8 OF 9
JBE PROJECT NO. 21076

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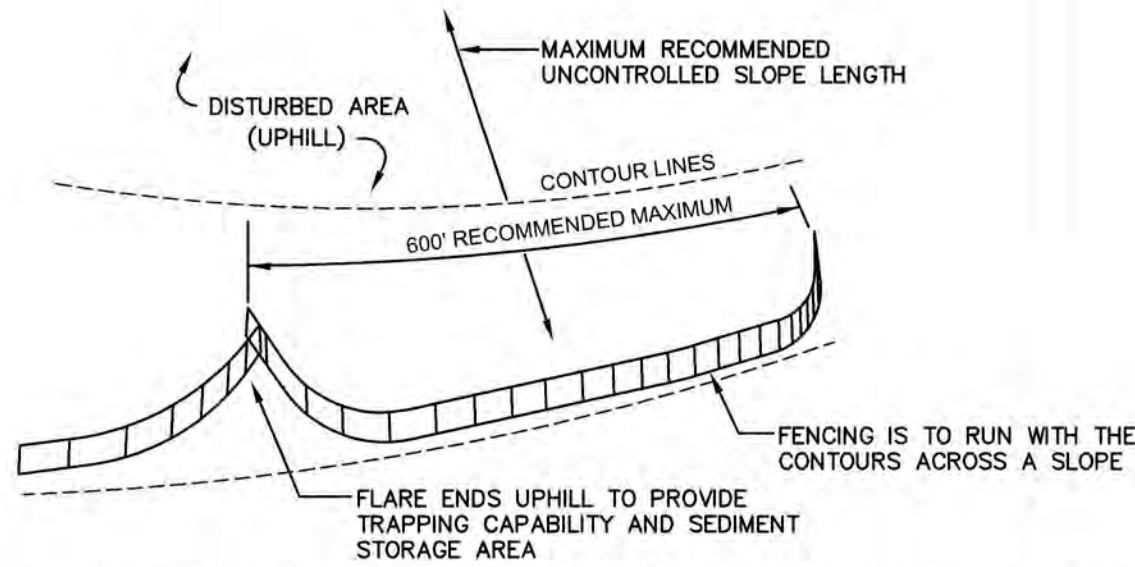


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING

- SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
- WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

2. SEEDBED PREPARATION

- SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

3. ESTABLISHING A STAND

- LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVEATCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
- WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.

4. MULCH

- HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.

5. MAINTENANCE TO ESTABLISH A STAND

- PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
- IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2 1/2
	F	FAIR	EXCELLENT	EXCELLENT	2 1/2

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION.

CONSTRUCTION SEQUENCE

- A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED TO TREATMENT PRACTICES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY QUARTER-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

TAX MAP 28, LOT 14-2

Design: EMP Draft: GDR Date: 7/6/21
Checked: WGM Scale: AS NOTED Project No.: 21076
Drawing Name: 21076-PLAN.dwg

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E-Mail: JBE@JONESANDBEACH.COM

Plan Name: EROSION AND SEDIMENT CONTROL DETAILS

Project: PARKING LOT EXPANSION
89 ROUTE 236, KITTERY, MAINE

Owner of Record: JD INVESTMENT, LLC NAME
19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.

E1

SHEET 9 OF 9
JBE PROJECT NO. 21076

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

October 26, 2021

Kittery Planning Department
Attn. Bart McDonough, Town Planner
200 Rogers Road
Kittery, ME 03094

**RE: Response Letter
89 Route 236, Kittery, Maine
Tax Map 28, Lot 14-2
JBE Project No. 21076**

Dear Mr. McDonough,

We are in receipt of comments from Jodie Bray Strickland from CMA Engineers, Inc. dated October 25, 2021, and comments from the October 14th, 2021 Planning Board. Review comments are listed below with our responses in bold.

