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One Portland Square
Portland, ME 04101-4054
Main 207-774-4000

August 24, 2022

Via Federal Express
Town of Lovell Board of Appeals
Lovell Town Office
1069 Main Street
Lovell, ME 04051

Re: Bridgton Investment Fund, LLC Appeal of CEO Determination

Dear Members of the Board of Appeals:

On behalf of Bridgton Investment Fund, LLC and its owner Mark Lopez (“Bridgton Investment”), please accept this administrative appeal of a determination by the Lovell Code Enforcement Officer (“CEO”). By letter dated July 28, 2022, the CEO issued a determination (“CEO Determination”) that Bridgton Investment’s proposed self-storage facility is not a “warehouse” under the Lovell Zoning Ordinance (“Ordinance”).

The result of the CEO Determination is that the self-storage facility is not an allowed use in the Limited Commercial (“LC”) District where it is proposed, or anywhere else in Lovell. As set forth below, the CEO Determination was made in error. Bridgton Investment respectfully requests that the Board of Appeals (“Board”) reverse the CEO Determination and find that Bridgton Investment’s proposed self-storage facility constitutes a “warehouse” under the Ordinance.

A completed administrative appeal form and a check for the \$100 appeal fee are enclosed with this letter.

1. Factual and Procedural Background

In October 2021, the Lovell Planning Board (“Planning Board”) granted a conditional use permit to Bridgton Investment to build three buildings (“Phase 1”) of a self-storage facility located on Main Street/Route 5 near the intersection with West Lovell Road. As directed by the Ordinance in effect at the time, the Planning Board determined that the self-storage facility was most similar to a “warehouse” and was therefore allowed with a conditional use permit in the LC District.

In January 2022, Bridgton Investment submitted another conditional use permit application to construct six additional buildings (“Phase 2”) at the same self-storage facility. A

copy of the Phase 2 application is attached as Exhibit 1. On February 16, 2022, the Planning Board reviewed the Phase 2 application for completeness and took public comment on various aspects of the proposal. A copy of the minutes from the February 16 Planning Board meeting are attached as Exhibit 2.

On March 5, 2022, the Town of Lovell amended the Ordinance to add a provision below the Table of Uses stating that “any use not expressly listed in the above table as a permitted use . . . shall be considered prohibited in the zoning district.” Ordinance § 6.2.¹ The amendment also provided that, “When there is a question about whether a proposed use is listed in the above table, the Code Enforcement Officer shall make a formal, written determination.” *Id.* On July 27, 2022, the Planning Board met and voted to request that the CEO make such a determination regarding Bridgton Investment’s application.

Pursuant to Section 6.2, the CEO issued the CEO Determination by letter dated July 28, 2022, concluding that Bridgton Investment’s proposed self-storage facility did not constitute a “warehouse” under the Ordinance Land Use Table. A copy of the CEO Determination is attached as Exhibit 3.

2. Standard of Review

The Board reviews the CEO Determination “de novo.” Ordinance § 10.3(A)(2). Under de novo review, the Board “may consider new evidence or information, new testimony, or hear new witnesses, and may conduct the review as if the application is being newly presented.” *Id.* The Board “may reverse the decision of the Code Enforcement Officer based upon its de novo investigation and deliberations.” *Id.* In other words, the Board must decide this issue anew, and should not give deference to the interpretation of the CEO.

“The characterization of proposed uses in applications for local land use permits presents a mixed question of law and fact.” *Fryeburg Tr. v. Town of Fryeburg*, 2016 ME 174, ¶ 5, 151 A.3d 933, 936 (affirming planning board determination that administrative offices, outdoor recreation, and related storage fit within the land use classification “school”). In other words, the Board should look at the particular facts of the facility Bridgton Investment is proposing and determine on those facts whether the proposed use is a “warehouse” under the Ordinance.

3. Bridgton Investment’s Proposed Self-Storage Facility Constitutes “Warehouse” Use under the Ordinance’s Table of Land Uses

The term “warehouse” is not defined in the Ordinance. Under Maine’s rules for ordinance interpretation, undefined terms are to be given their “ordinary meaning unless the Ordinance clearly indicates otherwise.” *Jade Realty Corp. v. Town of Eliot*, 2008 ME 80, ¶ 9, 946 A.2d 408, 411. The “ordinary” meaning of a term is often considered its “dictionary” definition. *Wolfram v. Town of North Haven*, 2017 ME 114, ¶ 14.

¹ Bridgton Investment believes that its Phase 2 application was “pending” at the Planning Board prior to the Ordinance amendment and therefore should be reviewed under the pre-existing Ordinance provisions.

The term “warehouse” is defined as “a structure or room for the storage of merchandise and commodities.”² The term “warehouse” is synonymous with the term “storage.”³ Synonyms are words “that have the same or nearly the same meaning in some or all senses.”⁴ Thus, the ordinary dictionary meaning of the term “warehouse” includes any building or facility used for storage.

The actual language in the Table of Land Uses is “Warehouse, Distribution Center.” Ordinance § 6.2. Under the rules of construction, these two terms must be given independent meaning. *Zappia v. Town of Old Orchard Beach*, 2022 ME 15, ¶ 10, 271 A.3d 753, 756 (“All words in [an ordinance] are to be given meaning, and none are to be treated as surplusage if they can be reasonably construed.”). A “distribution center” is not defined in the Ordinance but is elsewhere defined as “a product storage and shipping building that stores goods a company produces.”⁵ As such, the term “warehouse” must mean something in addition to a purely commercial “distribution center.”

As noted in the CEO Determination, the term “self-storage” is defined as “pertaining to a **warehouse** or other facility that rents to people for storing personal possessions.”⁶ The term “self-storage” is also defined as “a commercial facility in which customers can rent space to store possessions: a self-storage **warehouse**”⁷ and as “a system whereby individuals rent containers or units of space within a large **warehouse** to store possessions.”⁸ Furthermore, the term “mini-warehouse” is defined as “a building separated into relatively small, lockable individual units, typically with a garage door-style opening, that provides storage.”⁹ Thus, under its ordinary dictionary definition, a self-storage facility is a type of warehouse.

The CEO Determination mistakenly places weight on the fact that Bridgton Investment’s application uses the more specific term “self-storage” rather than the more general term “warehouse” to describe the proposed facility. The Ordinance’s Table of Land Uses contains numerous broadly stated uses that, like “warehouse,” can and should encompass a variety of more specific real-world developments. Under the CEO’s reasoning, a grocery store, hardware store, or lumberyard would be prohibited everywhere in Lovell because those specific words are not found in the Table of Land Uses. But a reasonable reading of the Ordinance would allow those uses to be permitted under the general and undefined term “retail.”

It is also worth noting that classifying the proposed self-storage facility as a “warehouse” for permitting purposes will be consistent with the allowed uses and purpose within the LC District. The impacts of a self-storage facility are likely to be significantly less than other types

² <https://www.merriam-webster.com/dictionary/warehouse>

³ Merriam-Webster, <https://www.merriam-webster.com/thesaurus/warehouse>, accessed 24 Aug. 2022.

⁴ <https://www.merriam-webster.com/dictionary/synonym>

⁵ <https://www.techtarget.com/whatis/definition/distribution-center>

⁶ <https://www.dictionary.com/browse/self-storage> (emphasis added).

⁷ American Heritage Dictionary of the English Language, Fifth Edition (2011), retrieved August 24 2022 from <https://www.thefreedictionary.com/Self+storage> (emphasis added).

⁸ <https://www.lexico.com/en/definition/self-storage> (emphasis added).

⁹ https://www.allbusiness.com/barrons_dictionary/dictionary-mini-warehouse-4954133-1.html

August 24, 2022

Page 4

of warehouses or other permitted uses in the LC District, which include automobile graveyards, chemical/bacteriological labs, hospitals, kennels, mechanized recreation, and mineral extraction.

Accordingly, the ordinary, common-sense interpretation of the Ordinance should result in the conclusion that Bridgton Investment's proposed self-storage buildings fit within the undefined Ordinance term "warehouse."

4. Conclusion

For the reasons set forth above, Bridgton Investment respectfully requests that the Board vacate the decision of the CEO and find that its Phase 2 self-storage facility constitutes a "warehouse" under the Ordinance and is therefore allowed in the LC District with conditional use approval from the Planning Board.

Thank you for your attention and we look forward to appearing before the Board.

Sincerely,



Gordon R. Smith

Enclosures

ADMINISTRATIVE APPEAL

APPLICANT'S NAME: Bridgton Investment Fund, LLC c/o Mark Lopez

ADDRESS: 438 Commons Drive, Bridgton, ME 04009

TELEPHONE NUMBER: (603) 479-9095

OWNER (S) NAME: Same as above

ADDRESS: _____

TELEPHONE NUMBER: _____

LOCATION OF PROPERTY WHICH IS SUBJECT OF APPEAL: Route 5 Lovell, ME

MAP & LOT: Map R07, Lot 038

X An Administrative Appeal

Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that (check one):

X An error was made in a decision by X The Code Enforcement Officer or _____ The Planning Board.

X The denial/approval of the permit was based on a misinterpretation of the Ordinance

_____ There has been a failure to approve or deny the permit within a reasonable period of time

_____ Other _____

X An interpretation of the ordinance.

_____ A change of use permit.

1. If an appeal from a decision of the Code Enforcement Officer or Planning Board, please explain in detail the facts surrounding this appeal, what you think is wrong about the decision which you are appealing, and what action you want the Board of Appeals to take in this matter. If additional space is needed, please continue on a separate sheet of paper and attach it to this application.

See attached.

2. If you are requesting an interpretation of the ordinance please identify the terms, phrases or ordinance sections you want the Board to interpret, and explain the facts surrounding the property in question creating the need for an interpretation.

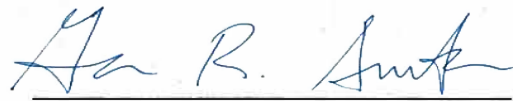
See attached.

3. If a request for a change of use permit, please explain in detail the current use of the property, the proposed use of the property, and how the proposed change will satisfy the requirements of Section 5.2.B.3 of the ordinance.

Not applicable. Change of existing non-conforming use is not requested.

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

DATED: August 24, 2022



Applicant

EXHIBIT 1



Pineland

Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

January 12, 2022

21-32

Mr. Alan Broyer, Code Enforcement Officer
Town of Lovell
1069 Main St.
Lovell, ME 04051

**CONDITIONAL USE APPLICATION; BRIDGTON INVESTMENT FUND, LLC
LOVELL SELF STORAGE – PHASE 2, MAIN ST., LOVELL**

Dear Mr. Broyer:

On behalf of applicant, Bridgton Investment Fund, LLC (Mark Lopez), we are pleased to submit eight (8) copies of the Conditional Use Application for the Lovell Self Storage – Phase 2. The parcel is identified as a portion of Lot 38 on the Town of Lovell Tax Map R07; includes approximately 5.94 acres; is located on the easterly side of Main St. (Route 5) near the intersection with West Lovell Road; and is located within the Limited Commercial District. The eastern property boundary primarily follows the course of Alder Brook.

As you will recall, Phase 1 received final approval by the Planning Board at their October 27, 2021 meeting for construction of three self-storage buildings (18,100 square feet). The proposed expansion will include the construction of six additional self-storage buildings (29,900 square feet) with paved access to the buildings. The project will include extension of the chain link fence to enclose the site. Underground power will be extended from the Phase 1 buildings to serve the new buildings. Since there will be no occupants or employees at the site, neither water service nor subsurface wastewater disposal will be required for this project. Stormwater management will be accomplished by directing runoff to a proposed underdrained soil filter basin (Phase 1 and a portion of Phase 2) and a proposed infiltration basin (remainder of Phase 2).

When completed, the project will include a total of nine buildings (48,000 square feet), approximately 2.57 acres of impervious area; and approximately 4.06 acres of total developed area. The project will maintain a minimum 100-foot setback from Alder Brook and does not include any impacts to wetlands. Based upon this scope of development, a Chapter 500 Stormwater Permit application is required to be filed with the Maine Department of Environmental Protection. The development will utilize the Driveway/Entrance permit obtained from the Maine Department of Transportation for Phase 1. No other State or Federal permits are anticipated to be required.

The following statements are provided to address the Conditional Use application's submission requirements as outlined in the Zoning Ordinance, Article IX, 9.9.C:

- 9.9.C.1. The completed conditional use application form is attached. The required application fee and escrow deposit will be provided by the applicant.
- 9.9.C.2. A scaled site plan set is attached.
- 9.9.C.3. The project scope is described in the introduction of this letter.
- 9.9.C.4. A copy of the recorded deed is attached as evidence of right, title, or interest.
- 9.9.C.5. The parcel is located in a Limited Commercial District.
- 9.9.C.6. A portion of the property is located within a Special Flood Hazard Area – Zone A associated with Alder Brook. No base flood elevations have been determined for Zone A. The approximate location of the Zone A boundary is depicted on the Site Plan and a copy of the Federal Insurance Rate Map 23017C1170D is included within the Stormwater Management report.
- 9.9.C.7. No deed restrictions are proposed for this property.
- 9.9.C.8. Since there will be no occupants or employees at the site, water service is not required for this development.
- 9.9.C.9. Since there will be no occupants or employees at the site, subsurface wastewater disposal is not required for this development.
- 9.9.C.10. Based upon the Institute of Transportation Engineers, Trip Generation Manual (10th Edition), the calculated trip generation for the development is depicted in the following table:

Trip Generation LUC 151: Mini-Warehouse 48,000 S.F. Gross Floor Area		
Time Period	Average Rate per 1000 S.F.	Total Trips
Weekday:		
Total Trip Ends	1.51	72
AM Peak Hour of Adjacent Street	0.10	5
PM Peak Hour of Adjacent Street	0.17	8
AM Peak Hour of Generator	0.20	10
PM Peak Hour of Generator	0.20	10
Saturday:		
Total Trip Ends	1.95	94
Peak Hour of Generator	0.20	10
Sunday:		
Total Trip Ends	1.89	91
Peak Hour of Generator	0.16	8

9.9.C.11. Based upon the scope of development, a Chapter 500 Stormwater Permit application is required to be filed with the Maine Department of Environmental Protection. The existing Driveway/Entrance permit from the Maine Department of Transportation is attached. No other State or Federal permits are anticipated to be required.

The following statements are provided to address the Conditional Use application's submission requirements as outlined in the Zoning Ordinance, Article IX, 9.9.D:

- 9.9.D.1. A Boundary Survey is included as part of the plan set.
- 9.9.D.2. The existing and proposed stormwater conveyance and stormwater management structures are included on the Grading & Utility Plan.
- 9.9.D.3. The existing and topographic contours are included on the Grading & Utility Plan.
- 9.9.D.4. Alder Brook and the associated wetlands within or adjacent to the site are depicted on the plan set.
- 9.9.D.5. Since there will be no occupants or employees at the site, neither water service nor subsurface wastewater disposal is required for this development. As such, the applicant requests a waiver for the requirement to provide a high intensity soil survey.
- 9.9.D.6. Since there will be no occupants or employees at the site, neither water service nor subsurface wastewater disposal is required for this development. As such, the applicant requests a waiver for the requirement to provide fire protection infrastructure for the site.
- 9.9.D.7. The width of Main Street (Route 5) is depicted on the Site Plan.
- 9.9.D.8. There is no open space proposed for this development.
- 9.9.D.9. Since there will be no occupants or employees at the site, subsurface wastewater disposal is not required for this development and no potential impacts to ground water quality are anticipated. As such, the applicant requests a waiver for the requirement to provide a hydrogeologic assessment.
- 9.9.D.10. Since the project does not require 40 or more parking spaces and is not projected to generate more than 200 vehicle trips per day, the applicant requests a waiver for the requirement to provide a Traffic Impact Analysis.
- 9.9.D.11. Based upon a review of the Beginning with Habitat website map viewers, Alder Brook is identified as including a 75-foot riparian buffer and a portion of the site is included within the boundaries of an aquifer; no high or moderate value wildlife habitat is identified on or adjacent to the site; and the parcel is not encumbered by conserved land. The Maine Natural Areas Program (MNAP) has been contacted to confirm whether or not any unique natural areas are identified as occurring on or adjacent to the site. A copy of MNAP's response is attached.

- 9.9.D.12. The Maine Historic Preservation Commission (MHPC) has been contacted to confirm whether or not any areas in the vicinity of this site are listed or eligible to be listed on the National Register of Historic Places. MHPC's response is attached.
- 9.9.D.13. A complete plan set including Site, Landscaping, Grading, Utility and Site details is included with the application.
- 9.9.D.14. A stormwater management plan is included with the application.
- 9.9.D.15. Erosion & sedimentation control measures along with associated maintenance & housekeeping procedures have been outlined to prevent unreasonable impacts on the project site or the surrounding environment. Notes and details are included within the plan set.
- 9.9.D.16. There are no parcels of land proposed to be dedicated to public use associated with this development.
- 9.9.D.17. Non-hazardous demolition material and new construction debris will be collected and stored in an on-site dumpster and transported by a licensed hauler to an active/licensed processing facility. Tree clearing will be performed by a qualified forestry company. Suitable logs will be hauled off-site. Trimmings and stumps will be ground on-site for use is erosion control mix berms.

We are hopeful that sufficient information has been provided to deem this application as complete and suitable for submission to the Planning Board. Please call if you have any questions, require additional information, or determine that a pre-application meeting is warranted. Thank you for your consideration.

Sincerely,
TERRADYN CONSULTANTS, LLC



Richard Meek, P.E.
Sr. Project Engineer

Enc.

cc: Mark Lopez



Town of Lovell

Lovell, Maine

1069 MAIN ST. LOVELL, MAINE 04051

TEL: 207-925-6272 FAX: 207-925-1710

Conditional Use Application

Initial Meeting Date _____

Date Received: _____

Fee Paid: Yes _____ No _____

Zoning District _____

Applicants applying for Conditional Use should familiarize themselves with [Article 9.9](#) of the Lovell Zoning Ordinance.

Property Owner: _____

Mailing Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Telephone: _____ **Email:** _____

Applicant: Same as Owner Lessee Purchase and Sales Agreement Agent

Name _____ **Address** _____

City _____ **State** _____ **Zip** _____ **Telephone** _____

Email _____

If Applicant is different than owner, please include letter of Authorization to apply on owner's behalf.

Property Physical Address _____ **Map** _____ **Lot** _____

Required Department//Consultant Reviews

Road Commissioner? Yes _____ No _____ SMRPS Planner? Yes _____ No _____

Fire/Rescue Department Review? Yes _____ No _____

Engineering Peer Review? (final determination by Planning Board). Yes _____ No _____

Brief Description of Project:

Is any portion of the property within 250 of the highwater line of a river or water body? ____ Yes. ____ No

Does the parcel include any wetlands? ____ Yes. ____ No

Is this parcel included in a prior conditional use application? ____ Yes. ____ No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
Yes ____ No ____

Identify method of water supply to the proposed development.

____ Individual wells, ____ Private community water system.

Identify method of sewage disposal to the proposed development.

____ Onsite subsurface wastewater disposal system
____ private, multiple use community wastewater system.

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

Date: _____ Applicants / Owner's Signature _____

THIS FORM ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

1. Pre-application Conference with the Code Enforcement Officer MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION. Applications will not be accepted without prior conference with the CEO.
2. The application form, with all accompanying, drawings and documents, as indicated by the CEO at the pre-application conference MUST BE SUBMITTED BY 9:00 AM IN THE MORNING, 14 DAYS PRIOR TO THE PLANNING BOARD MEETING.
3. Pre-Construction Photographs of the construction site are required prior to final approval.
4. Apply for or indicate your E911 Address for this project E911 address needed

Town of Lovell

Checklist for Applicant

CONDITIONAL USE APPLICATION SUBMITTAL

Project Name _____ Date _____

This checklist has been prepared to assist applicants in assembling the information necessary for a Conditional Use Application. However, the checklist does not substitute for the text of Article 9.9 of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1.
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission is not applicable, the CEO will check the appropriate box in column 2.
3. At the applicant's initial meeting with the Planning Board, the Board will go over this list, and the Board will check each item that is deemed an acceptable submission in column 3. If the Board finds a particular submission is missing or is insufficient or incomplete, it will indicate what the applicant must do to remedy the situation in its completeness review decision.

Note that this checklist only covers the submission requirements for a Conditional Use Application. It does not address the review standards that the application must meet in the next stage of the process.

		1	2	3
	CONDITIONAL USE APPLICATION REQUIRED SUBMITTAL	Submitted by Applicant	CEO Deems Not Applicable (Submission is not necessary)	Submission Received and Accepted as Sufficient by Planning Board
9.9.C.1	10 copies of the site plan (at least 1"= 50') and all supporting materials, including Conditional Use application form, and Conditional Use Application submissions checklist; Application fee and Escrow deposit paid.			
9.9. C.2	Sizes and locations of existing and proposed building footprints, parking lots, drives, walkways, streets, roads, landscaping, and areas of proposed grading or clearing or areas to remain undisturbed			
9.9. C.3	Narrative describing the proposed project, including such details as the projected number of employees; months, days, and hours of operation; and number of customers to be served.			
9.9. C.4	Verification that the applicant has sufficient right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof of interest.			
9.9. C.5	The zoning district in which the proposed site plan is located and the location of any zoning boundary			
9.9.C.6	If any portion of the site is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the Flood Insurance Rate Map			

9.9. C.7	Proposed deed restrictions intended to cover all or part of the subject property			
9.9. C.8	Type of water supply system(s) to be used at the site, including evidence of adequate ground water supply and quality for potable water			
9.9. C.8	Indication of an adequate supply of water for firefighting purposes, from either on or off-site, satisfactory to the fire chief			
9.9. C.9	Type of sewage disposal: to be used at the site, and a septic system design, prepared by a Licensed Site Evaluator or Professional Engineer			
9.9. C.10	Estimate of the amount and type of vehicular traffic to be generated daily and at peak hours			
9.9. C.11	Permits from State or Federal Authorities			

Additional Application Submittals. Where new construction or expansion of a use is proposed, submission of each of the following additional items shall be required as part of the application. However, if the Board finds that strict compliance with this subsection would be excessive in light of the nature of the proposed structure or activity, or where there are special circumstances of a particular plan, the Board may waive any of these following application submissions, upon written request of the-applicant, provided that such waivers will not nullify the intent and purpose of the Zoning Ordinance.

	Conditional Use Application Required Submittal	1 Submitted by Applicant	2 CEO Deems Not Applicable. (Submission is not necessary)	3 Applicant Requests Submission Waiver from Planning Board	4 Submission Received & Accepted as Sufficient by Planning Board	5 Submission Requirement Waived at Planning Board
9.9. D.1	Standard boundary survey of the parcel made and certified by a registered land					
9.9. D.2	Existing or proposed culverts or other stormwater management features on or adjacent to the site					
9.9. D.3	Existing and proposed topographic contours at an interval of 2 feet, in relation to Mean Sea Level, for any areas to be developed					
9.9. D.4	The location of all wetlands, rivers, streams, brooks, vernal pools and other water bodies within or adjacent to the proposed site plan, as well as any other prominent natural features					
9.9. D.5	For undeveloped sites, a high intensity soil survey by a Certified Soil Scientist of those areas of the site proposed to be developed					
9.9. D.6	Statement from the fire chief approving all dry hydrant, fire pond, or storage tank locations or other fire protection measures deemed necessary					
9.9. D.7	Location, names, and present widths of existing streets, highways, easements, building lines, parks on or adjacent					
9.9. D.8	Location of any open space to be preserved and a description of proposed ownership, improvement and management					
9.9. D.9	Hydro-geologic assessment prepared by a Certified Geologist or Registered Professional Engineer					

9.9. D.10	A traffic impact analysis, prepared by a Registered Professional Engineer with experience <i>in</i> traffic engineering (for projects requiring 40 or more parking spaces, or projected 200+ trips per day)					
9.9. D.11	Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan					
9.9. D.12	Historic or Archaeological Sites • within or adjacent to the proposed site which are either listed on or eligible to be listed on the National Register of Historic Places, or have been identified in the comprehensive plan					
9.9. D.13	The applicant shall submit a copy of the site plan and a copy of any proposed mitigation measures to the Maine Historic Preservation Commission and submit any agency comments to the Board					
9.9. D.14	Stormwater Management Plan					
9.9. D.15	Erosion & Sedimentation Control Plan					
9.9. D.16	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. If proposed streets and/or open spaces or other land is to be offered to the municipality, written evidence that the Select Board is satisfied with the legal sufficiency of the written offer to convey title shall be included.					
9.9. D.17	Location and method of disposal for land clearing and construction debris					
7.14.	Sign & Light Permit					

LOVELL SELF STORAGE - PHASE 2

MAIN STREET, ROUTE 5, LOVELL, MAINE

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
BLISS & ASSOCIATES, INC
P.O. BOX 113
LOVELL, MAINE 04051
(207) 925-1468

WETLAND DELINEATION:
MARK HAMPTON ASSOCIATES
P.O. BOX 1931
PORTLAND, ME 04104-1931
(207) 756-2900

APPLICANT:

MARK LOPEZ
438 COMMONS DRIVE
BRIDGTON, MAINE 04009

OWNER:

BRIDGTON INVESTMENT FUND, LLC
438 COMMONS DRIVE
BRIDGTON, MAINE 04009

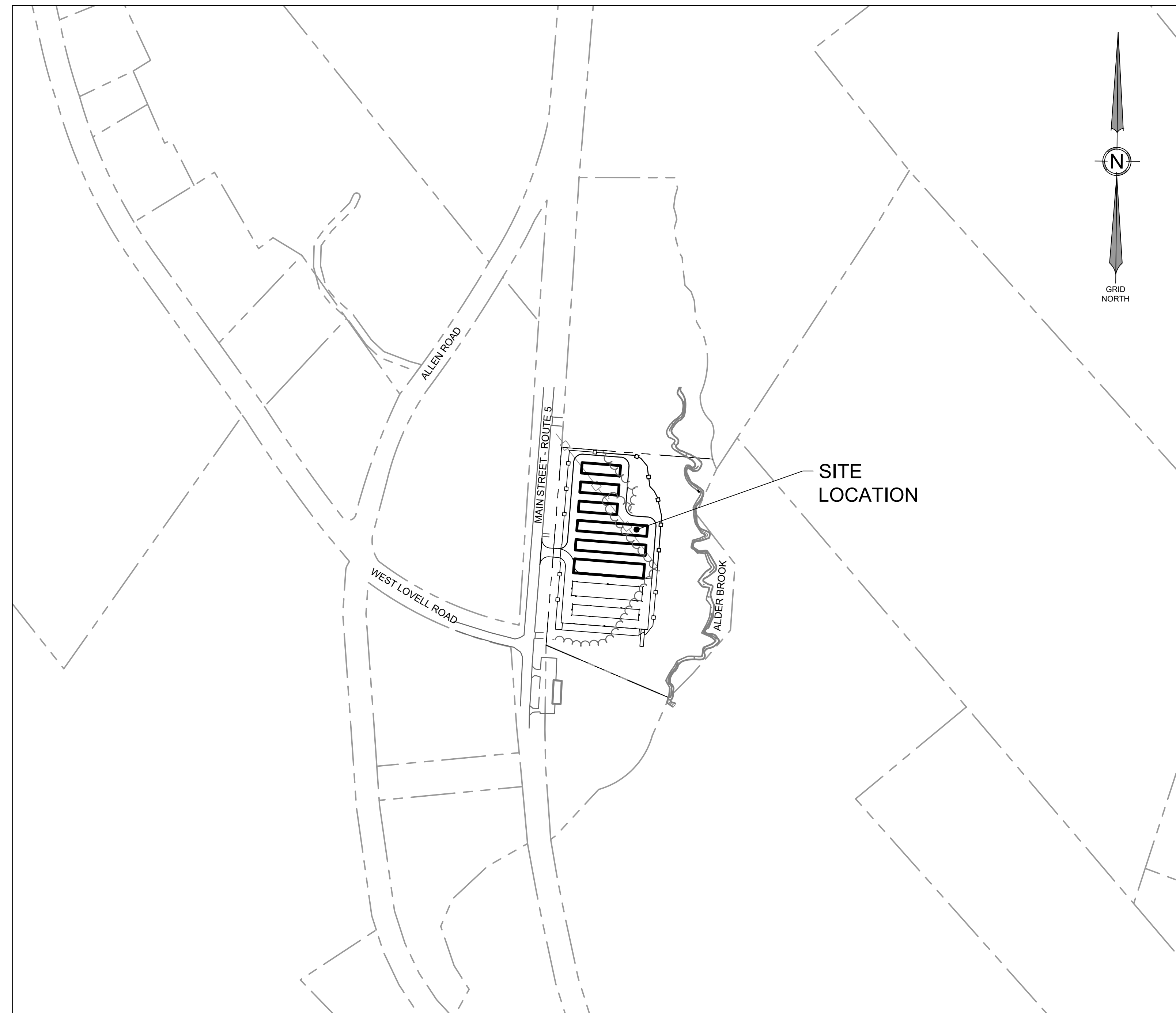
PROJECT PARCEL SITE

TOWN OF LOVELL TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
R07	38

APPROVED: TOWN OF LOVELL
PLANNING BOARD

DATE



LOCATION MAP

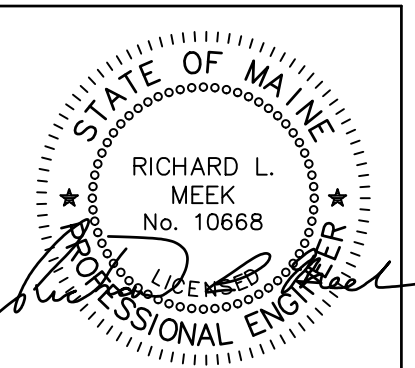
SCALE: 1" = 200'

LEGEND

---	EXISTING PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
- - - -	PROPOSED SETBACK LINE
- - - -	EXISTING SETBACK LINE
- - - -	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT
- - - -	ROAD CENTERLINE
- - - -	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
- - - -	PROPOSED CONTOUR
- - - -	EXISTING STORMDRAIN
- - - -	PROPOSED STORMDRAIN
- - - -	EXISTING SANITARY SEWER
- - - -	PROPOSED SANITARY SEWER
- - - -	EXISTING WATER LINE
- - - -	PROPOSED WATER LINE
- - - -	EXISTING UNDERDRAIN
- - - -	PROPOSED UNDERDRAIN
- - - -	EXISTING OVERHEAD ELECTRIC & TELEPHONE
- - - -	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- - - -	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- - - -	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- - - -	EXISTING EDGE OF PAVEMENT
- - - -	PROPOSED EDGE OF PAVEMENT
- - - -	EXISTING EDGE OF GRAVEL
- - - -	PROPOSED EDGE OF GRAVEL
- - - -	EXISTING CURB
- - - -	PROPOSED CURB
- - - -	EDGE OF WATER
- - - -	EXISTING TREE LINE
- - - -	PROPOSED TREE LINE
- - - -	CHAIN LINK FENCE
- - - -	PROPOSED FENCE
- - - -	EXISTING GUARDRAIL
- - - -	PROPOSED GUARDRAIL
- - - -	SILT FENCE
+	TEST PIT
+	EXISTING VALVE
+	PROPOSED VALVE
+	EXISTING HYDRANT
+	PROPOSED HYDRANT
+	EXISTING TRANSFORMER
+	PROPOSED TRANSFORMER
+	EXISTING LIGHT POLE
+	PROPOSED LIGHT POLE
+	EXISTING UTILITY POLE
+	PROPOSED UTILITY POLE
+	EXISTING CATCH BASIN
+	PROPOSED CATCH BASIN
+	EXISTING SEWER MANHOLE
+	PROPOSED SEWER MANHOLE
+	EXISTING SPOT GRADE
+	PROPOSED SPOT GRADE
+	EXISTING SIGN
+	PROPOSED SIGN
+	EXISTING BUILDING
+	PROPOSED BUILDING
+	WETLAND AREA
+	PROPOSED PAVEMENT
+	PROPOSED GRAVEL
+	RIPRAP

SHEET INDEX

SHT. NO.	SHEET TITLE
C-0.1	COVER SHEET - LOCATION MAP
S-1.1	BOUNDARY SURVEY
C-1.1	SITE PLAN
C-2.1	GRADING AND UTILITY PLAN
C-2.2	GRADING AND UTILITY PLAN
C-3.1	EROSION CONTROL DETAILS AND NOTES
C-3.2	SITE DETAILS
C-3.3	STORMWATER DETAILS AND NOTES
L-1.1	LANDSCAPE PLAN



DATE: 01/12/2022
P.E.: RICHARD L. MEEK, PE 10668

NO.	REVISIONS	DATE
A	01/12/2022	NO.

566 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradync consultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:	LOVELL SELF STORAGE - PHASE 2
LOCATION:	MAIN STREET, ROUTE 5, LOVELL, ME
SHEET TITLE:	COVER SHEET - LOCATION MAP
CLIENT:	MARK A. LOPEZ 438 COMMONS DRIVE BRIDGTON, ME 04009
DATE:	01/12/2022
SCALE:	1" = 200'
DESIGNED:	RLM
JOB NO.:	2132
SHEET:	C-0.1

OXFORD, SS

Registry of Deeds

Received: _____

at _____ h. _____ m. _____ M.

Vol. _____ Page _____

Attest _____

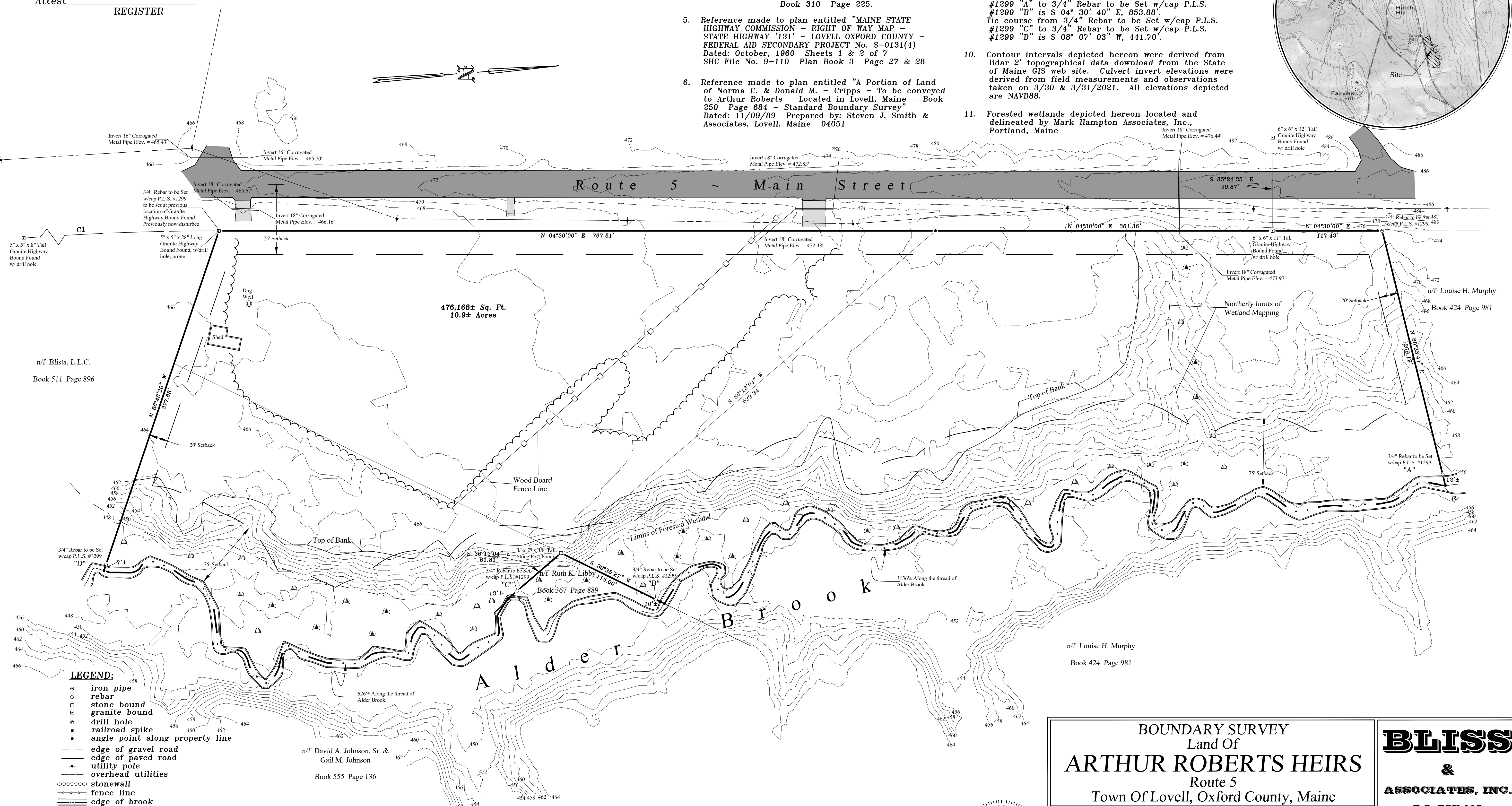
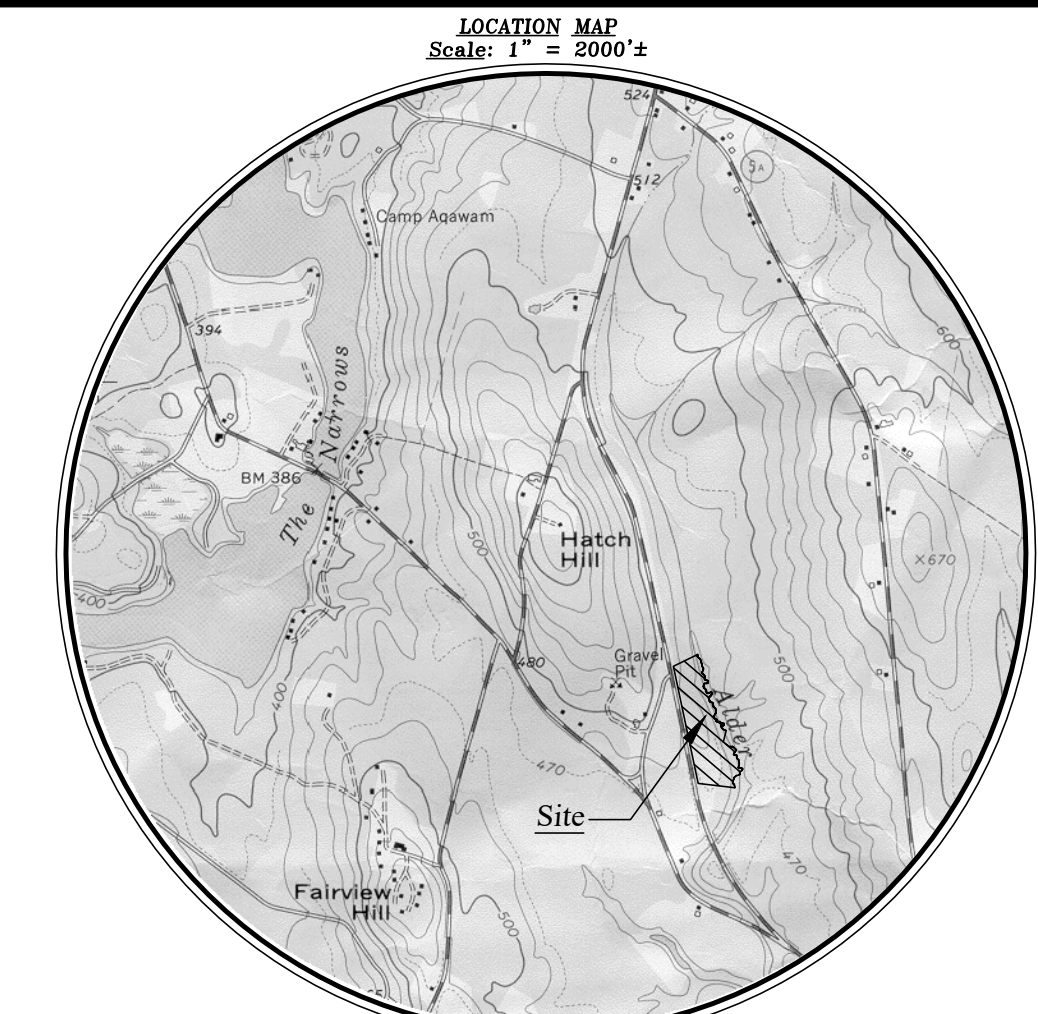
REGISTER

Curve Data

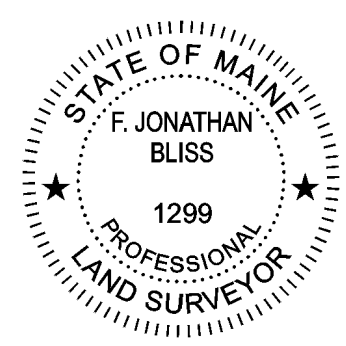
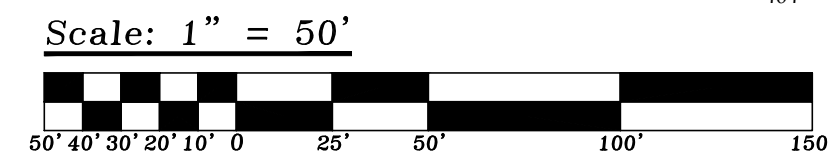
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CI	2814.93'	659.04'	657.54'	N 02°12'26" W	13°24'52"	331.04'

Notes:

1. Basis of Bearings: Magnetic North 1953. (see note #5)
2. All deed and plan references refer to the Oxford County Registry of Deeds.
3. Traverse error of closure, using a 5 second Total Station, was less than 1 : 20,000.
4. Source of Title: Book 306 Page 105.
Book 306 Page 828.
Book 306 Page 829.
Book 306 Page 830.
Book 310 Page 225.
5. Reference made to plan entitled "MAINE STATE HIGHWAY COMMISSION - RIGHT OF WAY MAP - STATE HIGHWAY '131' - LOVELL OXFORD COUNTY - FEDERAL AID SECONDARY PROJECT No. S-0131(4) Dated: October, 1960 Sheets 1 & 2 of 7 SHC File No. 9-110 Plan Book 3 Page 27 & 28
6. Reference made to plan entitled "A Portion of Land of Norma C. & Donald M. - Cripps - To be conveyed to Arthur Roberts - Located in Lovell, Maine - Book 250 Page 684 - Standard Boundary Survey" Dated: 11/09/89 Prepared by: Steven J. Smith & Associates, Lovell, Maine 04051
7. Reference made to plan entitled "STANDARD BOUNDARY SURVEY - Land of - ARTHUR ROBERTS - Lovell, Maine - Book 306 Page 105 - Book 306 Page 828" Dated: 12 July 1991 Prepared by: Steven J. Smith & Associates, Lovell, Maine 04051 Plan Book 11 Page 98
8. Reference made to plan entitled "BOUNDARY SURVEY - Land Of - BLISTA, L.L.C. - 693 Main Street - Town Of Lovell, Oxford County, Maine" Dated: January 23, 2017 Prepared by: Bliss & Associates, Lovell, Maine 04051
9. Tie course from 3/4" Rebar to be Set w/cap P.L.S. #1299 "A" to 3/4" Rebar to be Set w/cap P.L.S. #1299 "B" is S 04° 30' 40" E, 853.88'. Tie course from 3/4" Rebar to be Set w/cap P.L.S. #1299 "C" to 3/4" Rebar to be Set w/cap P.L.S. #1299 "D" is S 08° 07' 03" W, 441.70'.
10. Contour intervals depicted hereon were derived from lidar 2' topographical data download from the State of Maine GIS web site. Culvert invert elevations were derived from field measurements and observations taken on 3/30 & 3/31/2021. All elevations depicted are NAVD88.
11. Forested wetlands depicted hereon located and delineated by Mark Hampton Associates, Inc., Portland, Maine



- LEGEND:**
- ⊙ iron pipe
 - rebar
 - stone bound
 - ▣ granite bound
 - ⊠ drill hole
 - ⊡ railroad spike
 - angle point along property line
 - edge of gravel road
 - edge of paved road
 - utility pole
 - overhead utilities
 - ⊘ stonewall
 - fence line
 - edge of brook
 - n/f now or formerly
 - ⊙ dug well
 - ⊙ drilled well
 - tree line