CMA COMMENTS:

1. *16.8.8.2.C.4.a.3 – The stormwater management operation and maintenance manual should specify annual reporting, on or by July 1, to Kittery Code Enforcement office.*
RESPONSE: The stormwater management operation and maintenance manual has been revised to specify annual reporting, on or by July 1, to Kittery Code Enforcement office. This is depicted in Section B, Item 3 of the report.
2. *The applicant should provide details for the stormwater basin and outlet structure. Leaders on Sheet C3 reference detail Sheet D1, but this was not included in the plan set.*
RESPONSE: The details in question are included on Sheet D1. This Sheet has been included in the updated plan set included with this letter.
3. *Following the site walk the Town of Kittery requested additional information with respect to the classification of existing pond on site. Gove Environmental Services, Inc. provided a response letter and characterization of the stormwater feature as a detention pond and not a wetland. Their assessment includes discussion of a DEP Stormwater/Site Law permit for maintenance requirements. Does the applicant have this permit? A copy should be submitted to the Town for the project record.*
RESPONSE: A Permit by Rule Application was submitted to Maine DEP on August 27th, 2021. Our receipt email from Maine DEP has been attached to this letter for review. The Permit by Rule is active for the site as Maine DEP did not contact us following the 14 day waiting period after submission.

PLANNING BOARD COMMENTS:

- The following comments are from notes taken during the meeting, and does not represent verbatim statements from members of the board.

4. *Confirm soils on site to ensure they are suitable for a proposed replacement septic system.*

RESPONSE: Note 15 on Sheet C1 is included in the plans indicating the soil survey was conducted by a licensed soil scientist. Ken Gardner (License No. CSS#61) is reviewing the test pit logs from the septic design. His findings will be provided to the town as soon as they are received.

5. *Description of the proposed septic system to ensure it is suitable to the uses on site, and is not in danger of failure in the near future. Does the system utilize pretreatment?*

RESPONSE: A system description narrative prepared by the project septic designer has been provided with this response letter. Soilair blower units are proposed as part of the design to provide pretreatment for the septic system.

6. *Provide a snow removal note on the plans for excess snow to be trucked off site.*

RESPONSE: Note 21 on Sheet C2 has been added stating this requirement.

ADDITIONAL ITEMS:

- The power for the proposed light pole will be pulled from the existing light pole adjacent to the dumpster pad. The conduit is depicted on the Site Plan (Sheet C2).
- The test pits, which were dug in preparation for the replacement septic system, have been added to the plans (Sheets C1 & C4).
- A proposed cross walk has been added to provide safe pedestrian access to the proposed parking field. This cross walk is depicted on the plans.

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
 Project Manager

cc: Davis Drolet, JD Investments, LLC (letter and plans via email)
 Jodie Bray Strickland, CMA Engineers, Inc. (letter and plans via email)

JONES & BEACH
 ENGINEERS INC.



October 25, 2021

Bart McDonough, Town Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services
Site Plan Application Stormwater Review
JD Investments, LLC
89 Route 236, Tax Map 28, Lot 14-2
CMA #591.140**

Dear Bart:

CMA Engineers has received the following information for Assignment #140, review of the stormwater analysis associated with the Site Plan Application (Tax Map 28, Lot 14-2):

- 1) Site Plan Review Application for JD Investments, LLC, Tax Map 28 Lot 14-2 prepared by Jones & Beach Engineers, Inc. dated August 19, 2021.
- 2) Plans titled Parking Lot Expansion, 89 Route 236 Kittery, Maine for JD Investments, LLC, prepared by Jones & Beach Engineers, Inc. dated August 17, 2021.
- 3) Drainage Analysis, Erosion and Sediment Control Plan, Parking Lot Expansion, Tax Map 28, Lot 14-2, 89 Route 236, Kittery, ME 03904, prepared for JD Investments, LLC, 19 Buffam Road, North Berwick, ME, 03906 by Jones & Beach Engineers, Inc. dated August 19, 2021.
- 4) Response letter from Jones & Beach Engineers, Inc. dated October 11, 2021.
- 5) Tree Photo Log from Jones & Beach Engineers, Inc. Not dated.
- 6) Letter from Gove Environmental Services, Inc., dated October 11, 2021.

We have reviewed the information submitted with respect to stormwater for conformance with the Kittery Land Use and Development Code (LUDC) and general engineering practices and offer the comments below that correspond directly to the Town's Ordinances.