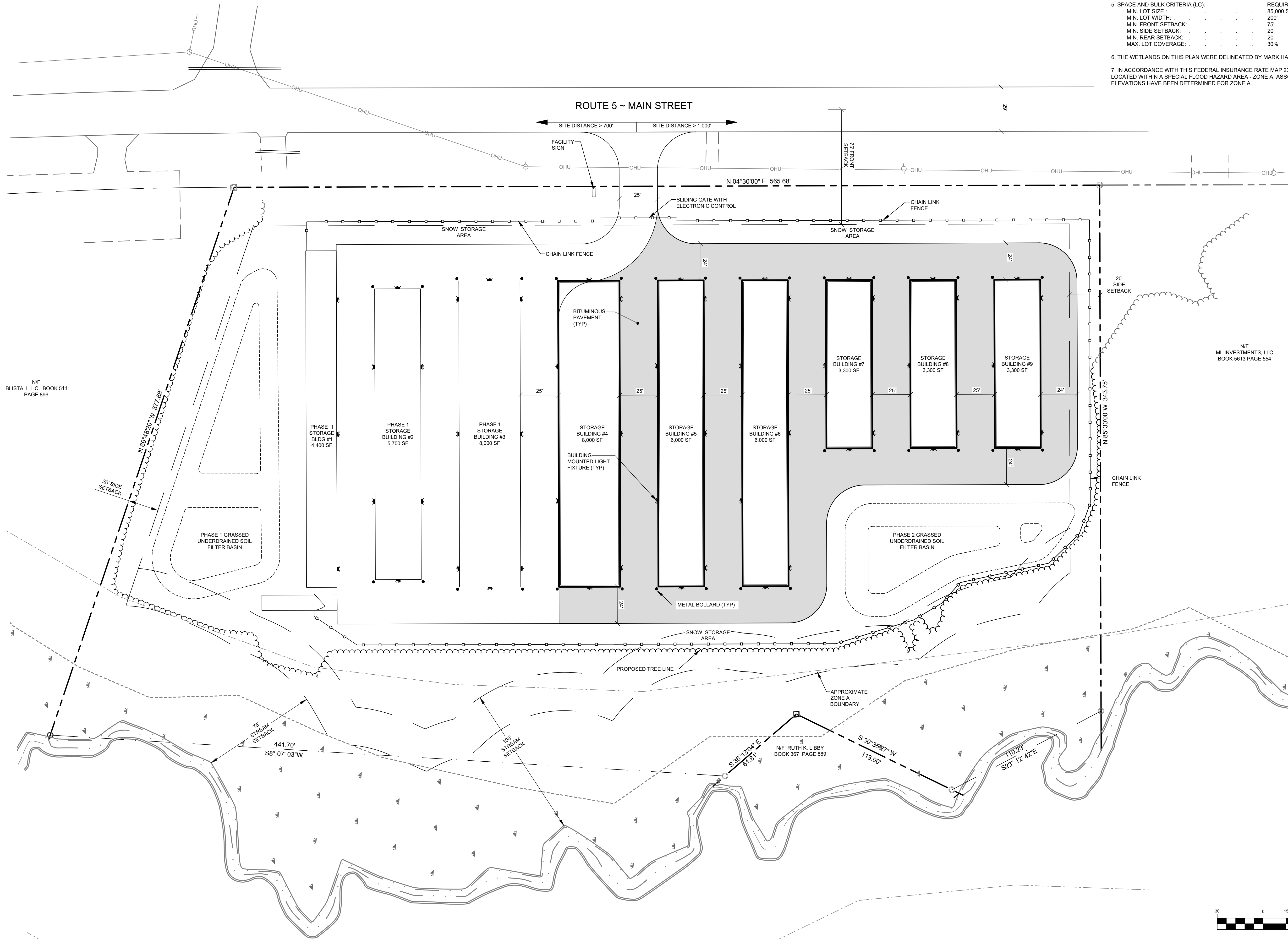
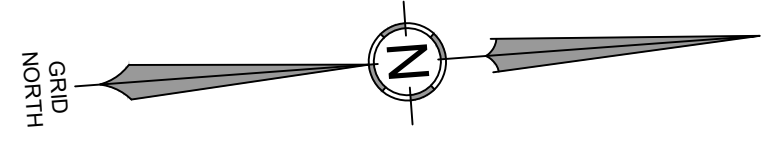
BOUNDARY SURVEY
Land of
ARTHUR ROBERTS HEIRS
Route 5
Town Of Lovell, Oxford County, Maine

Date: April 5, 2021	Revisions:
Scale: 1" = 50'	
Field Book: DC	Surveyed By: COB, JWL, FJB, RPR, MPW
Disk No. 2021-1-21-033	Drawn By: RPR
Sheet 1 of 1	Checked By: F.J. Bliss P.L.S. #1299

BLISS & ASSOCIATES, INC.

P.O. BOX 113
LOVELL, MAINE 04051
Phone: 207-925-1468
blissinc@fairpoint.net
blisslandsurveying.com

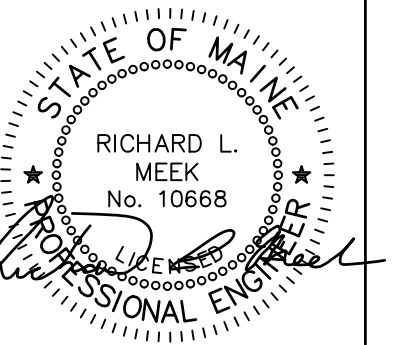
Project No. 21-033A



GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS BRIDGTON INVESTMENT FUND, LLC RECORDED IN THE OXFORD COUNTY REGISTRY OF DEEDS IN BOOK 5613 PAGE 557.
2. THE PROPERTY IS SHOWN AS LOT 38 ON THE TOWN OF LOVELL TAX MAP R07 AND IS LOCATED IN THE LIMITED COMMERCIAL DISTRICT (LC).
3. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY BLISS & ASSOCIATES, INC. P.O. BOX 113 LOVELL, MAINE, 04051, DATED APRIL 5, 2021.
4. THE TOTAL AREA OF THIS PROPERTY IS 5.94 AC.
5. SPACE AND BULK CRITERIA (LC):

	REQUIRED	PROVIDED
MIN. LOT SIZE :	85,000 SF	258,750 SF
MIN. LOT WIDTH :	200'	565.7'
MIN. FRONT SETBACK :	75'	41.6'
MIN. SIDE SETBACK :	20'	39.0'
MIN. REAR SETBACK :	20'	83.8'
MAX. LOT COVERAGE :	30%	19%
6. THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
7. IN ACCORDANCE WITH THIS FEDERAL INSURANCE RATE MAP 23017C1170D, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA - ZONE A, ASSOCIATED WITH ALDER BROOK. NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED FOR ZONE A.



DATE: 01/12/2022
 P.E.: RICHARD L. MEEK, PE 10668

NO.	DATE	REVISIONS
A	01/12/2022	01/12/2022

565 CONGRESS STREET
 SUITE 201
 PORTLAND, ME 04102

41 CAMPUS DRIVE
 SUITE 301
 NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
 www.terradynconsultants.com



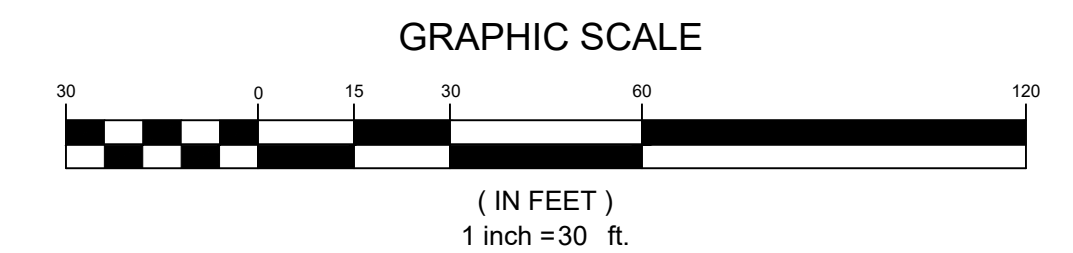
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PROJECT: LOVELL SELF STORAGE - PHASE 2
 MAIN STREET, ROUTE 5, LOVELL, ME

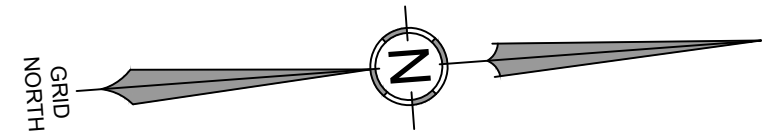
SHEET TITLE: SITE PLAN

CLIENT: MARK A. LOPEZ
 438 COMMONS DRIVE
 BRIDGTON, ME 04009

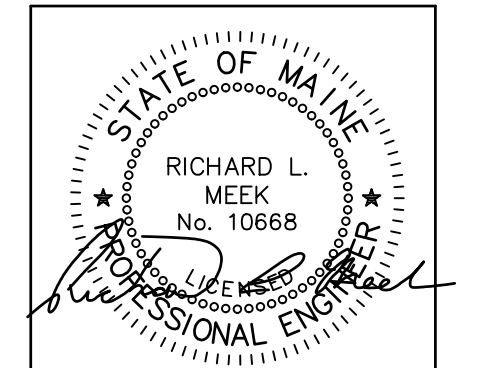
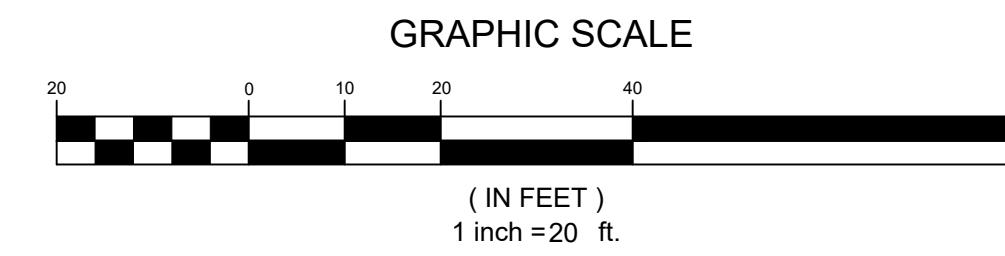
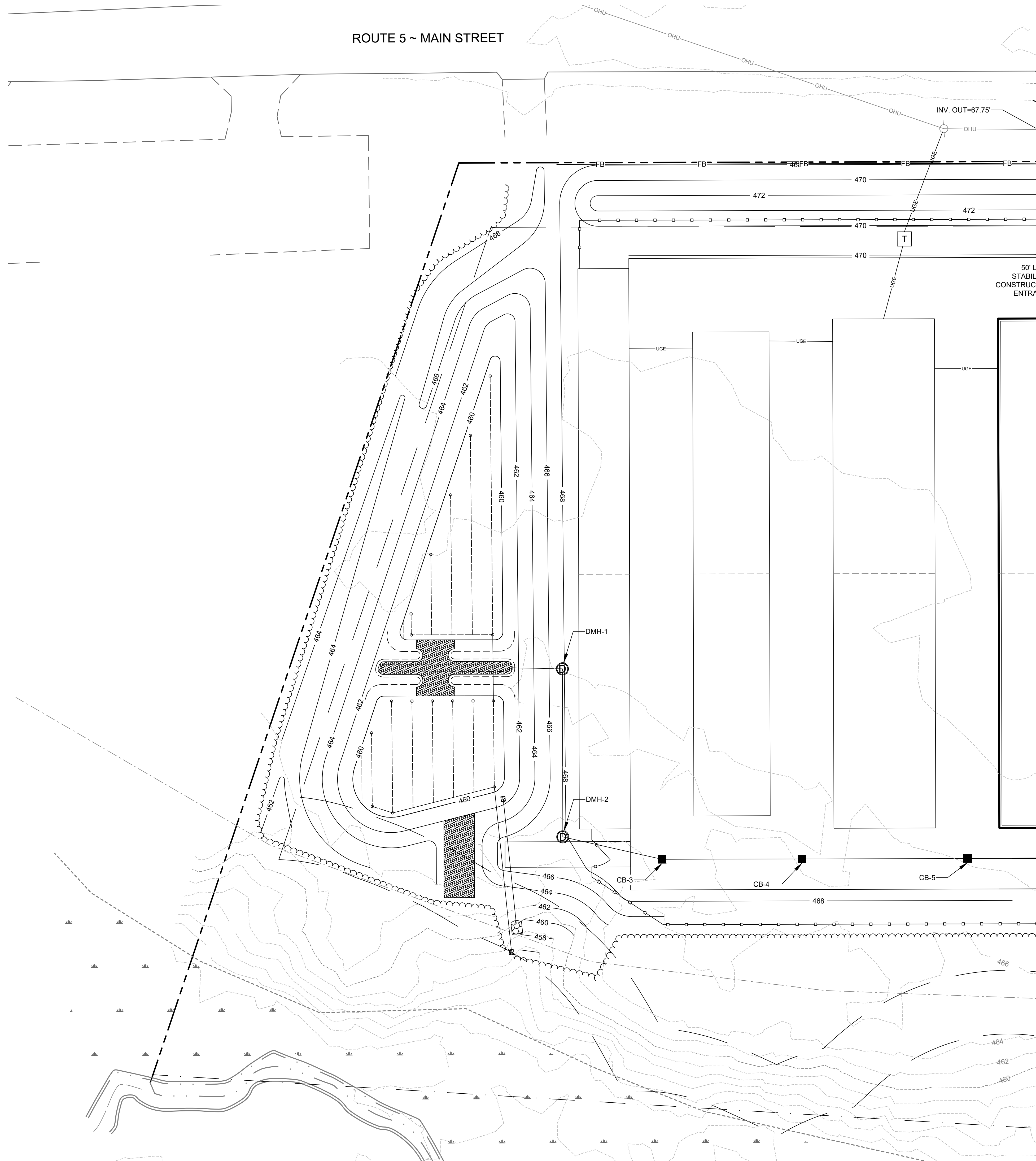
DATE: 01/12/2022
 SCALE: 1" = 30'
 DESIGNED: RLM
 JOB NO.: 2132
 SHEET: C-1.1



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ROUTE 5 ~ MAIN STREET



DATE: 01/12/2022
 P.E.: RICHARD L. MEEK, PE 10668

NO.	DATE	REVISIONS
A	01/12/2022	SUBMIT CONDITIONAL USE APPLICATION TO TOWN OF LOVELL

41 CAMPUS DRIVE
 SUITE 301
 NEW GLOUCESTER, ME 04260
 OFFICE: (207) 926-5111 FAX: (207) 221-1317
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565 CONGRESS STREET
 SUITE 201
 PORTLAND, ME 04102

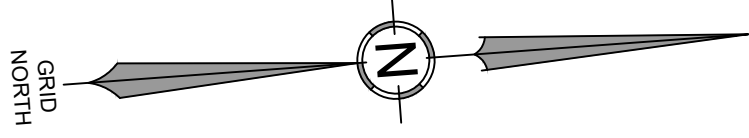


Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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PROJECT: LOVELL SELF STORAGE - PHASE 2 MAIN STREET, ROUTE 5, LOVELL, ME	DATE: 01/12/2022
SHEET TITLE: GRADING AND UTILITY PLAN	SCALE: 1" = 20'
CLIENT: MARK A. LOPEZ 438 COMMONS DRIVE BRIDGTON, ME 04009	DESIGNED: RLM
	JOB NO.: 2132
	SHEET C-2.1

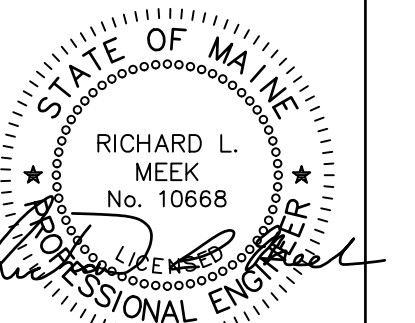
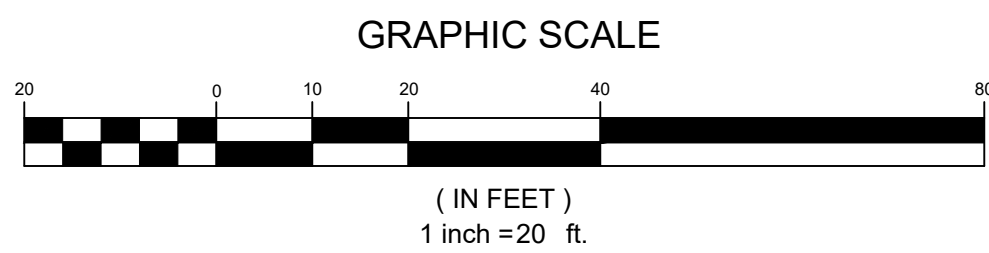
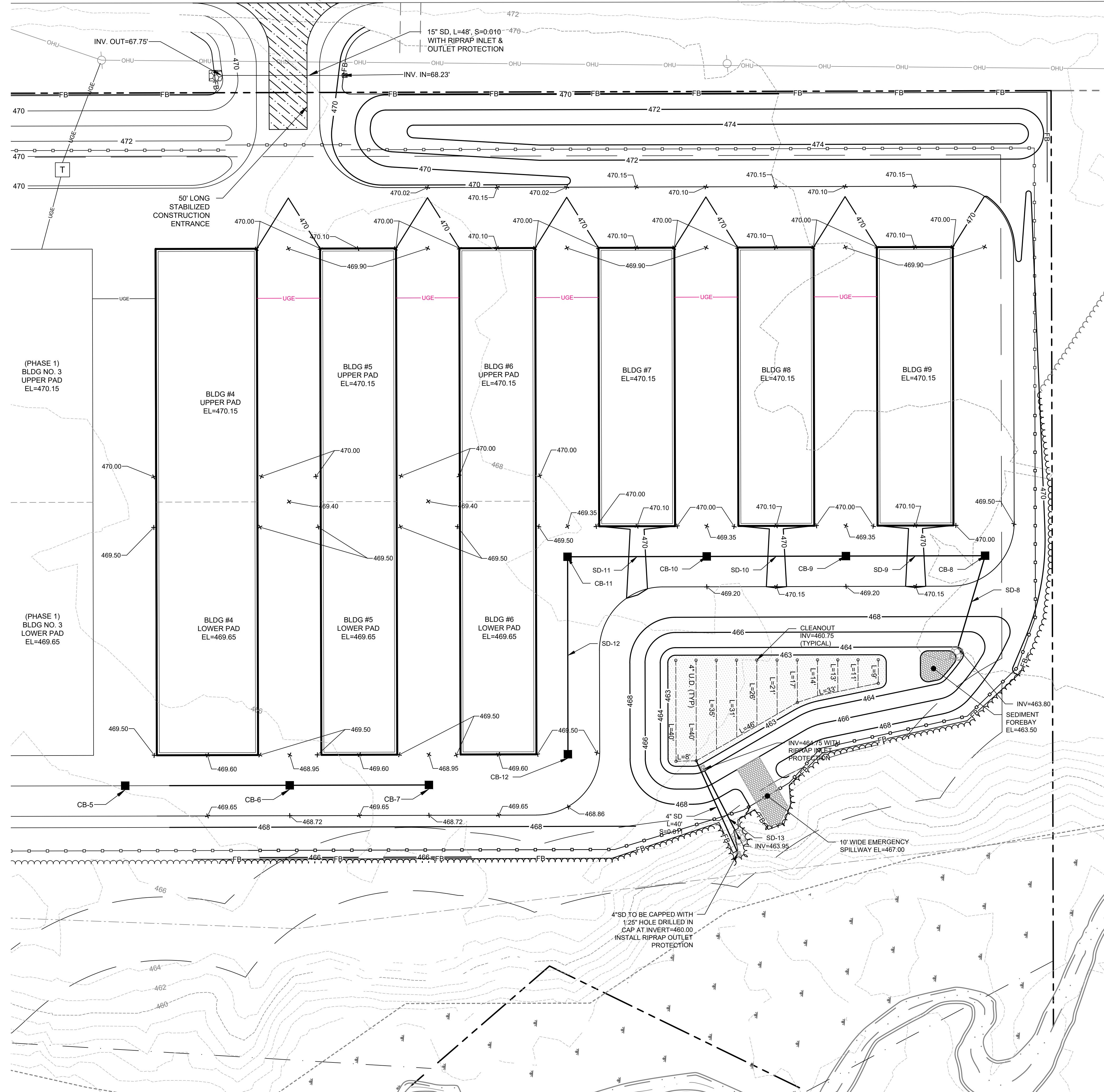
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ROUTE 5 ~ MAIN STREET

STRUCTURE TABLE			
STRUCTURE	RIM EL.	INV. IN	INV. OUT
CB-6	468.66	463.65	463.55
CB-7	468.66	-	463.95
CB-8	468.90	464.30	464.20
CB-9	468.66	464.85	464.60
CB-10	469.25	465.25	465.15
CB-11	469.25	465.65	465.55
CB-12	469.25	-	466.05

PIPE TABLE					
PIPE NO.	DIAMETER	LENGTH	SLOPE	FROM	TO
SD-6	12"	61	0.006	CB-6	CB-5
SD-7	12"	51	0.006	CB-7	CB-6
SD-8	15"	38	0.010	BASIN	CB-8
SD-9	15"	51	0.005	CB-8	CB-9
SD-10	12"	51	0.006	CB-9	CB-10
SD-11	12"	51	0.006	CB-10	CB-11
SD-12	12"	74	0.005	CB-11	CB-12
SD-13	15"	28	0.010	BASIN	DAYLIGHT



DATE: 01/12/2022
 P.E.: RICHARD L. MEEK, PE 10668

NO.	DATE	REVISIONS
A	01/12/2022	SUBMIT CONDITIONAL USE APPLICATION TO TOWN OF LOVELL

565 CONGRESS STREET
 SUITE 201
 PORTLAND, ME 04102
 41 CAMPUS DRIVE
 SUITE 301
 NEW GLOUCESTER, ME 04260
 OFFICE: (207) 926-5111 FAX: (207) 221-1317
 www.terradyndesign.com



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PROJECT:	LOVELL SELF STORAGE - PHASE 2
CLIENT:	MARK A. LOPEZ
DESIGNED:	RLM
JOB NO.:	2132
SHEET:	C-2.2

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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
 A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S. & 48-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADED BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
 A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADED DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 B. CONSTRUCTION ENTRANCE. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO A STORM EVENT BY VACUUM SWEEPING.
 C. RIPRAP. SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODIBLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES PER ACRE (100 SF OR 1.5 TONS PER ACRE) OR 2 TONS PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.
 E. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH SUCH AS FLY ASH OR YARD SCRAPPING. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:
 • THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 80% AND 100% DRY WEIGHT BASIS.
 • PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 6" SCREEN AND 70% TO 85% PASSING A 0.75" SCREEN
 • THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 • SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm
 • THE pH SHALL BE BETWEEN 5.0 AND 8.0

F. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15); IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

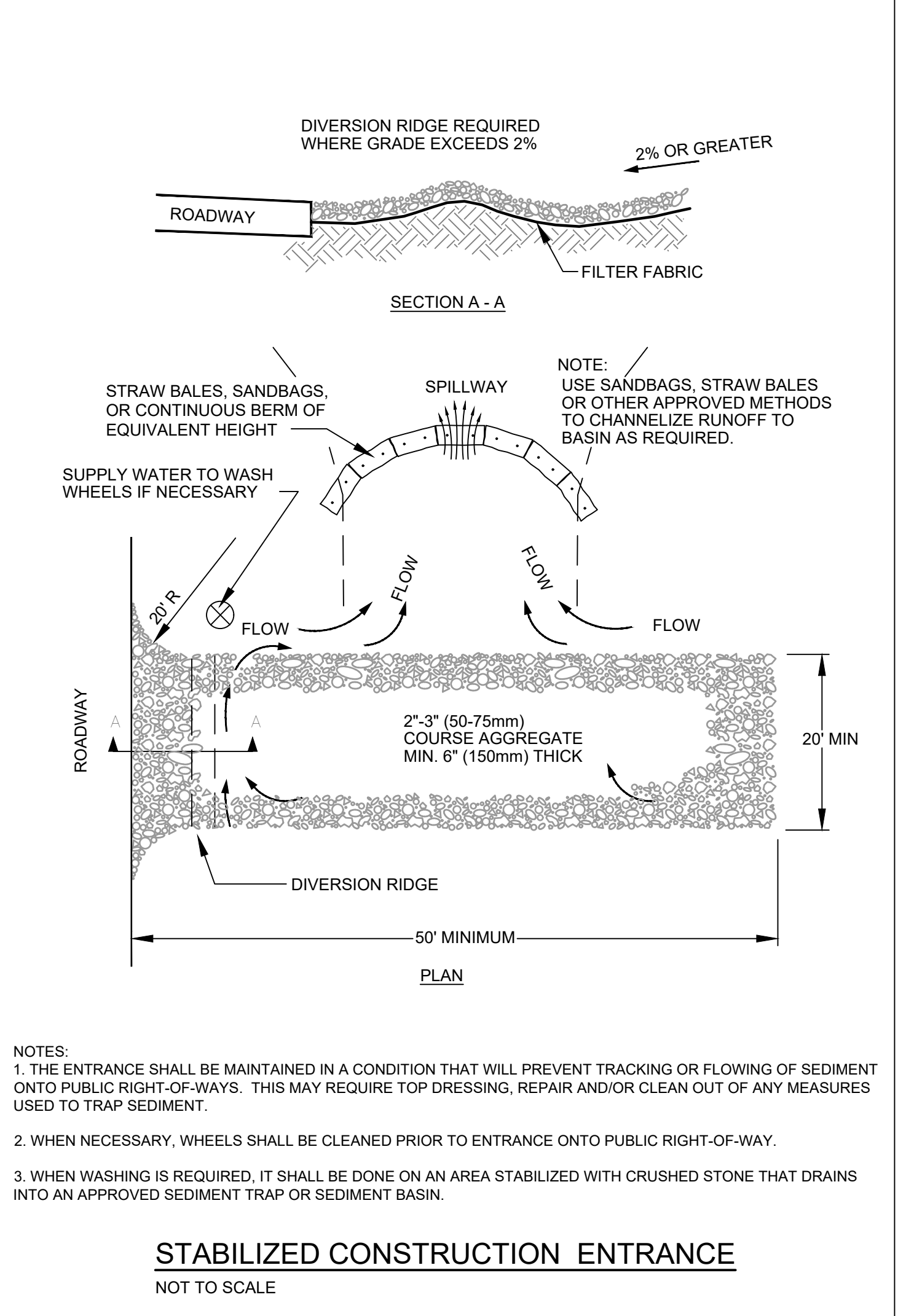
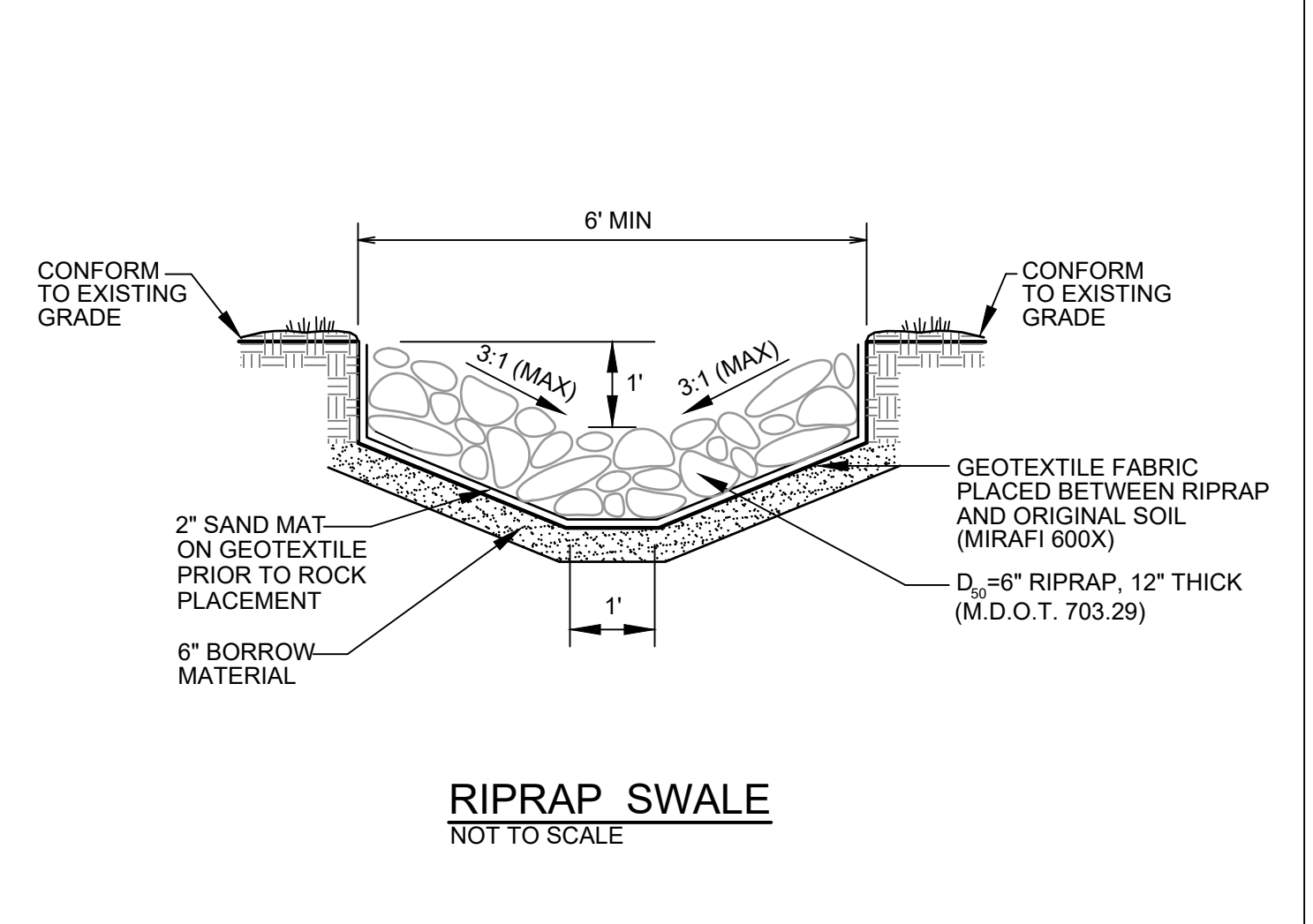
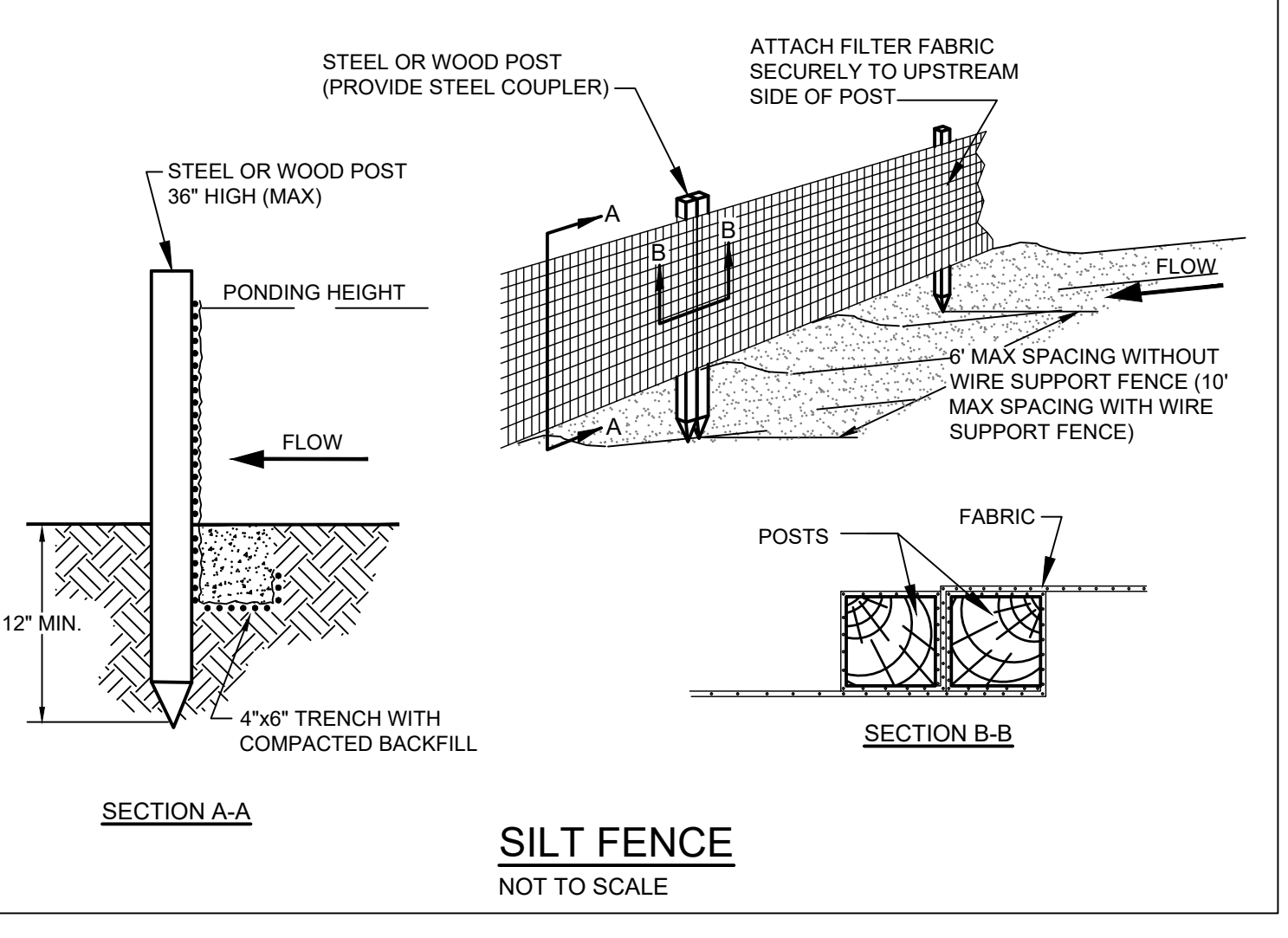
PERMANENT STABILIZATION DEFINED
 A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.
 E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.
 F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
 THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.
 A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.
 B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
 C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
 D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.
 E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
 F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.
 G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.
 H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
 J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.
 K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.
 L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
 M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.
 N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
 O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
 PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.
SEEDBED PREPARATION
 A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
 B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 1 TONS PER ACRE (138 LB. PER 1,000 SQ. FT.).
 C. WORK LIMES AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
 F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDING IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL Ryegrass, 20% ANNUAL Ryegrass AND 5% WHITE DUTCH CLOVER.
 I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.
 J. AREAS WHICH CANNOT BE SEEDDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEED AT THE BEGINNING OF THE GROWING SEASON.
WINTER CONSTRUCTION PHASE
 IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.
 A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
 B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
 C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLY AND MUST BE ANCHORED.
 D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
 E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
 F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.
 G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
 H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
 I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
 J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.
 K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
 L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
 M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.
 N. EROSION CONTROL MUST BE INSPECTED AFTER EACH RAINFALL, SNOW STORM, OR THAWING EVENT AND AT LEAST ONCE A WEEK BETWEEN NOVEMBER 15 AND APRIL 15.

MAINTENANCE AND INSPECTION PHASE
 A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE
 B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
DEWATERING
 A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADED EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.
GOOD HOUSEKEEPING NOTES:
 1. **SPILL PREVENTION.** CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
 2. **GROUNDWATER PROTECTION.** DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT RUNOFF TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
 SEE MAINE DEP CHAPTER 500 APPENDIX D FOR LICENSE BY RULE STANDARDS FOR INFILTRATION OF STORMWATER.
 3. **FUGITIVE SEDIMENT AND DUST.** ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
 4. **DEBRIS AND OTHER MATERIALS.** MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
 5. **EXCAVATION DE-WATERING.** EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SITED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
 NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."
 6. **AUTHORIZED NON-STORMWATER DISCHARGES.** IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 (a) DISCHARGES FROM FIRE-FIGHTING ACTIVITY;
 (b) FIRE HYDRANT FLUSHINGS;
 (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
 (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 (f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 (i) FOUNDATION OR FOOTER DRAINWATER WHERE FLOWS ARE NOT CONTAMINATED;
 (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C)(5);
 (k) POTABLE WATER SOURCES INCLUDING WASHLINE FLUSHINGS; AND
 LANDSCAPE IRRIGATION.
 7. **UNAUTHORIZED NON-STORMWATER DISCHARGES.** THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN DISCHARGES IN COMPLIANCE WITH APPENDIX C (6), SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 (c) SCRAP SOLVENTS OR DEWATERING WASHWATER FROM VEHICLE AND EQUIPMENT WASHING; AND
 (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
 8. **ADDITIONAL REQUIREMENTS.** ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



PERMANENT VEGETATION
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 B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 1 TONS PER ACRE (138 LB. PER 1,000 SQ. FT.).
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EROSION CONTROL MIX BERM
 EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm.
 - pH SHALL FALL BETWEEN 5.0 - 8.0.



STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE
 NOTE: DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.
 EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
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 - pH SHALL FALL BETWEEN 5.0 - 8.0.

DATE: 01/12/2022
 P.E.: RICHARD L. MEEK, PE 10668

NO.	REVISIONS	DATE	BY	APP'D	DATE
A	SUBMIT CONDITIONAL USE APPLICATION TO TOWN OF LOVELL	01/12/2022			NO

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
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www.terradynconsultants.com

Permit Drawing NOT FOR CONSTRUCTION

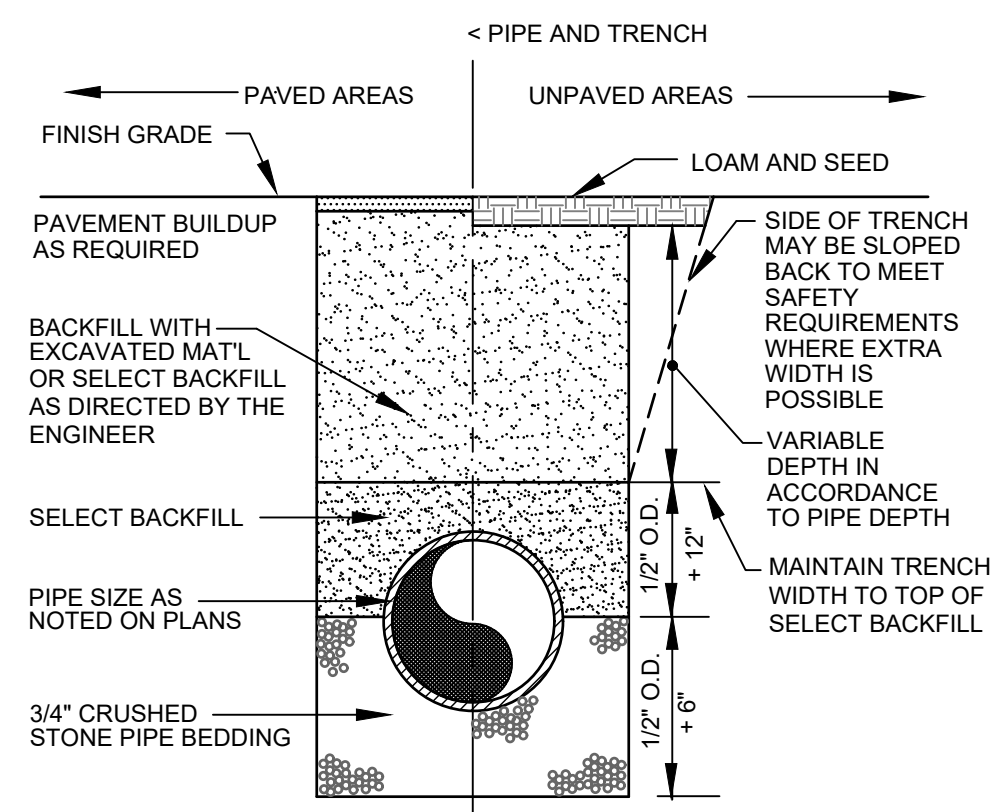
PROJECT: LOVELL SELF STORAGE - PHASE 2
 MAIN STREET, ROUTE 5, LOVELL, ME

SHEET TITLE: EROSION CONTROL DETAILS AND NOTES

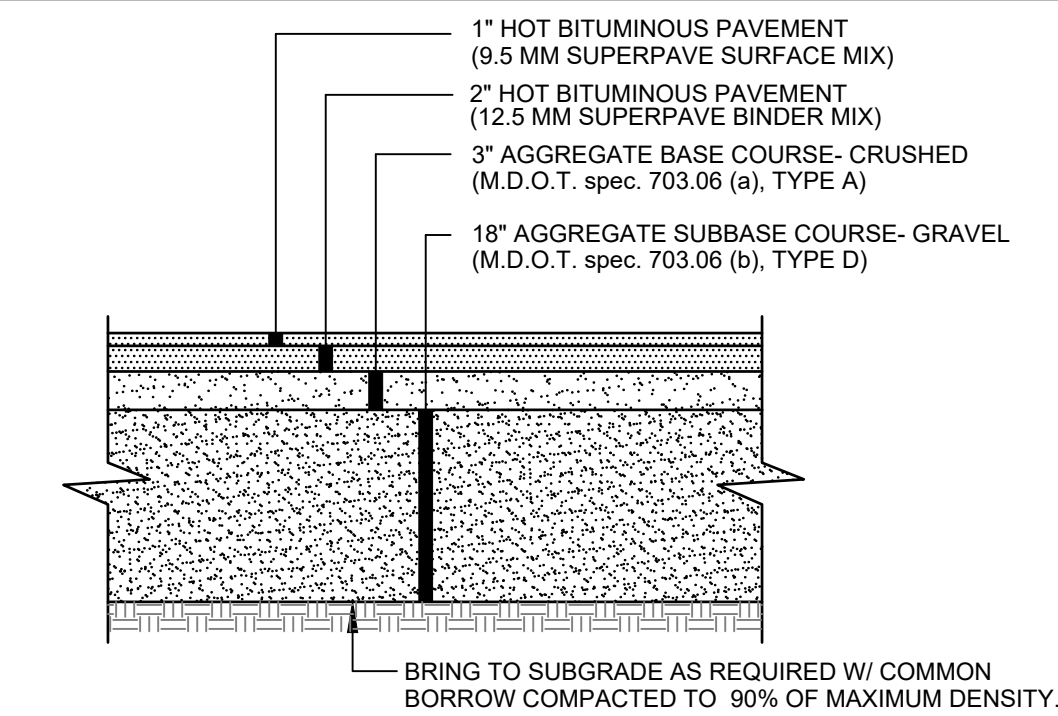
CLIENT: MARK A. LOPEZ
 438 COMMONS DRIVE
 BRIDGTON, ME 04009

DATE: 01/12/2022
 SCALE: N.T.S.
 DESIGNED: RLM
 JOB NO: 2132
 SHEET: C-3.1

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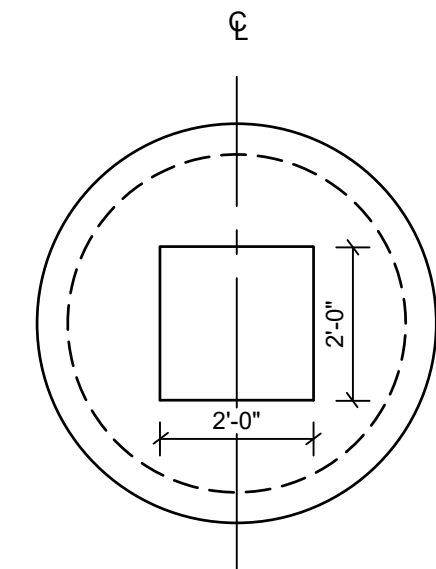