The proposed project is a parking addition and associated stormwater improvements at the existing building with a drive through restaurant, first floor retail and second floor office use.

16.8 Design and Performance Standards-Built Environment

Article VIII. Surface Drainage

The proposed plan for stormwater management includes the use of the existing stormwater basin (With some grading and sizing modifications) for storage of peak stormwater flows with controlled release of stormwater to an outlet structure which discharges to an overflow spillway and eventually a wooded buffer.

The design limits post construction flows to levels below those at pre-construction.

16.8.8.2.C.4.a.3. The stormwater management operation and maintenance manual should specify annual reporting, on or by July 1, to Kittery Code Enforcement office.

The applicant should provide details for the stormwater basin and outlet structure. Leaders on Sheet C3 reference detail sheet D1, but this was not included in the plan set.

Following the site walk the Town of Kittery requested additional information with respect to the classification of existing pond on site. Gove Environmental Services, Inc. provided a response letter and characterization of the stormwater feature as a detention pond and not a wetland. Their assessment includes discussion of a DEP Stormwater/Site Law permit for maintenance requirements. Does the applicant have this permit? A copy should be submitted to the Town for the project record.

Should you have any questions, please do not hesitate to call.

Very truly yours,

CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.
Senior Project Engineer

cc: Erik Poulin, P.E., Jones & Beach Engineers, Inc.

Erik Poulin

From: Brady Frick <brady@albertfrick.com>
Sent: Friday, October 22, 2021 12:44 PM
To: Erik Poulin
Subject: RE: 21076 - 89 Route 236

Good afternoon Erik

You had inquired about why the first septic system failed so quickly and what is different about the new replacement design. Wastewater from coffee shops are “hard” on leach fields. The effluent discharge has a higher wastewater strength than typical residential wastewater. The *Maine Subsurface Wastewater Disposal Rules* allocates design flows for commercial facilities. In some facilities such as restaurants the state requires larger systems or added features (filters, larger tanks, pretreatment) to offset the increased wastewater strength. However for coffee shops the state does not require any design adjustments. It appears that the previous site evaluator designed the system per the plumbing code, therefore the system failed prematurely.

Advanced Wastewater Treatment

To address coffee in the wastewater, the design has to incorporate pretreatment. The issue is most advanced wastewater treatment units rely upon growing bacteria in a pretreatment tank. Coffee increases the PH in the wastewater, which creates an environment where bacteria cannot grow. The coffee essentially makes most pretreatment units useless unless you constantly adjust the PH levels in the waste stream.

My design uses SoilAir pretreatment blowers, which treats the wastewater directly in the leach field. In this application the PH doesn't matter. It also pressurizes the leach field so the effluent will not pond in the stone trenches. I have proposed 2 pods/leach fields. One pod will accept wastewater while the other pod is offline. The system will alternate flow to each pond most likely on a weekly or monthly basis depending on use. By alternating disposal areas there will always be a dry/fresh leach field ready to accept wastewater. If there is no ponding in the leach field there will be no failure.

Leach Field

There are various leach field products. The old system was an Eljen GSF system, which I use quite often, however they are not the best in commercial applications. Eljen's were most likely used because they require a small foot print.

The new design will incorporate GST stone trenches, which is a new take on an old trusted system. Conventional stone beds or stone trenches require a large area (75% more than Eljen or GST). Crushed stone is an excellent option for leach fields, but is impractical due to the sizing requirements. GST is a proprietary form that has more surface area than a conventional stone trench, therefore the sizing for this product is considerably smaller. We have had great success with the GST leaching system on some very difficult sites.

I have worked on various Circle Ks, Cumberland Farms, and Aroma Joes stores throughout Maine who have had the same problem with premature septic system failure. Some systems failing in 2 years, so this problem is not unique to this facility. Although there are no guarantees on how long a septic system will last due to numerous variables (design, use, maintenance and installation), I am confident that the replacement system will function properly into the future. No corners have been cut on the proposed replacement design. We have two leach fields, oversized septic tanks and we are using SoilAir. In my opinion this is *the* best option for this facility to have a long term functioning septic system.

Please feel free to contact me if anyone has any questions regarding the proposed design or products that will be used.

Thank you

Have a great day

Brady Frick

President

Licensed Site Evaluator

Albert Frick Associates, Inc
Environmental Consultants

731 Foss Road

Limerick, ME 04048

(207) 839-5563

f (207) 839-5564

www.albertfrick.com

Confidentiality Statement:

The content of this e-mail is the confidential property of Albert Frick Associates, Inc., and shall not be copied, modified, re-transmitted, or used for any purpose except with Albert Frick Associates, Inc. written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Note: PDF files, if attached, will be slightly off-scale when printed. However, by requesting a mailed paper copy perfectly scaled plans can be assured, if that is important.

Erik Poulin

From: DEP, PBR Notification <DEP.PBRNotification@maine.gov>
Sent: Friday, August 27, 2021 12:06 PM
To: Erik Poulin
Subject: Automatic reply: Portland South Maine Regional Office - Kittery - JD Investments LLC - Stormwater PBR - Part 2 of 2

We have received your email sent to DEP.PBRNotification@maine.gov.

The Department uses this email account solely for receiving Natural Resources Protection Act (NRPA) and Stormwater Permit-by-Rule notifications and Maine Construction General Permit notice of intent forms.

You should not expect to hear further from the Department unless the Department has questions about your submission or administrative staff contact you to collect the application fee if that has not been paid at the time of filing.

NRPA and Stormwater Permits-by Rule (PBRs), as well as coverage under the Maine Construction General Permit (MCGP), become effective 14 days after the Department receives both the notification form with the required attachments and the application fee, unless the Department accepts or deems your application deficient prior to that date.

The Department will not mail or email approval of PBRs or notice of coverage under the MCGP. If you do not hear from the Department within this 14-day period, your submission is approved. Thank you for submitting your notice by email.

Maine DEP

EXTERNAL SENDER: Use caution when following links or opening attachments.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE MANUAL

**Parking Lot Expansion
Tax Map 28, Lot 14-2
89 Route 236
Kittery, ME 03904**

Prepared for:

**JD Investments, LLC
19 Buffum Road
North Berwick, ME 03906**

Prepared by:

**Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
August 19, 2021
JBE Project No. 21076**

Inspection and Maintenance of Facilities and Property

A. Maintenance of Common Facilities or Property

1. The Project Developer JD Investments LLC is responsible for maintenance of all stormwater infrastructure associated with this site. This includes all temporary and permanent stormwater and erosion control facilities both during and after construction.

B. General Inspection and Maintenance Requirements

1. The Owner shall perform all inspections and maintenance with greater than annual frequency as required by this report.
2. Inspection reports must be provided to the DEP upon request.
3. An annual report shall be provided to the town of Kittery Code Enforcement Office on or by July 1st.
4. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include, but are not limited to, the following:
 - a. Culverts
 - b. Erosion
 - c. Vegetation and landscaping
 - d. Riprap inlet and outlet protection aprons
 - e. Vegetative Stormwater Basin

5. Maintenance of permanent measures shall follow the following schedule:

- a. **Culverts: Inspection** of culvert inlets and outlets at least **once per month** during the rainy season (March to November). Any debris is to be removed and disposed of properly.
- b. **Erosion: Annual inspection** of the site for erosion, destabilization, settling, and sloughing. Any needed repairs are to be conducted immediately.
- c. **Vegetation and Landscaping: Annual inspection** of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in kind, if they are found to be dead or dying.
- d. **Riprap:** Rock riprap should be **inspected annually** and after every major storm event in order to ensure that it has not been displaced, undermined, or otherwise damaged. Displaced rock should be replaced, or additional rock added in order to maintain the structure(s) in their undamaged state. Woody vegetation should not be allowed to become established in riprap areas, and/or any debris removed from the void spaces between the rocks. If the riprap is adjacent to a stream or other waterbody, the water should be kept clear of obstructions, debris, and sediment deposits.
- e. **Vegetative Storm water Basin:** The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.

Vegetated embankments that serve as “berms” or “dams” that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.