TYPICAL TRENCH SECTION
NOT TO SCALE

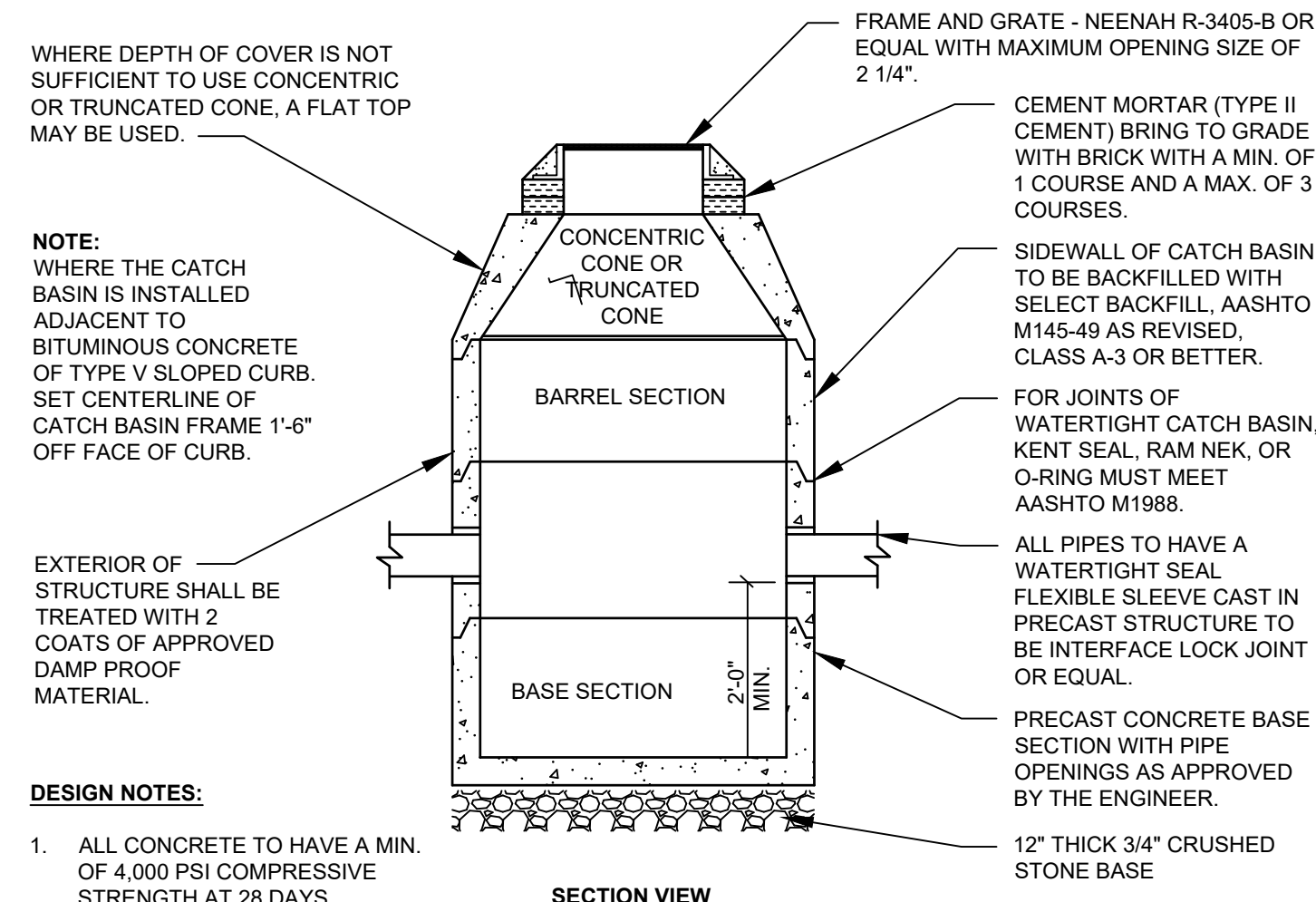


- NOTES:**
1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVEMENT SECTION
NOT TO SCALE



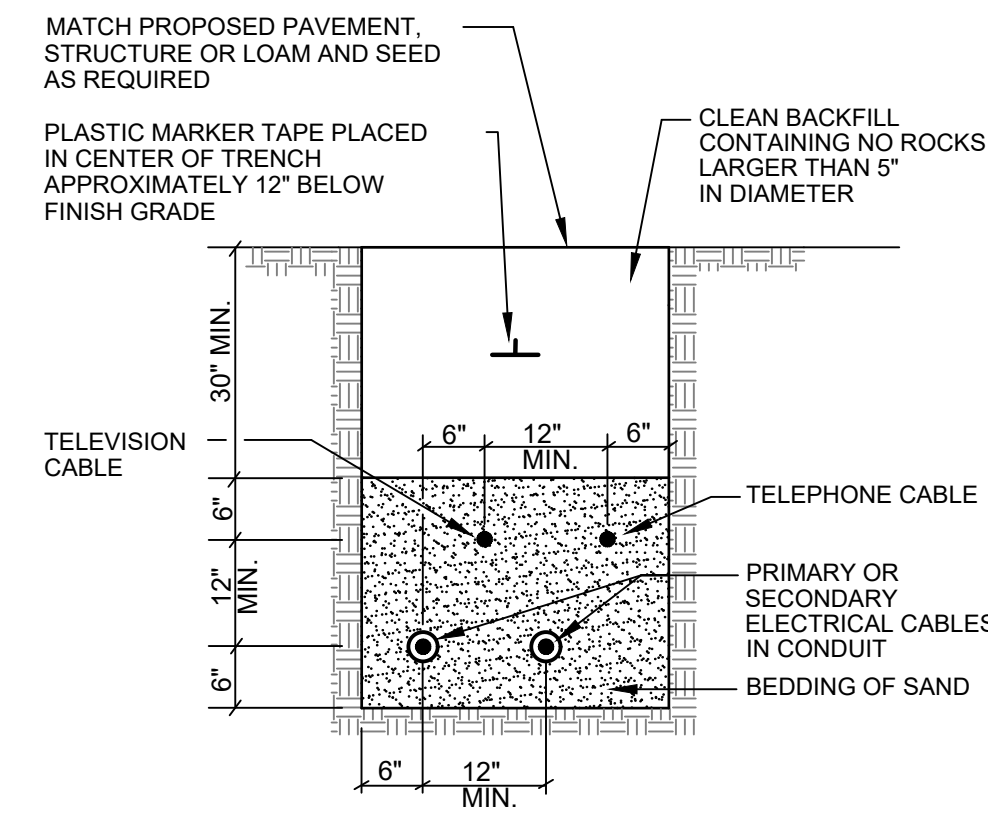
PLAN VIEW



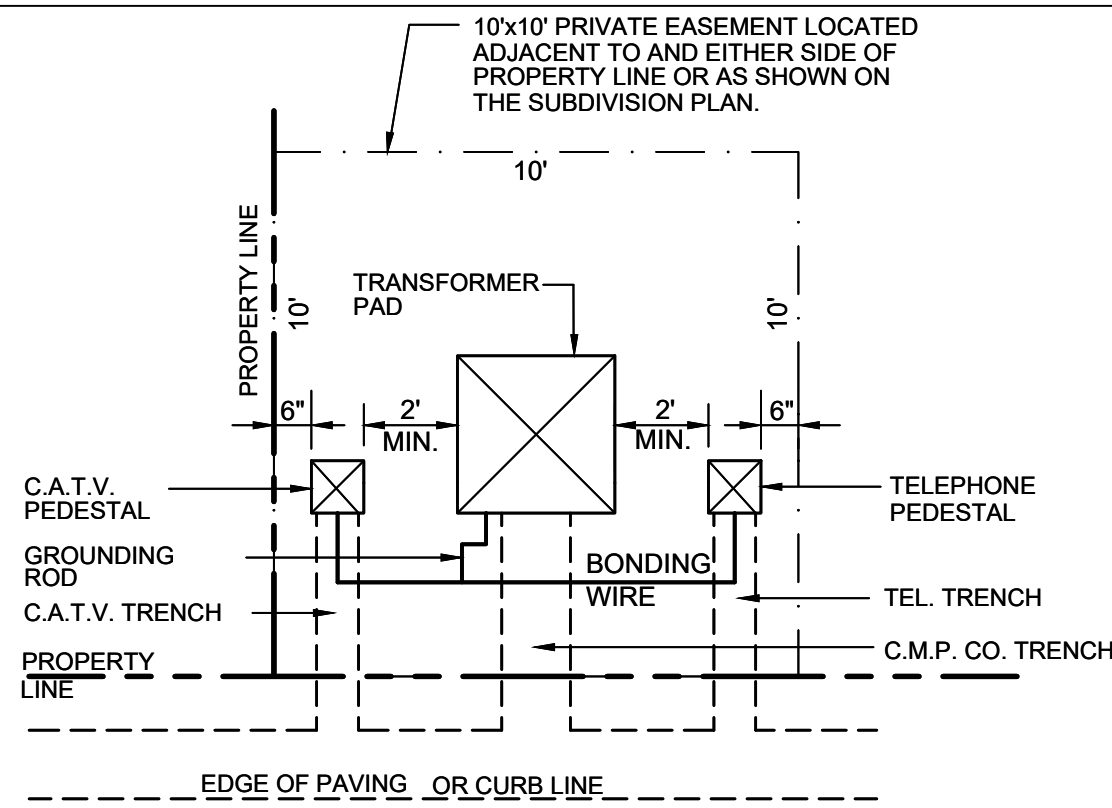
SECTION VIEW

- DESIGN NOTES:**
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. DESIGN LOAD FOR H-20 WHEEL LOAD.
 3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 4. REINFORCE TO 0.12 IN SQ./LF..

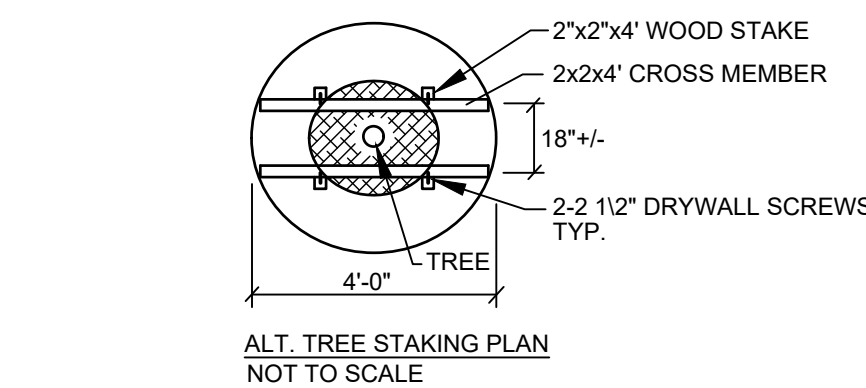
TYPICAL CATCH BASIN
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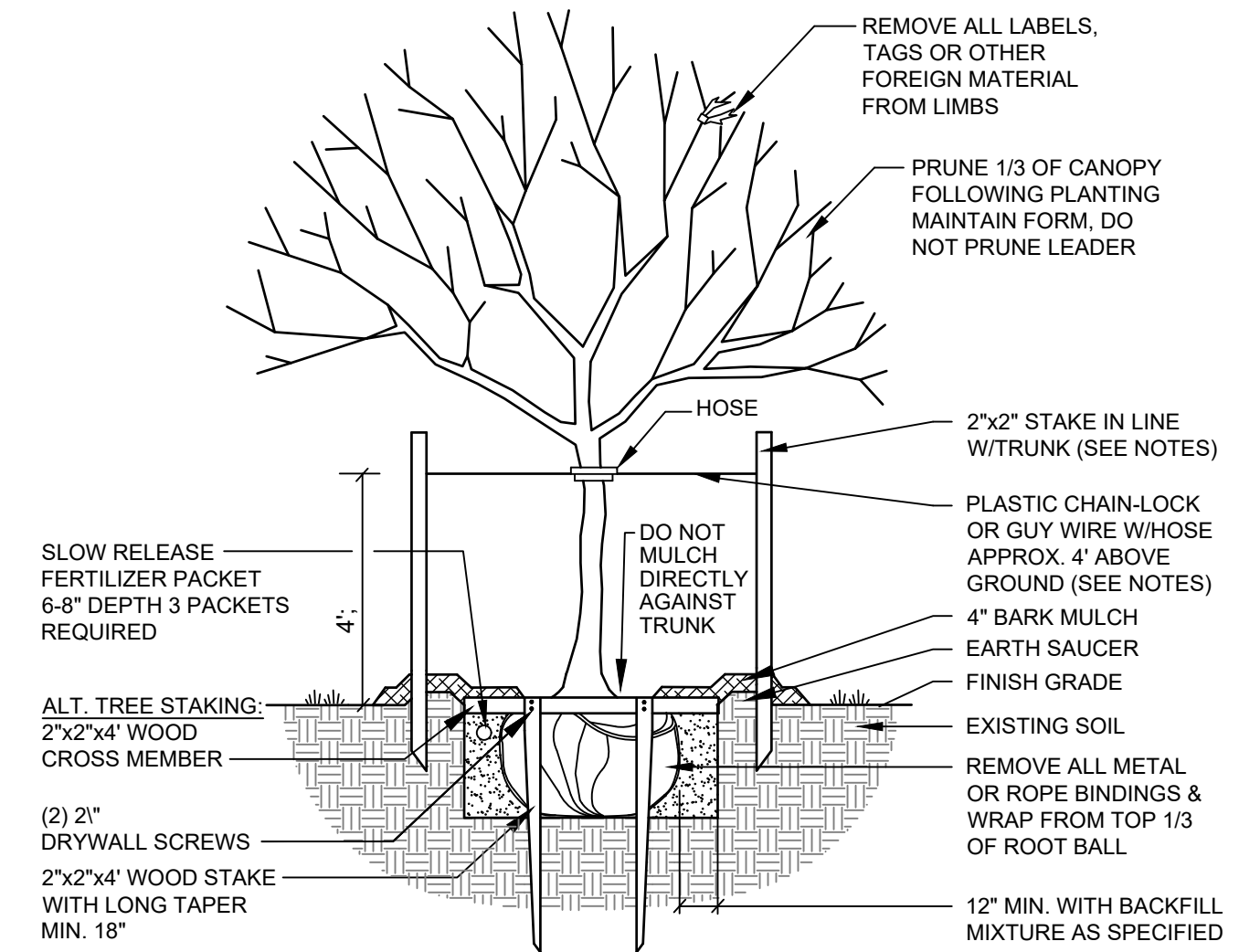
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NOT TO SCALE