Embankments should be inspected at least annually by a qualified professional for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.

Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected at least annually by a qualified professional, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection;

Trash and debris should be removed from the basin and any inlet or outlet structures whenever observed by inspection;

Accumulated sediment should be removed when it significantly affects basin capacity.

See attached sample forms as a guideline.

Any inquiries in regards to the design, function, and/or maintenance of any one of the above mentioned facilities or tasks shall be directed to the project engineer:

Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

T#: (603) 772-4746
F#: (603) 772-0227

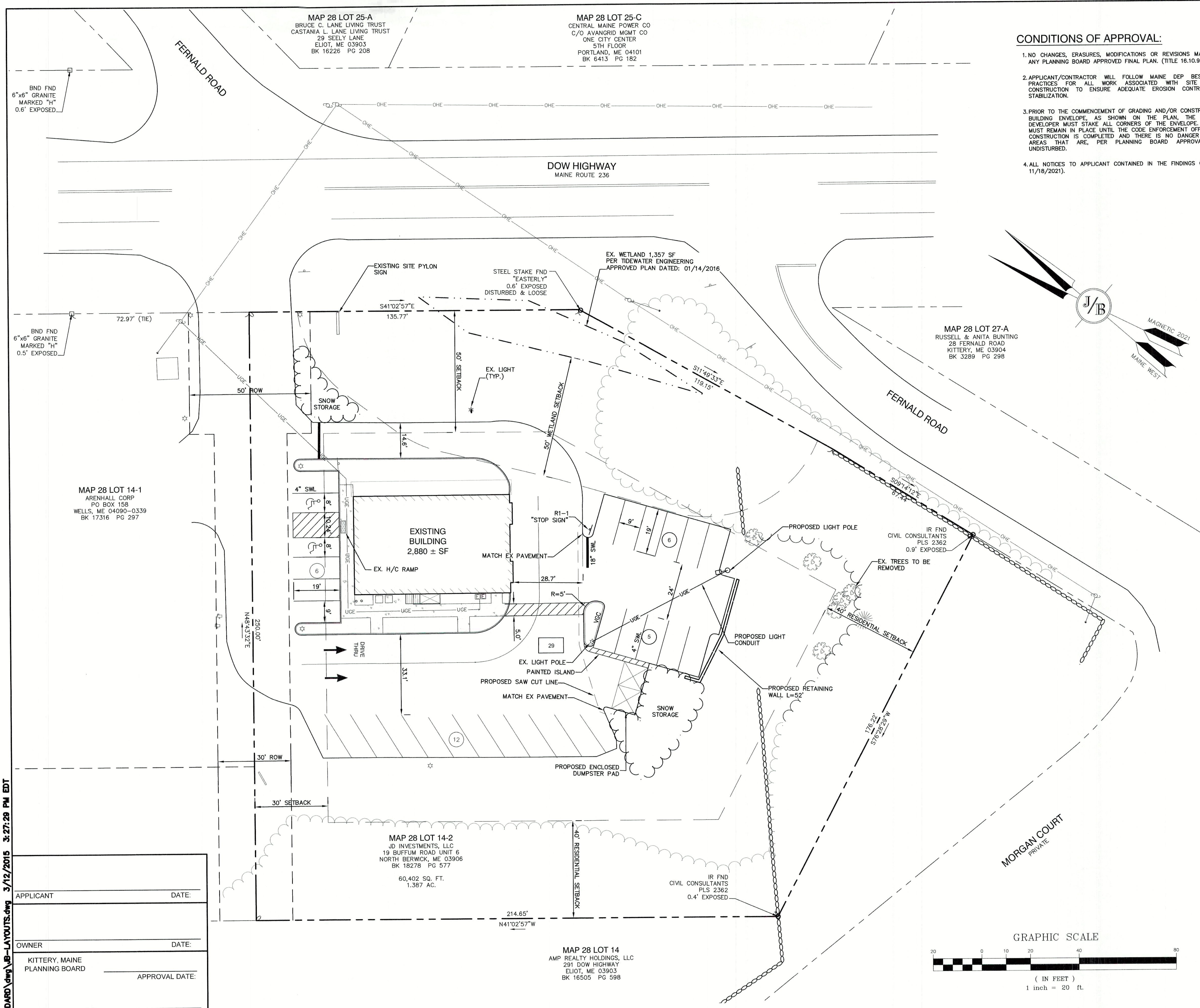
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION PERIOD AND CRITERIA
Tax Map 28 Lots 14-2
Parking Lot Expansion
Kittery, ME

Stormwater Component	Inspection Period	Inspection Criteria/Methods
Culverts	Once per month	Inspect inlet/outlet. Remove debris.
Erosion	Annually	Repair site erosion.
Vegetation	Annually	Repair bare unvegetated areas.
Riprap	Annually	Relocate displaced rocks, remove woody vegetation and debris.
Vegetative Stormwater Basin	Bi-annually	Inspect for sediment/debris collection, inspect inlets/outlets, inspection for erosion.

**STORM WATER OPERATIONS AND MAINTENANCE PLAN
INSPECTION REPORT**

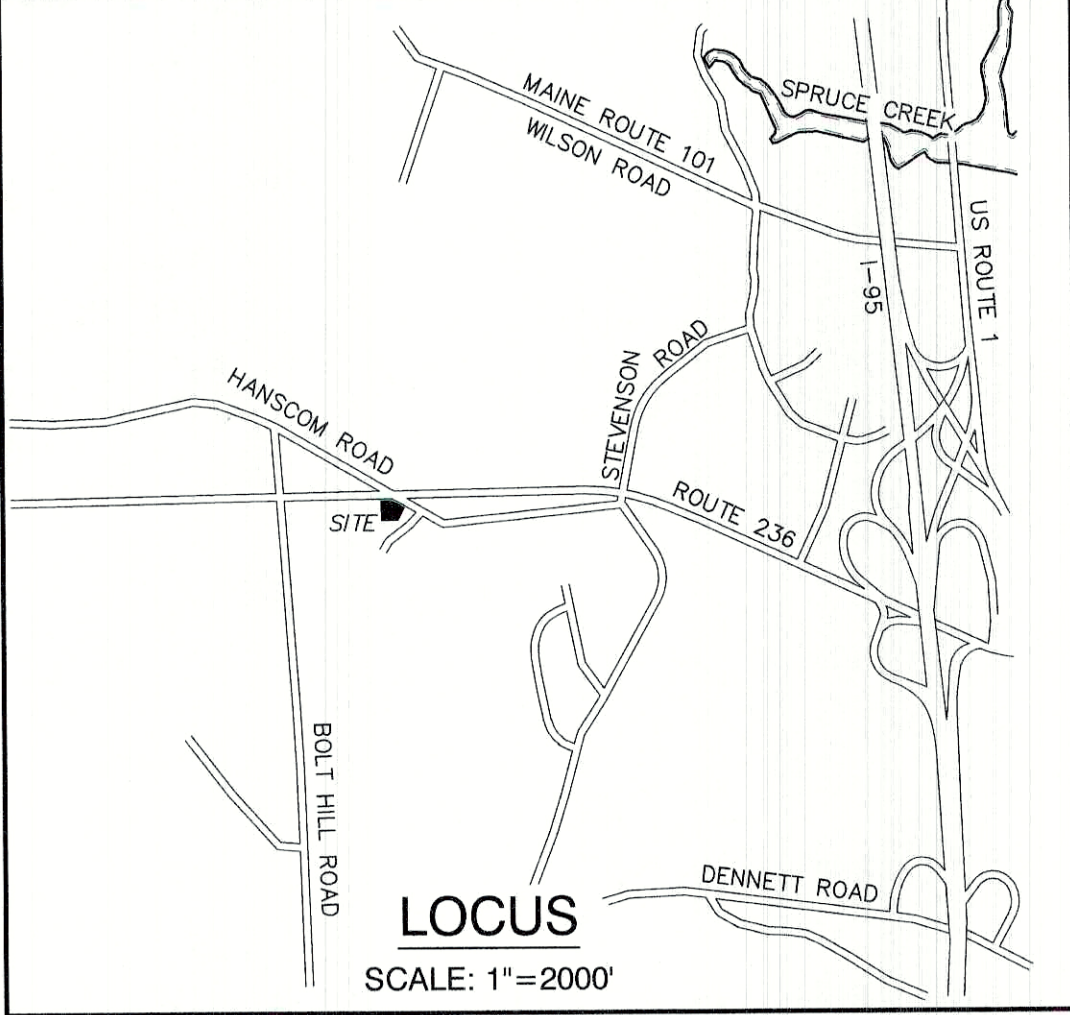
Tax Map 28 Lots 14-2
Parking Lot Expansion
Kittery, ME