TRANSFORMER DETAIL
NOT TO SCALE

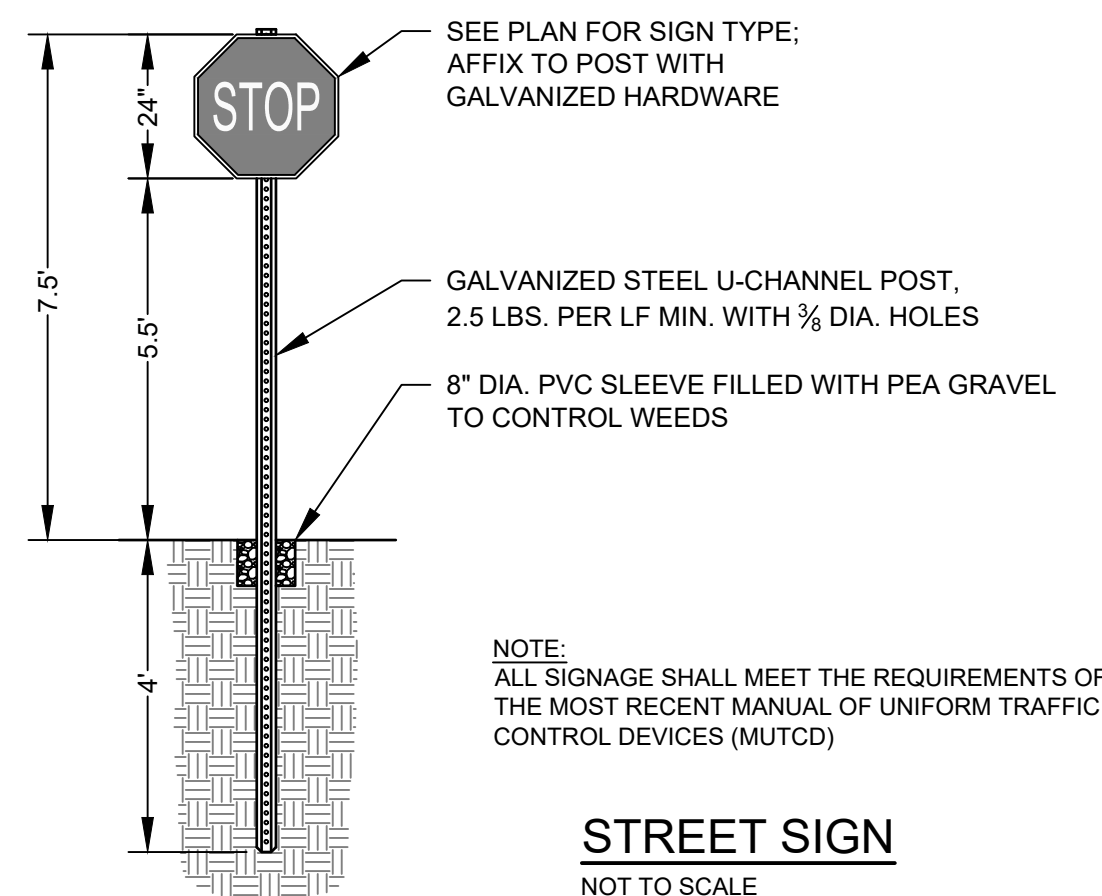


ALT. TREE STAKING PLAN
NOT TO SCALE

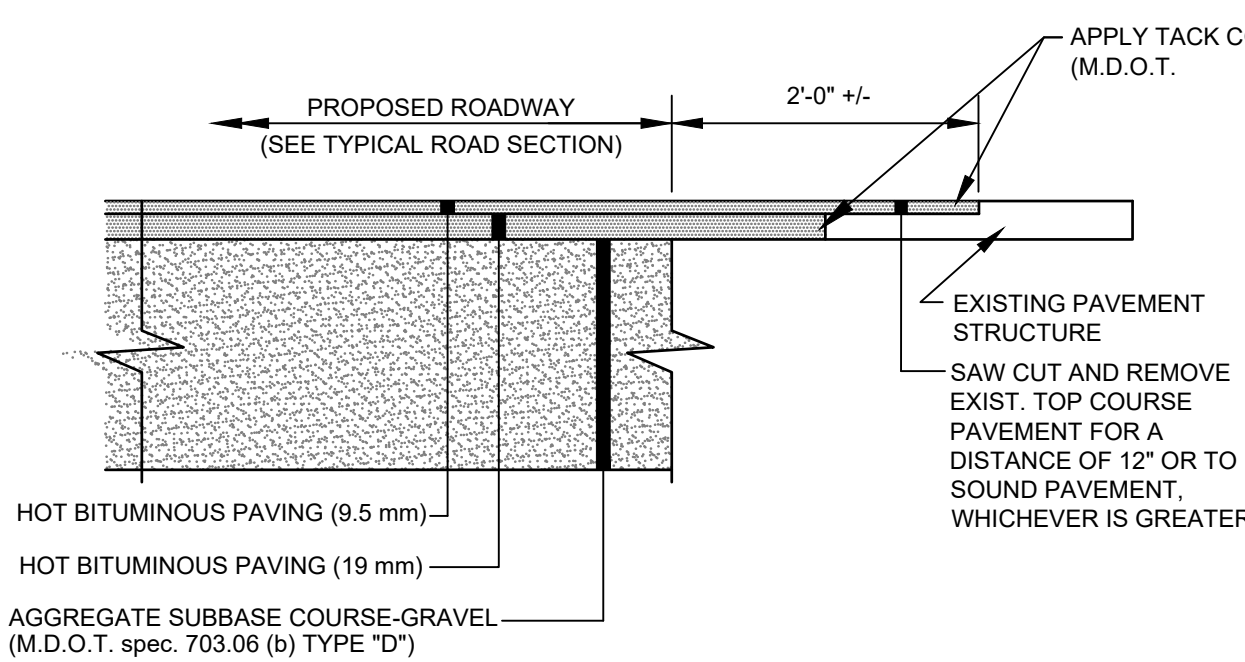


- NOTES:**
1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

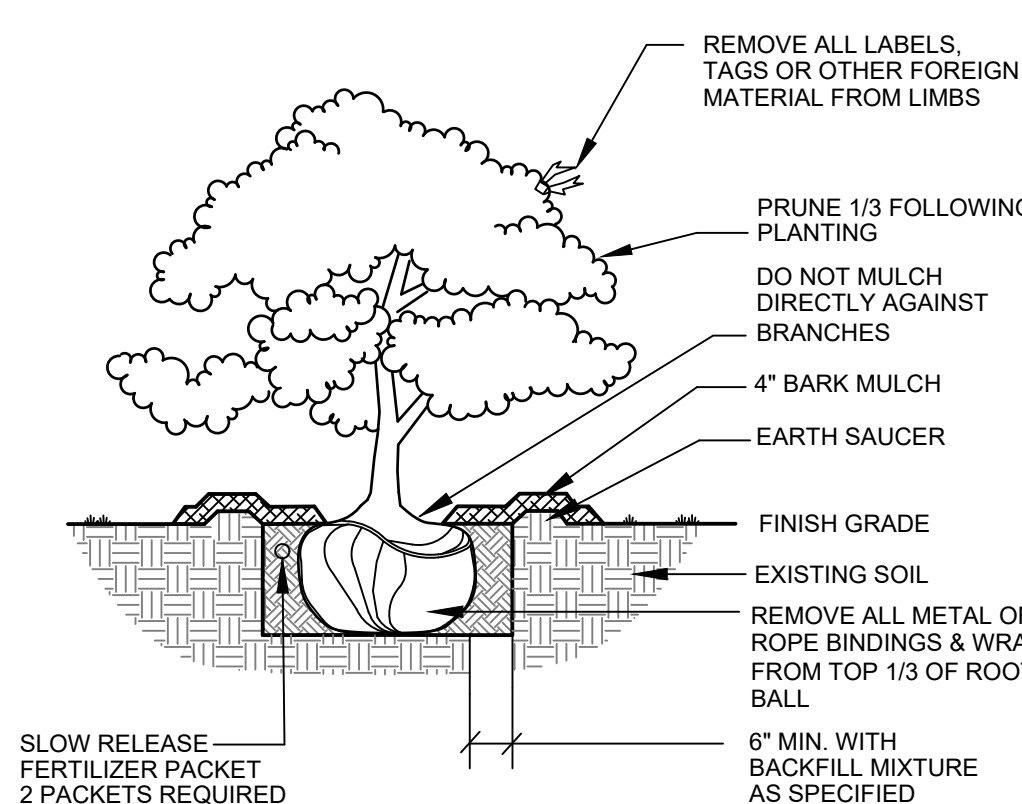
DECIDUOUS TREES 2" TO 4" CALIPER
NOT TO SCALE



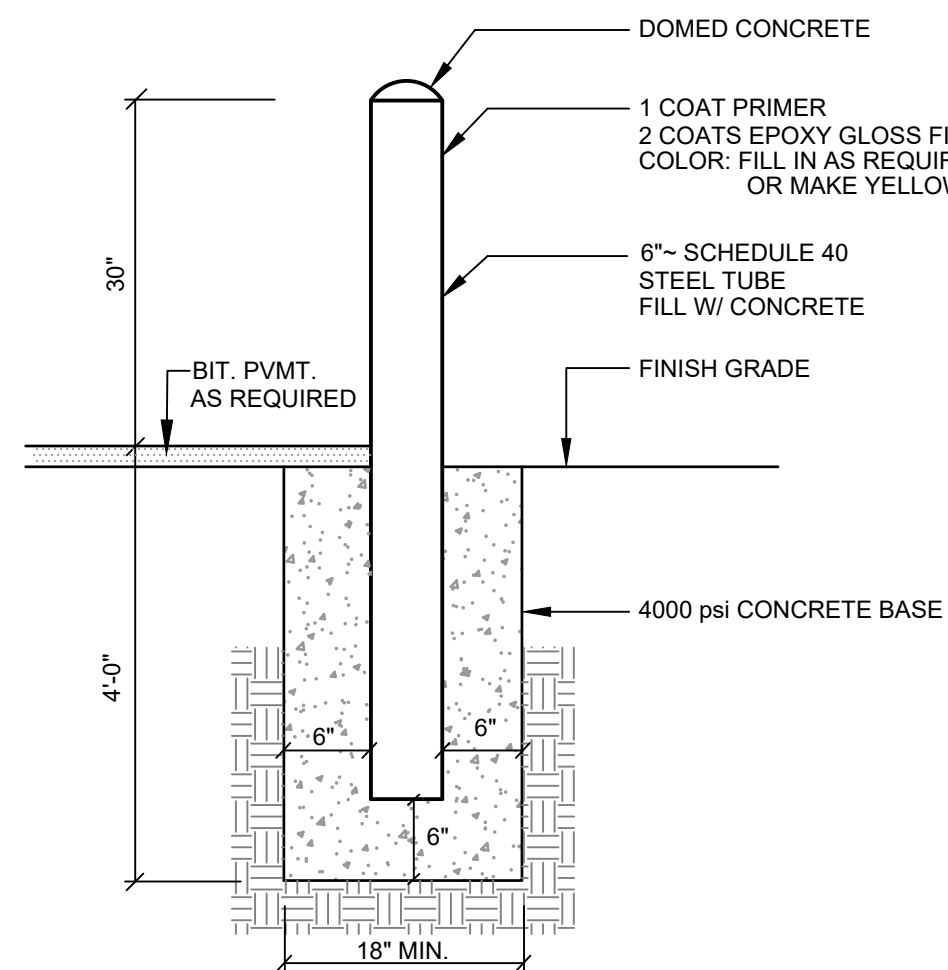
STREET SIGN
NOT TO SCALE



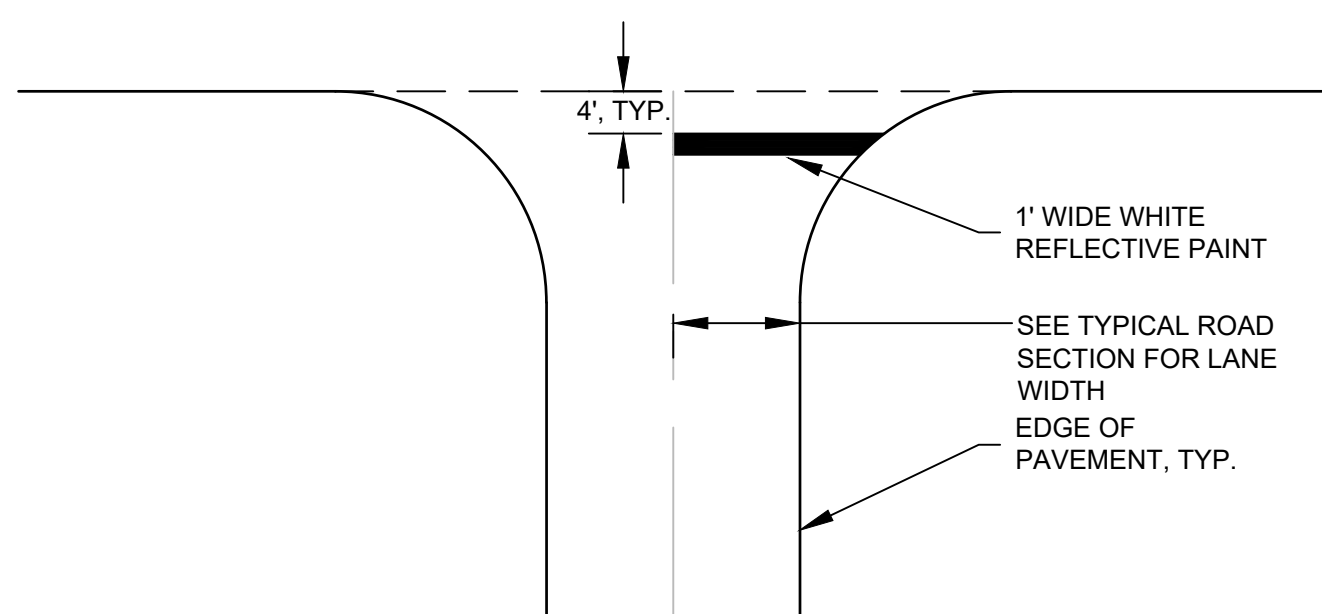
TYPICAL PAVEMENT JOINT
NOT TO SCALE



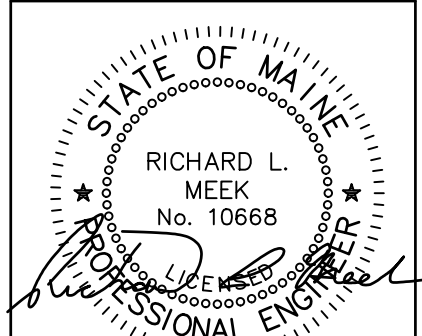
DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



METAL BOLLARD
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE



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PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradyndesign.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: LOVELL SELF STORAGE - PHASE 2
MAIN STREET, ROUTE 5, LOVELL, ME

SHEET TITLE: SITE DETAILS

CLIENT: MARK A. LOPEZ
438 COMMONS DRIVE
BRIDGTON, ME 04009

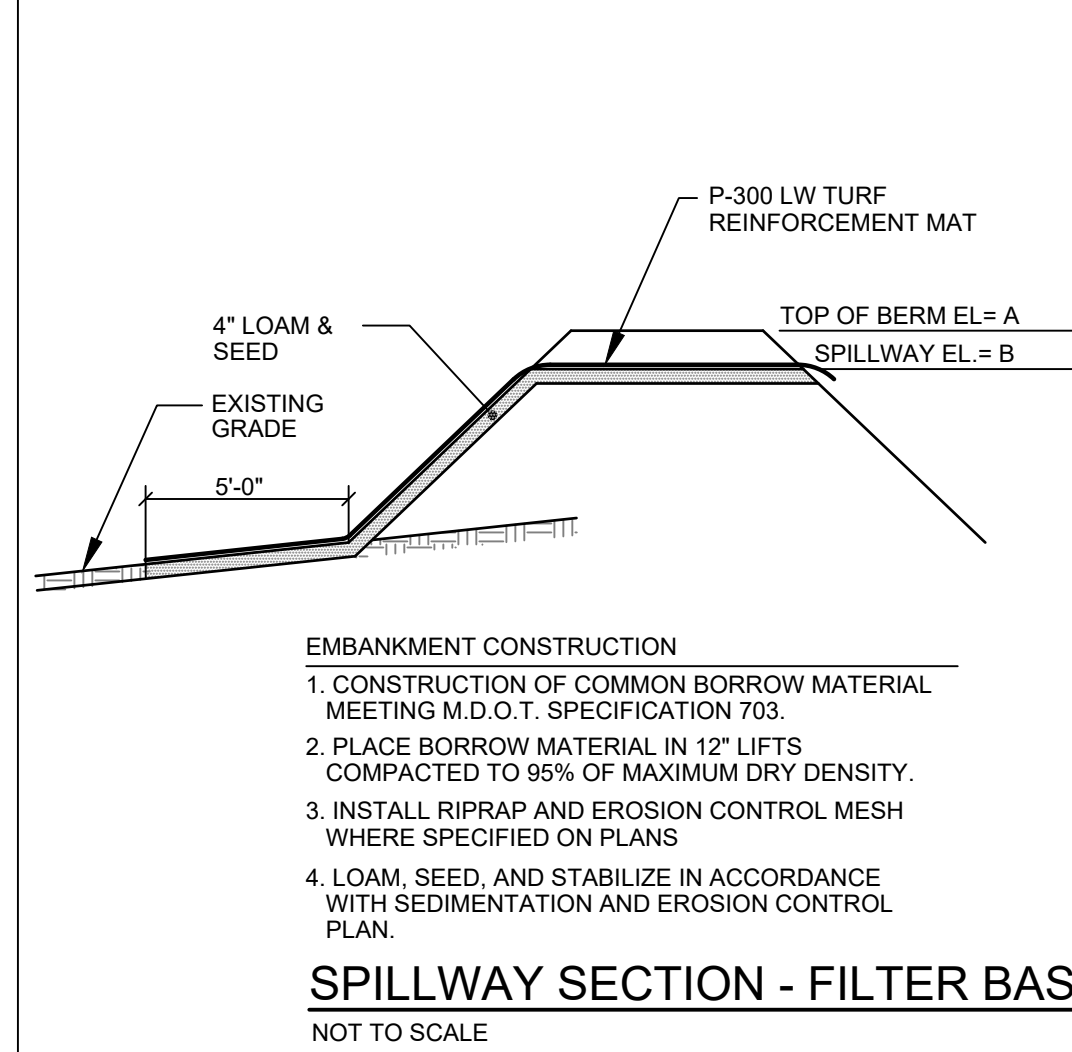
DATE: 01/12/2022
SCALE: N.T.S.

DESIGNED: RLM
JOB NO: 2132

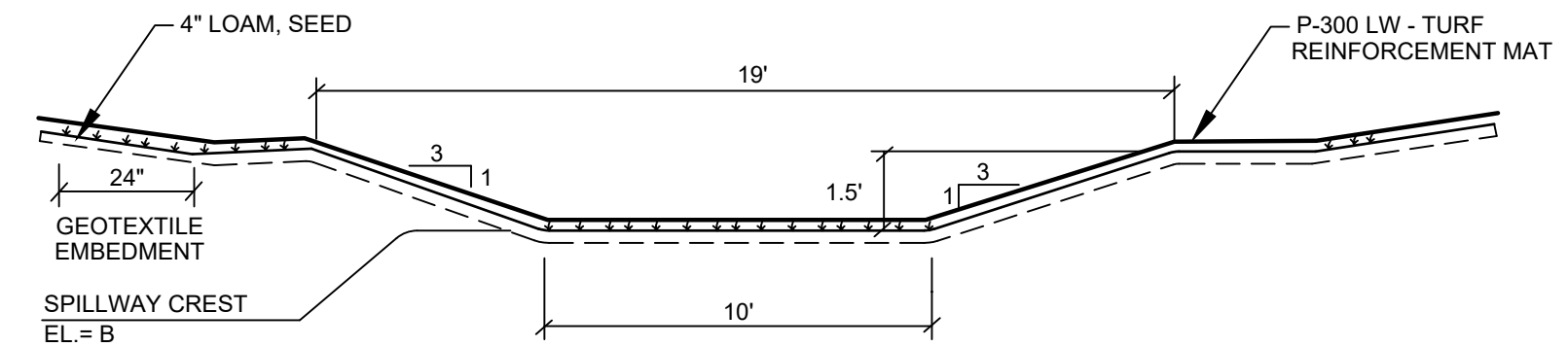
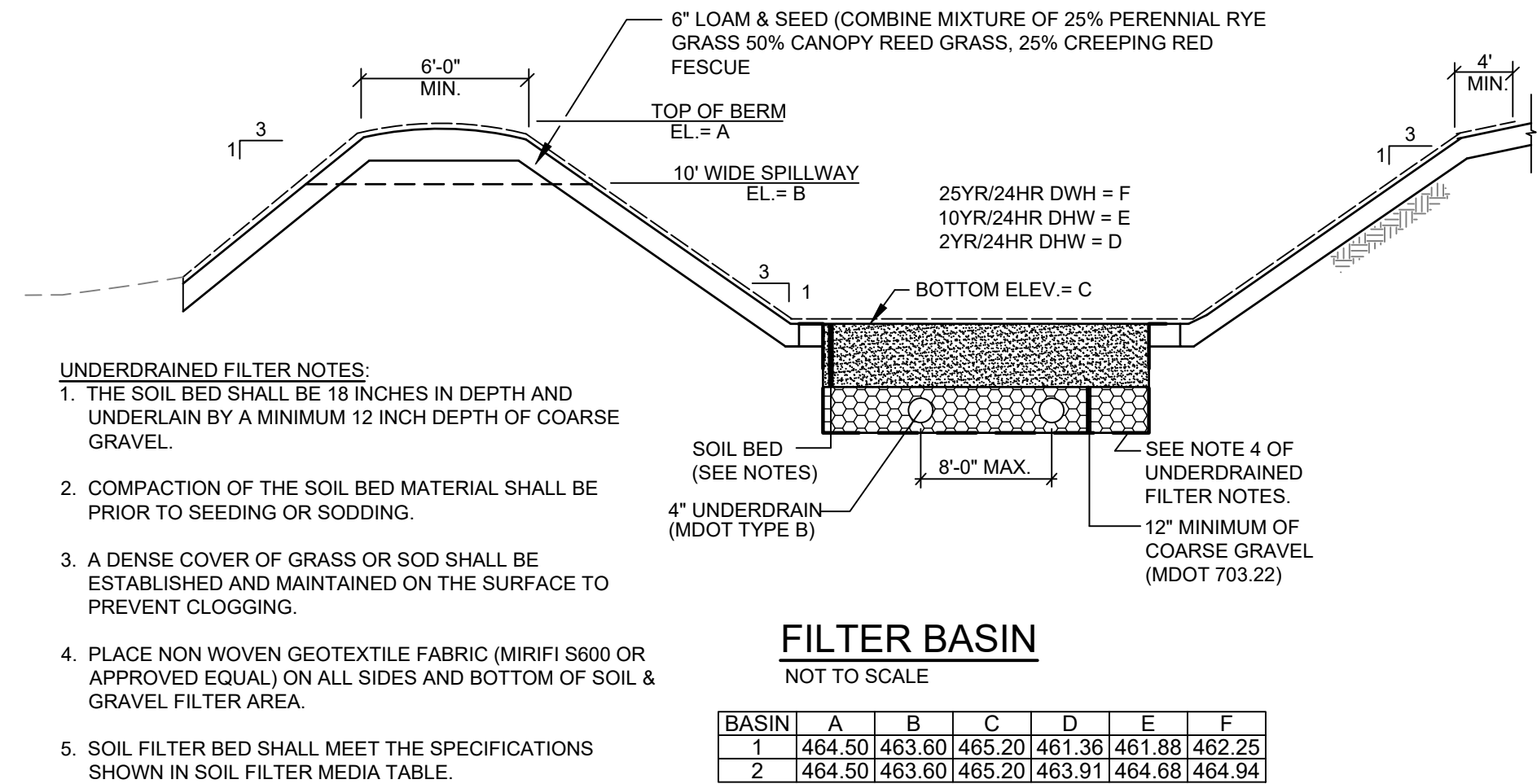
SHEET C-3.2

CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
- THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



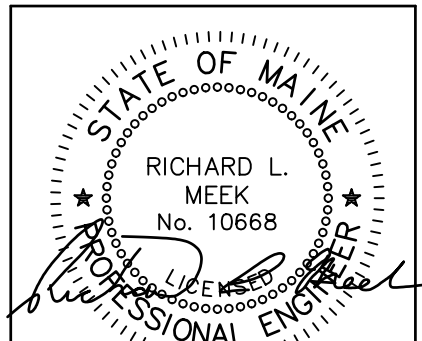
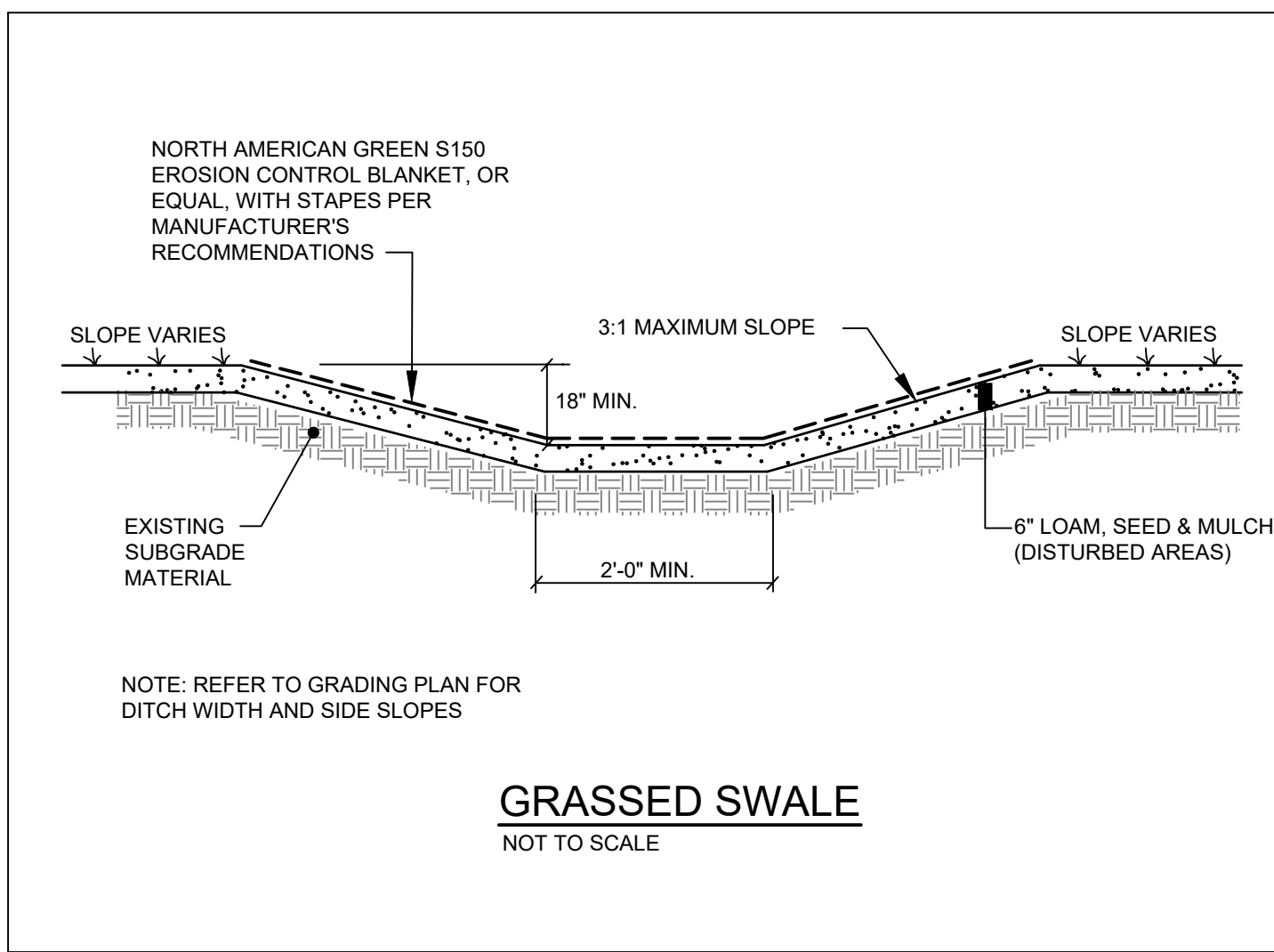
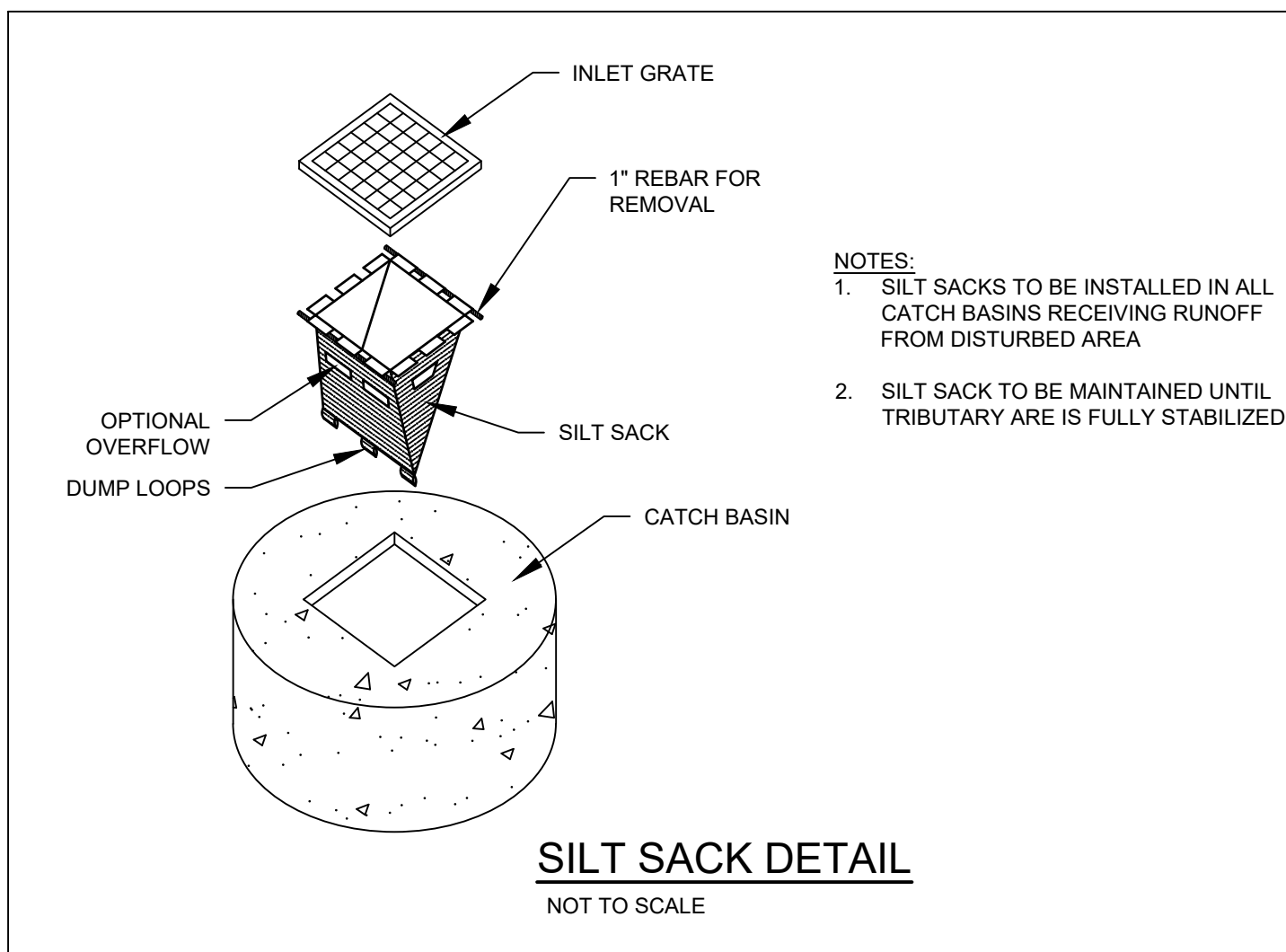
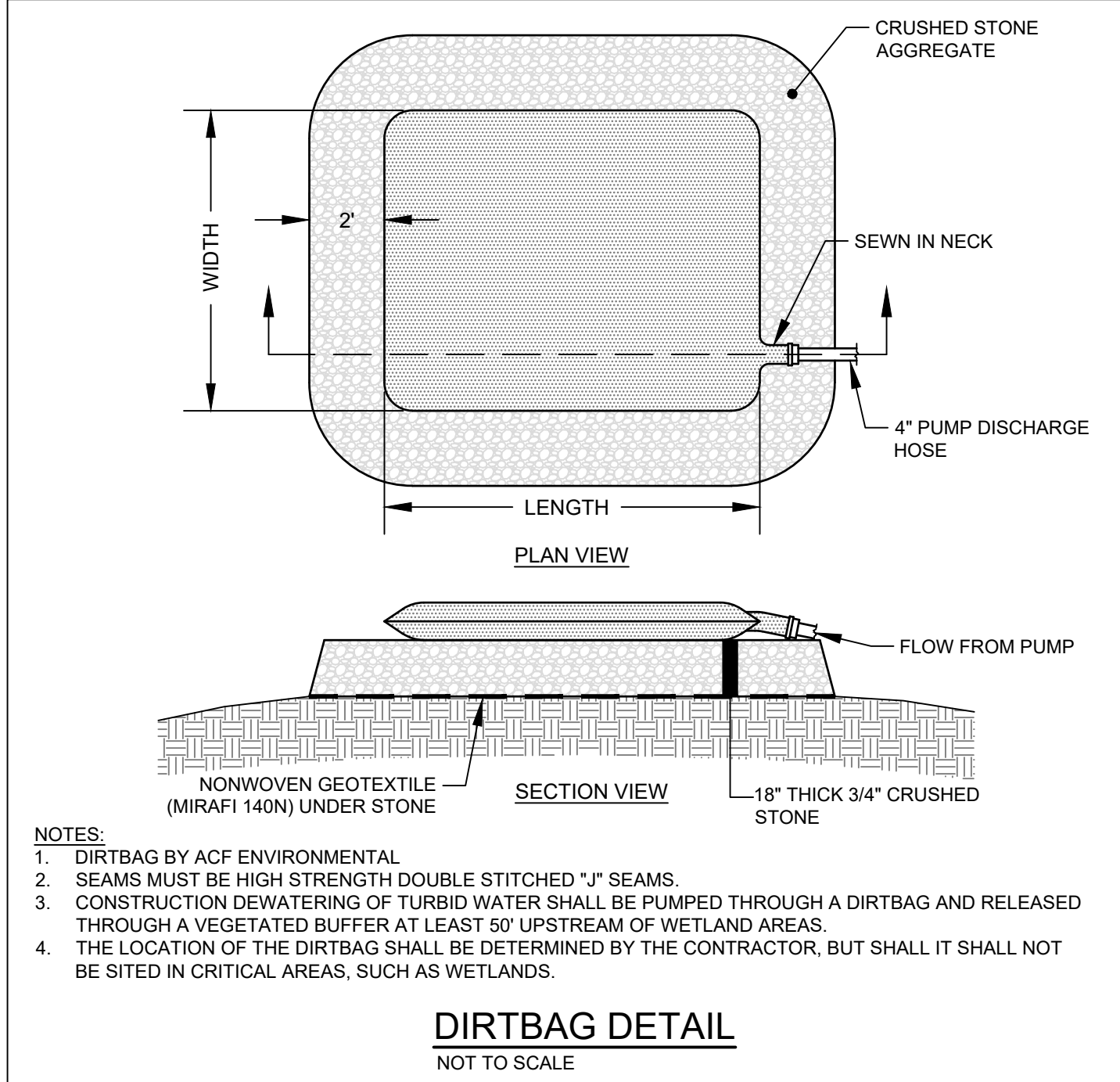
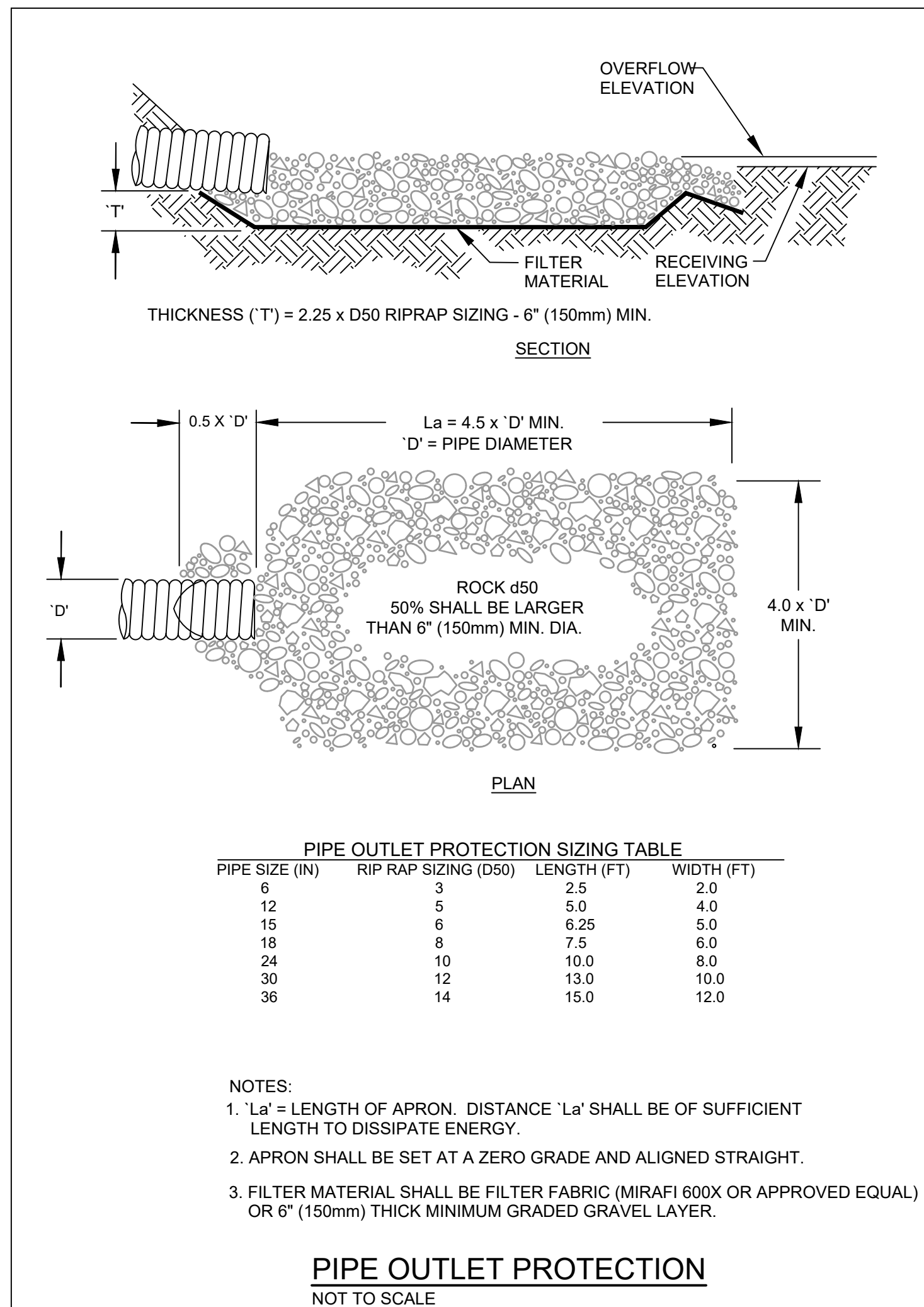
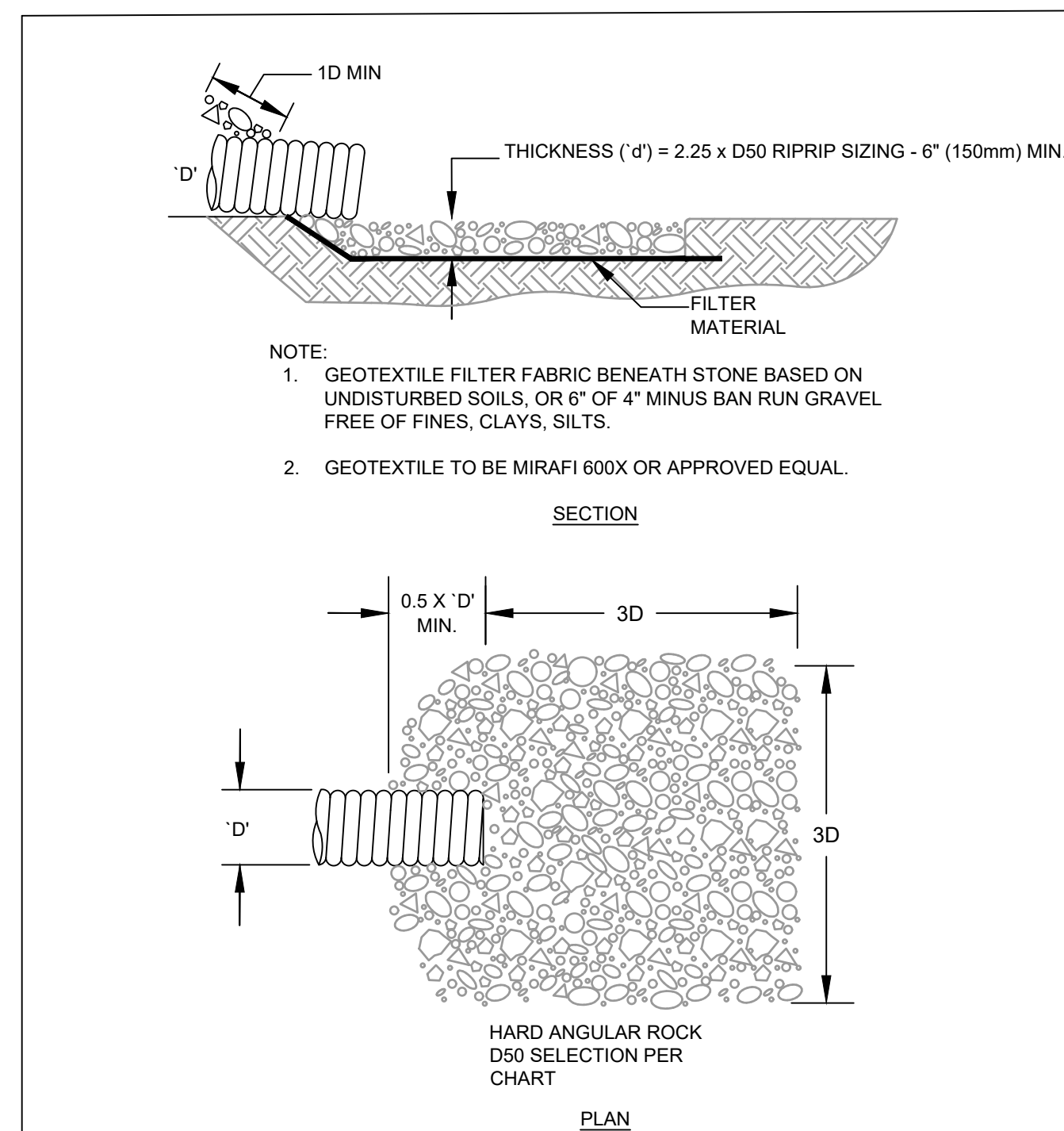
- CONSTRUCTION PHASE NOTES:**
- Construction Sequence:** The soil filter media and vegetation must not be installed until the area that drains to the filter has been permanently stabilized with pavement or other structure, 90% vegetation cover, or other permanent stabilization unless the runoff from the contributing drainage area is diverted around the filter until stabilization is completed.
- Compaction of Soil Filter:** Filter soil media and underdrain bedding material must be compacted to between 90% and 92% standard proctor. The bed should be installed in at least 2 lifts of 9 inches to prevent pockets of loose media.
- Construction Oversight:** Inspection by a professional engineer will occur at a minimum:
- After the preliminary construction of the filter grades and once the underdrain pipes are installed but not backfilled,
 - After the drainage layer is constructed and prior to the installation of the filter media,
 - After the filter media has been installed and seeded. Bio-retention cells must be stabilized per the provided planting scheme and density for the canopy coverage of 30 and 50%.
 - After one year to inspect health of the vegetation and make corrections, and
 - All the material used for the construction of the filter basin must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.
- Testing and Submittals:** The contractor shall identify the location of the source of each component of the filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The contractor shall:
- Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be a composite of three different locations (grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
 - Perform a sieve analysis conforming to STM C136 (Standard Test Method for Sieve Analysis of fine and Course Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 8% to 12% by weight passing the #200 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
 - Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.



GRASSED UNDERDRAINED SOIL FILTER BASIN DETAILS

NOT TO SCALE

SOIL FILTER MEDIA TABLE		
FILTER MEDIA	MIXTURE BY VOLUME	SPECIFICATION
SAND	50%-55%	MEDOT SPEC. 703.01 FINE AGGREGATE FOR CONCRETE
TOPSOIL	20%-30%	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15-25% FINES PASSING THE #200 SIEVE.
MULCH	20%-30%	MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE



DATE: 01/12/2022
P.E.: RICHARD L. MEEK, PE 10668

NO.	REVISIONS	DATE
A	NO.	01/12/2022

APPROVED BY: [Signature]
SUBMIT CONDITIONAL USE APPLICATION TO TOWN OF LOVELL

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradync consultants.com



PERMIT DRAWING
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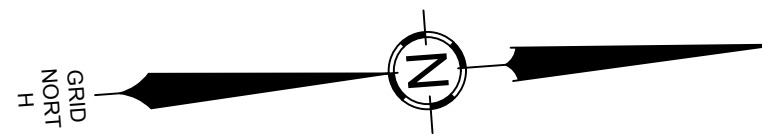
PROJECT: LOVELL SELF STORAGE - PHASE 2
MAIN STREET, ROUTE 5, LOVELL, ME

SHEET TITLE: STORMWATER DETAILS AND NOTES

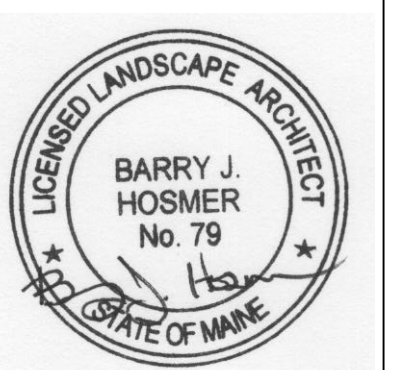
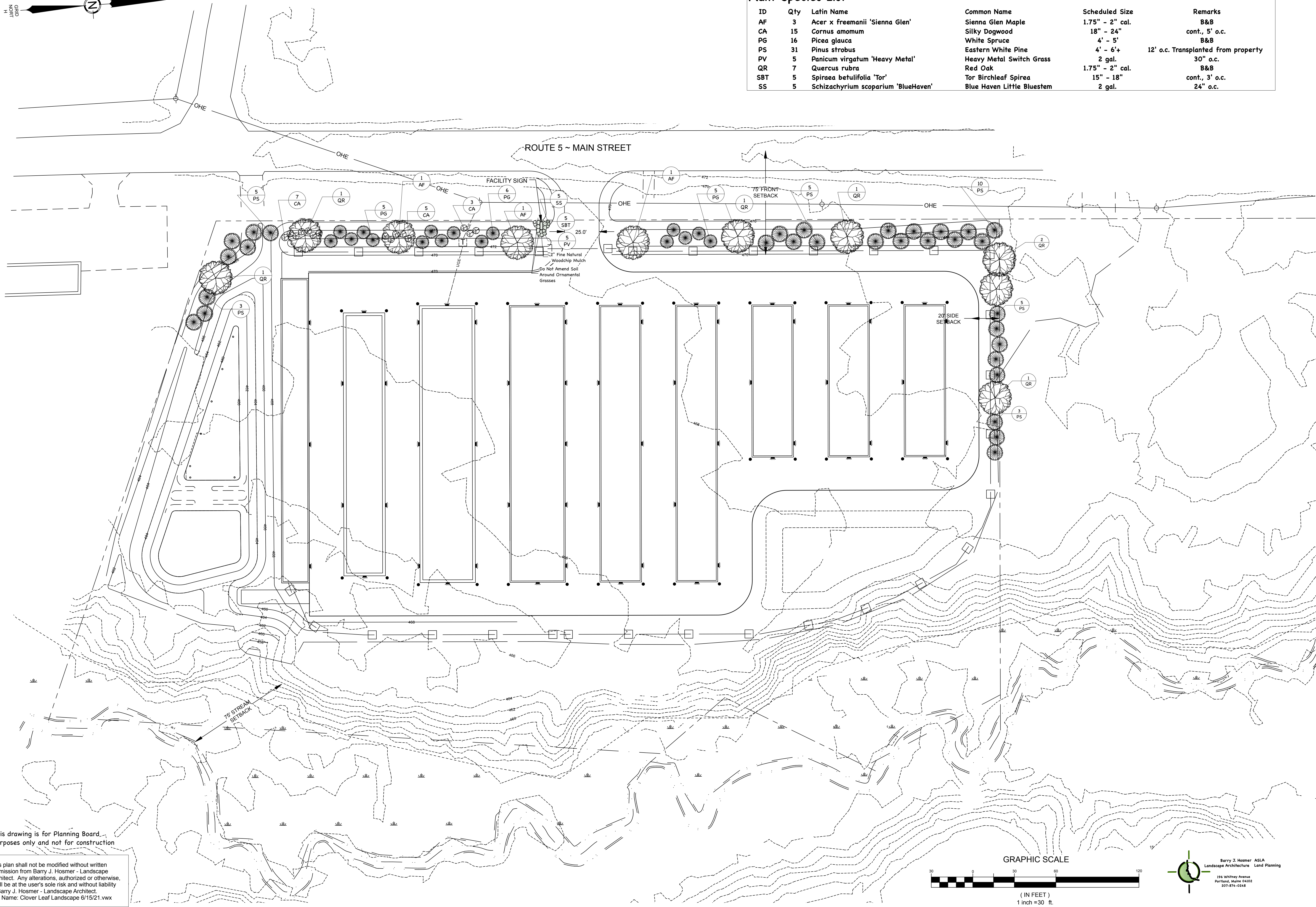
CLIENT: MARK A. LOPEZ
438 COMMONS DRIVE
BRIDGTON, ME 04009

DATE: 01/12/2022
SCALE: N.T.S.
DESIGNED: RLM
JOB NO: 2132

SHEET C-3.3



ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AF	3	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	1.75" - 2" cal.	B&B
CA	15	Cornus amomum	Silky Dogwood	18" - 24"	cont., 5' o.c.
PG	16	Picea glauca	White Spruce	4' - 5'	B&B
PS	31	Pinus strobus	Eastern White Pine	4' - 6'+	12' o.c. Transplanted from property
PV	5	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 gal.	30" o.c.
QR	7	Quercus rubra	Red Oak	1.75" - 2" cal.	B&B
SBT	5	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	15" - 18"	cont., 3' o.c.
SS	5	Schizachyrium scoparium 'BlueHaven'	Blue Haven Little Bluestem	2 gal.	24" o.c.