Yearly Inspection Form			
Inspected Component	Date of Inspection	Inspector	Issue Detected / Action Taken
Culverts			
Erosion			
Vegetation			
Riprap			
Vegetative Stormwater Basin			



CONDITIONS OF APPROVAL:

1. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (TITLE 16.10.9.1.2)
2. APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
3. PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION WITHIN A BUILDING ENVELOPE, AS SHOWN ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE ENVELOPE. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER DETERMINES CONSTRUCTION IS COMPLETED AND THERE IS NO DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
4. ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT (DATED: 11/18/2021).



SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED 11 SPACE PARKING LOT EXPANSION AT TAX MAP 28, LOT 14-2.
2. ZONING DISTRICT: COMMERCIAL 2 (C-2)
LOT AREA MINIMUM = 40,000 SF
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE/REAR SETBACK = 30' (40' WHEN ABUTTING RESIDENTIAL ZONE OR USE)
MAX. BUILDING HEIGHT = 40'
MAX. BUILDING COVERAGE = 40%
PROPOSED BUILDING COVERAGE = 5.8%
WETLAND SETBACK TO PARKING = 50'
3. PARKING CALCULATIONS:
EXISTING SPACE ALLOCATION
1ST FLOOR - 2,637 SF
-AROMA JOES = 857 SF (3 SPACES)
-COMMON AREA = 604 SF (6 SPACES)
-OFFICE AREA = 679 SF (3 SPACES)
2ND FLOOR - 1,855 SF
-OFFICE AREA = 1,481 SF (6 SPACES)
-COMMON AREA = 374 SF
TOTAL SPACES REQUIRED: (18 SPACES)
TOTAL EXISTING SPACES: (18 SPACES)
ADDITIONAL SPACES PROPOSED = (11 SPACES)
TOTAL SPACES PROPOSED = (29 SPACES)
4. TOTAL BUILDING FOOTPRINT = 2,880 S.F. (INCLUDES FRONT OVERHANGS)
EXISTING PAVED AREA ON LOT = 14,412 S.F.
PROPOSED PAVED AREA = 3,400 S.F.
TOTAL DISTURBANCE = 13,555 S.F.
5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
6. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
7. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
8. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, SEPTIC DESIGNER AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
11. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
12. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
13. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
14. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
15. ALL CURBING TO BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
16. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
17. ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
18. DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
19. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
20. ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.
21. WHEN THE SNOW STORAGE ON SITE IS AT CAPACITY, EXCESS SNOW MUST BE TRUCKED OFF SITE.

F:\CADD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

APPLICANT	DATE:
OWNER	DATE:
KITTERY, MAINE PLANNING BOARD	APPROVAL DATE:
PLANNING BOARD CHAIR	DATE:

Design: EMP	Draft: GDR	Date: 7/6/21
Checked: WGM	Scale: AS SHOWN	Project No.: 21076
Drawing Name: 21076-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
3	03/02/22	REVISED PER CONDITIONS OF APPROVAL	EMP
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP
		REVISION	BY

J/B

Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENT, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C2
SHEET 3 OF 9 JBE PROJECT NO. 21076

PROJECT PARCEL TOWN OF KITTERY TAX MAP 28, LOT 14-2
APPLICANT/OWNER JD INVESTMENTS, LLC 19 BUFFUM ROAD, UNIT 6 NORTH BERWICK, ME 03906 BK 18278, PG 577
TOTAL LOT AREA 60,402 SQ. FT. 1.39 ACRES