SIGNATURE DATE: XXX/XX/2021

NO.	DATE	REVISIONS	APP'D BY

P.O. Box 339
 111 Elderberry Lane
 New Gloucester, ME 04260
 Office: (207) 926-5111
 Fax: (207) 221-1317
 www.terradyconsultants.com

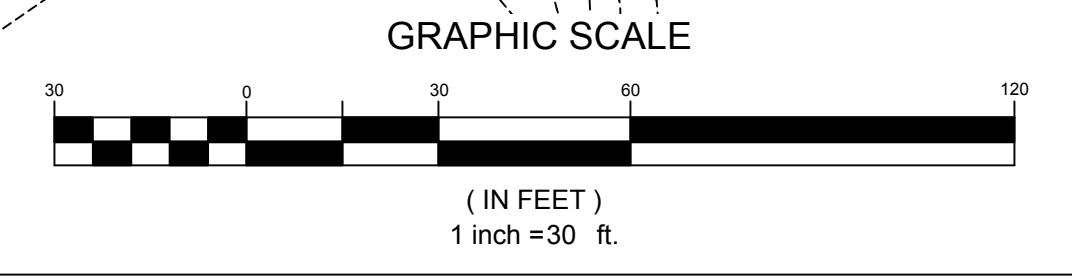
TERRADYN
 CONSULTANTS, LLC
 Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

PROJECT: LOVELL SELF STORAGE
 SHEET TITLE: LANDSCAPE PLAN
 CLIENT: MARK A. LOPEZ
 438 COMMONS DRIVE
 BRIDGTON, ME. 04909

DATE: 1/12/2022
 SCALE: 1"=30'
 DESIGNED: BJH
 JOB NO.: 21011
 FILE: 2132 S
 SHEET: L-1.0

This drawing is for Planning Board purposes only and not for construction

This plan shall not be modified without written permission from Barry J. Hosmer - Landscape Architect. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Barry J. Hosmer - Landscape Architect.
 File Name: Clover Leaf Landscape 6/15/21.vwx



1002140147822

WARRANTY DEED

ROBERTA E. ROBERTS having postal address of 6 Middlebrook Lane, Lincoln, RI 02865

for consideration paid, grants to

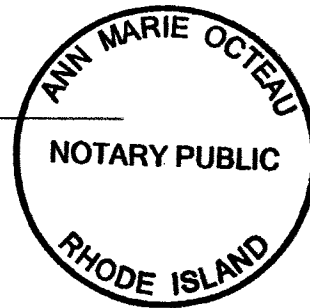
BRIDGTON INVESTMENT FUND, LLC, a limited liability company organized and existing according to the laws of the State of Maine, and having mailing address of 438 Commons Drive, Bridgton, ME 04009,

with **WARRANTY COVENANTS**, the following described real estate, namely:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Lovell, Oxford County, State of Maine, and being more particularly described in the Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 9 day of ^{June} ~~May~~, 2021

Roberta E. Roberts
 ROBERTA E. ROBERTS



STATE OF RHODE ISLAND
 COUNTY OF Providence, SS., ^{AND AND} 9 ^{May June}, 2021

Personally appeared the above named ROBERTA E. ROBERTS and acknowledged the foregoing instrument to be their free act and deed,

Before me, *Ann Marie Octeau*
 Notary Public

Type, Print or Stamp Notary's name here → Ann Marie Octeau
 My commission expires: 6/8/2022

MAINE REAL ESTATE
 TRANSFER TAX PAID

EXHIBIT A

Grantor: ROBERTA E. ROBERTS
Grantee: BRIDGTON INVESTMENT FUND, LLC

Attached to and forming an integral part of the Warranty Deed from the above named Grantor to the above named Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Lovell, Oxford County, State of Maine, lying on the Easterly side of the main highway leading from Lovell Village to Center Lovell, commonly known as Route 5 and/or Main Street, and being more particularly bounded and described as follows:

Beginning at a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground at the Easterly edge of said highway right of way in the previous location of a disturbed and prone 5" x 5" x 28" long granite highway marker with drill hole, and which point evidences the Northwesterly corner thereat of land now or formerly of Bliss, L.L.C. as described in deed recorded in Oxford County (West) Registry of Deeds, Book 511, Page 896; thence run Northerly by said highway right of way a course of North $04^{\circ} 30' 00''$ East a distance of 565.68 feet to a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground for a corner; thence turn right and run South $85^{\circ} 20' 00''$ East, by other land being conveyed by deed of even date and delivery to ML Investments, LLC, a distance of 343.75 feet to a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground near the westerly bank of Alder Brook; thence continue on the same course a further distance of 26 feet, more or less, to the thread of center of Alder Brook, thence run Southerly by the thread of center of Alder Brook, as it trends, a distance of 152 feet, more or less, to a point opposite a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground near the westerly bank thereof at land believed to be owned now or formerly of Ruth K. Libby (the straight line course and distance between these last two rebars is South $23^{\circ} 12' 42''$ East and 110.23 feet); thence run South $30^{\circ} 35' 27''$ West a distance of 10 feet, more or less, to said rebar; thence continue on the same course a distance of 113.00 feet to 3" x 7" x 48" tall stone bound; thence run South $36^{\circ} 13' 04''$ East a distance of 61.81 feet to a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground near the westerly bank of Alder Brook; thence continue on the same course a further distance of 13 feet, more or less, to the thread of center of Alder Brook (the last two courses run by said land believed to be now or formerly of Ruth K. Libby); thence run Southerly by the thread of center of Alder Brook, as it trends, a distance of 626 feet, more or less, to a point opposite a $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground in the westerly bank thereof at said land of Bliss, L.L.C.; thence run North $66^{\circ} 48' 20''$ West a distance of 7', more or less, to said rebar (the straight line course and distance between these last two rebars is South $08^{\circ} 07' 03''$ West and 441.70 feet); thence continue on the same course of North $66^{\circ} 48' 20''$ West by land of Bliss, L.L.C., a distance of 377.68 feet to the $\frac{3}{4}$ " diameter rebar with surveyor's cap (P.L.S. #1299) set in the ground at the said highway, being the bound begun at. Said parcel contains 5.94 acres, more or less.

The above courses and distances are derived from a survey plan entitled "Boundary Survey – Land of Arthur Roberts Heirs – Route 5 – Town of Lovell, Oxford County, Maine" prepared by Bliss & Associates, Inc., dated April 21, 2021, and identified as Project No. 21-033B, the same to be recorded at said Registry of Deeds. Basis of Bearings is Magnetic North 1953. The parcel conveyed hereby is depicted as "Parcel A" on said plan.

Conveying hereby a portion of the larger parcel that Arthur Roberts acquired under the following deeds:

- A. From Bruce T. Thurston, et al., dated August 1, 1989, recorded in said Registry of Deeds, Book 306, Page 105;
- B. From Ruth K. Stanford dated August 24, 1989, recorded in said Registry of Deeds, Book 306, Page 828;
- C. From Arthur G. Fox, Jr., dated August 24, 1989, recorded in said Registry of Deeds, Book 306, Page 829;
- D. From Nan G. Jackson dated August 22, 1989, recorded in said Registry of Deeds, Book 306, Page 830; and
- E. From Edith Louise Dooley, et al., dated January 5, 1990, recorded in said Registry of Deeds, Book 310, Page 225.

The said Arthur Roberts died August 24, 1998, leaving his widow, Roberta E. Roberts, (the Grantor herein) and his three children, Roberta E. Gosselin, Susan J. Marion and Kenneth A. Robert, as his sole heirs at law. Roberta E. Gosselin, Susan J. Marion and Kenneth A. Roberts have conveyed their interests as heirs at law to Roberta E. Roberts by deed of recent date and delivery, the same to be recorded at said Registry of Deeds prior to the recording of this instrument.



Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 29727 - Entrance ID: 1

LOCATION

OWNER
 Name: Bridgton Investment Fund, LLC
 Address: 438 Commons Drive
 Bridgton, ME 04009
 Telephone: (603)479-9095

Route: 0005X, Main Street
 Municipality: Lovell
 County: Oxford
 Tax Map: R07 Lot Number: 38
 Culvert Size: inches
 Culvert Type: N/R
 Culvert Length: feet
 Date of Permit: July 14, 2021
 Approved Entrance Width: 25 feet

Date Printed: July 14, 2021

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, an **Entrance to Self Storage** at a point **272 feet North** from **West Lovell Road**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

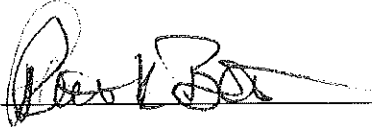
Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.155689N, -70.892700W.

S - In the town of Lovell on the easterly side of Route 5, the centerline being approximately 272 feet north of the centerline of West Lovell Road, and approximately 70 feet north of utility pole 72.

Approved by:  Date: 7/14/2021

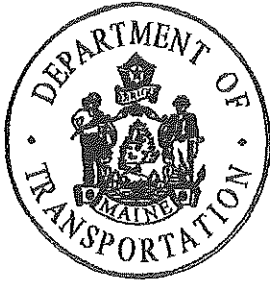
STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

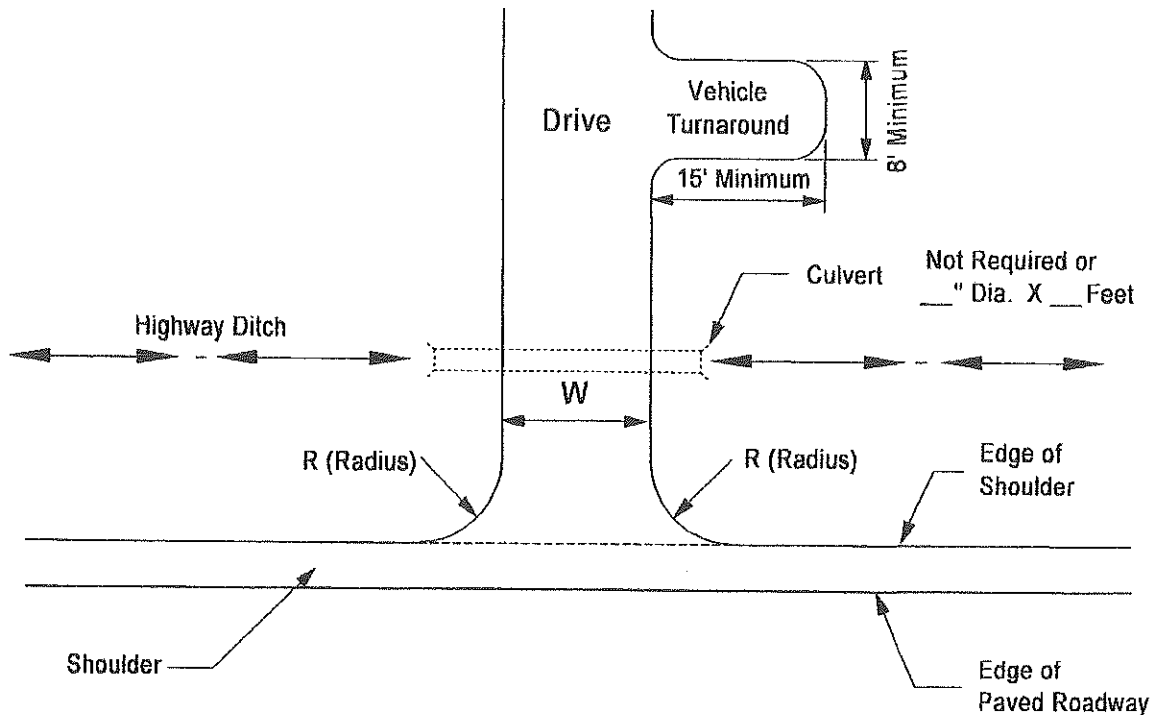
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine
Department of Transportation
Entrance / Driveway Details

PLAN

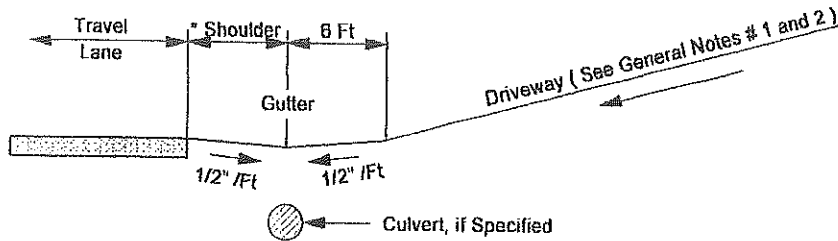


GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

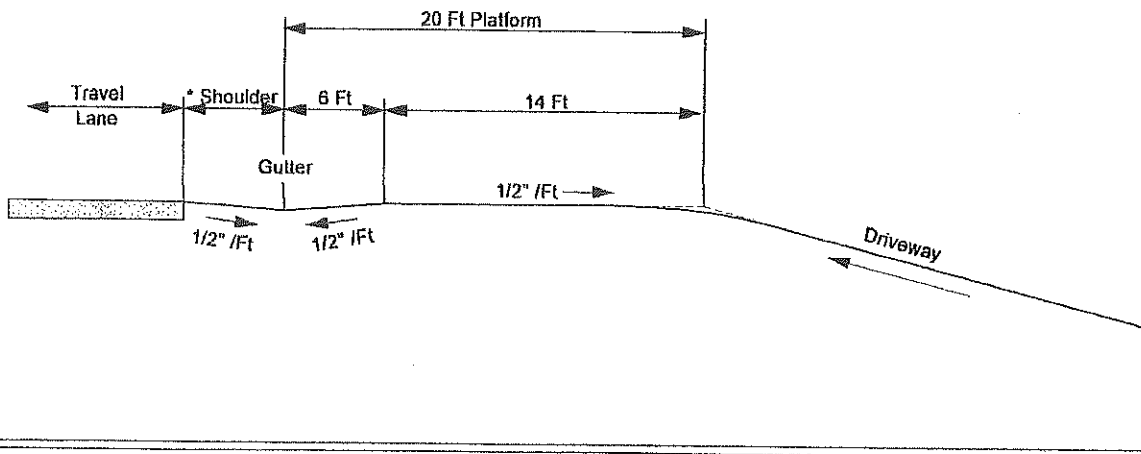
MDOT Entrance / Driveway Details, Continued

PROFILE Details

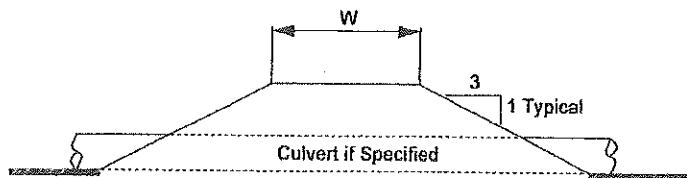


NOTE :

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section





STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

May 26, 2021

Richard Meek
Terradyn Consultants
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Via email: rick@terradyconsultants.com

Re: Rare and exemplary botanical features in proximity to: Self-storage Facility, Main Street, Lovell, Maine

Dear Mr. Meek:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received May 25, 2021 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Lovell, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-804490
WWW.MAINE.GOV/DACF/MNAP

Letter to Terradyn
Comments RE: Self-storage, Lovell
May 26, 2021
Page 2 of 2

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: Self-storage Facility, Main Street, Lovell, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Blunt-lobed Woodsia						
	T	S1	G5	2000-05-31	8	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)
Fern-leaved False Foxglove						
	SC	S3	G5	1896-08-22	6	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
	SC	S3	G5	2000-05-31	24	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Lakeshore Ecosystem						
	<null>	S5	GNR	2006-08-16	2	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Long's Bulrush						
	T	S2	G3	1998	6	Open wetland, not coastal nor rivershore (non-forested, wetland)
	T	S2	G3	2011-08-14	1	Open wetland, not coastal nor rivershore (non-forested, wetland)
MacGregor's Rye						
	SC	S2	G5	2017-08-11	4	<null>
Narrow-leaved Goldenrod						
	T	S2	G5	1918-08-30	3	Open wetland, not coastal nor rivershore (non-forested, wetland)
Oak - Ash Woodland						
	<null>	S3	G3G5	2000-05-31	21	Rocky summits and outcrops (non-forested, upland),Dry barrens (partly forested, upland)
Purple Clematis						
	SC	S3	G5T5	1974-07	19	Non-tidal rivershore (non-forested, seasonally wet),Hardwood to mixed forest (forest, upland)
Secund Rush						
	T	S1	G5?	1941-08-06	5	Rocky summits and outcrops (non-forested, upland)
Silver Maple Floodplain Forest						

Rare and Exemplary Botanical Features within 4 miles of Project: Self-storage Facility, Main Street, Lovell, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	<null>	S3	GNR	2006-07-24	34	Forested wetland
	<null>	S3	GNR	2017-05-24	67	Forested wetland
Streamshore Ecosystem						
	<null>	S4	GNR	2006-07-24	24	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Tall Sedge Fen						
	<null>	S4	G4G5	2006-07-24	10	Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal non-tidal wetland (non-forested, wetland)
	<null>	S4	G4G5	2006-08-16	9	Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal non-tidal wetland (non-forested, wetland)
	<null>	S4	G4G5	2006-08-16	7	Open wetland, not coastal nor rivershore (non-forested, wetland),Coastal non-tidal wetland (non-forested, wetland)
Tiny Lovegrass						
	PE	SH	G5	1910-07-27	3	Old field/roadside (non-forested, wetland or upland),Dry barrens (partly forested, upland)
Unpatterned Fen Ecosystem						
	<null>	S5	GNR	2006-08-16	43	Open wetland, not coastal nor rivershore (non-forested, wetland),Forested wetland
Upright Bindweed						
	T	S2	G4G5	1885-07-02	1	Dry barrens (partly forested, upland),Old field/roadside (non-forested, wetland or upland)

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of 1 to 5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>





MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

June 8, 2021

Mr. Richard Meek
Terradyn Consultants
41 Campus Drive
Suite 101
New Gloucester, ME 04260

Project: MHPC #0943-21 Lopez; Main Street Near Intersection with West Lovell Road
Proposed Self Storage Facility
Town: Lovell, ME

Dear Mr. Meek:

In response to your recent request, I have reviewed the information received May 25, 2021 to initiate consultation on the above referenced project in accordance with the requirements of Maine Department of Environmental Protection.

Based on the information provided, I have concluded that there are no National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

EXHIBIT 2

**TOWN OF LOVELL
1069 MAIN STREET,
LOVELL, ME 04051
207-925-6272
207-925-1710 FAX**

**Planning Board Meeting Minutes
February 16, 2022**

1. **The meeting was called to order at 7:01 pm at Lovell Town Hall.** Chairman Wurm read the Board's mission statement.
2. **ATTENDANCE:** Heinrich Wurm, chair, Jane Lansing, second chair, Eugene Jordan, Diane Caracciolo, Sandra Bell, Sheri Paulette. Absent: Kevin MacDonald. Ms. Bell to take on voting position for Mr. MacDonald, Alan Broyer, CEO, James Katsiaficas, attorney for the Town. The meeting was recorded and shared via Internet (Zoom). There were an estimated audience of 30 in person and several on-line participants.
3. **REVIEW of MINUTES:** deferred to March 2nd. Review of minutes of the 2/26, 2/2 and 1/19 minutes required at that time.
4. **Additional Agenda Item:** Under New Business, a Conditional Use application for conversion of retail space to professional office use (2022-04, Change of Use), submitted on 1/19/22 and was be added to today's agenda.
5. To streamline the meeting, a change in sequence of the agenda was accepted and item 6 – **Old Business, Solar Ordinance** - was moved to the first agenda item.
Mr. Katsiaficas gave a brief update on the collaborative solar ordinance creation plan as outlined in the text of the Moratorium involving the Southern Maine Planning and Development Commission (SMPDC), Planning Board workshops and Comprehensive Plan Review committee and the submission of a completed solar ordinance by Our Eden Association (OEA). He posed the question whether to hold further work on a Lovell ordinance and wait for the outcome of a vote on OEA's submission at a special town meeting on April 2nd, 2022. After a brief discussion and an expression of continued interest in solar ordinance development work, Paul Driscoll, attorney for OAE, introduced David Patterson, founding member of OEA, and Christopher O'Neill, consultant "at the interface of politics and policy" to give an outline of OEA's creation, methodology and goals in developing the currently proposed ordinance which is headed for a public hearing on March 2 and a Special Town Meeting vote on April 2, 2022. Following the presentation, questions were raised by PB members and the public. Among others, re. allowable dimensions for solar arrays, contiguous installations, access to the OEA website, the size of Lovell's industrial zone district.

**TOWN OF LOVELL
1069 MAIN STREET,
LOVELL, ME 04051
207-925-6272
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6. CONDITIONAL USE APPLICATIONS:

- a. 2021-86CU Kevin and Kathleen Cormier U08-019 30 North Lower Bay Road
Rebuild cottage in the Shoreland Zone. Mr. Jordan recused. Ms. Paulette takes his place on the voting roster.

David Hart gave an update after the PB discussed this application on 1/5 and 1/19 and did a site visit on 1/3/22. He previously (1/12) submitted an updated site plan and a 12-point list of items of understanding. Comments by DEP's Jeff Kalinich put the feasibility of the project in question, including attaching the cabin to the garage. Mr. Hart confirms that the rebuilt cabin will be the primary residence and the kitchen will be moved from the garage to the primary residence. Lot coverage and relocation of an undocumented shed are additional issues that need to be addressed. Chair makes a **motion to defer further action until both, Jeff Kalinich, DEP and Lee Feldman, SMPDC have clarified the situation and the manner this project can go forward**. The motion was seconded by Ms. Lansing and unanimously accepted by roll call.

- b. **2022.01 CU - Gehman Real Estate Partnership- U21-006 - 27 Gammon Cove Rd:**
Kitchen demolition and rebuild. Presented by Bob Drew. Moving the kitchen addition from the back of the house where it is subject to water damage from the driveway and sloping terrain to the side of the house. The project was discussed with Jeff Kalinich from DEP who offered to assist in a possible reconfiguration of the drainage once the snow melts. Mr. Jordan suggested that DEP's Permit by Rule protocol might cover the situation. Ms. Caracciolo voices concern re. potential delays. **Chair motions to accept the DEP's offer for a visit prior to final approval of the application**. Motion is seconded by Ms. Lansing and accepted 4:1 with Mr. Jordan dissenting. Further discussion resulted in a **motion by the chair to have an erosion control plan in place prior to final approval of the project**. Ms. Lansing seconds and approval is unanimous by roll call. Mr. Drew will notify the CEO when conditions are right for a site visit.

- c. **2022-04, Change of Use 571 Main St. – Dr. Candice McElroy** is moving into a commercial space owned by Bob Drew and converting it to a professional office. Minor changes are required but overall, no issues preventing the application to be approved. Motion made by chair and seconded by Mr. Jordan is approved unanimously by roll call vote.

**TOWN OF LOVELL
1069 MAIN STREET,
LOVELL, ME 04051
207-925-6272
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- d. **2022-03 Bridgton Investment Fund, Mr. Mark Lopez. Construction of six self-storage buildings (29,900 s/f). Phase 2.** Mr. Meek, engineer with Terradyn, presents the application and notes much similarity to prior submission of data, waivers and design criteria with the exception of a Chapter 500 Stormwater Permit application that became necessary due to the size of the project (48,000 s/f building area, 2.57 acres impervious area and 4.06 acres of total developed area). Mr. Meek nevertheless hopes to have the application declared complete with the DEP pending. Attorney Scott Anderson relates other town's allowances of DEP permit as a condition of final approval. Ongoing discussion around traffic patterns, number of units to be built, rationale for applying for additional units without seeing how the first project turns out. **Mr. Jordan motions and Ms. Caracciolo seconds that the application is not complete as it lacks DEP clearance and that an independent traffic analysis in line with article 9.D.10 needs to be done.** Discussion includes Any waivers previously granted to the first application should not apply or need to be reviewed again. Vote is unanimous by roll call. Follow-up discussion includes an expression of dismay on the part of the Planning Board and the community over this application and a promise of diligence in processing this application. Attorney. Anderson speaks to the lack of a septic system which should preclude the need for a soil survey. Mr. Jordan reminds the board of a survey that was submitted opposing the first application for a self-storage unit but was received and forwarded to the selectboard without follow-up. Ms. Caracciolo raises the question of fire safety and FD access. A discussion with the fire chief is promised. Attorney Anderson and Mr. Meek remind the Board that additional information requested can and should be submitted but should not necessarily delay acceptance of the application. Board members express reluctance in finalizing any decision re. waivers currently contained in the application as additional questions surface. Mr. Anderson mentions the Board's right to request independent assessment of traffic and other conditions in question as part of the approval process. Disclosure of the number of storage units is another priority request by the Board. A number of comments from the public were heard including concerns re. back up of traffic on Rt. 5, light pollution, outdoor storage of vehicles and urgency before the Article 6.2 amendment passes.

**TOWN OF LOVELL
1069 MAIN STREET,
LOVELL, ME 04051
207-925-6272
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6. DATE & TIME OF NEXT MEETING:

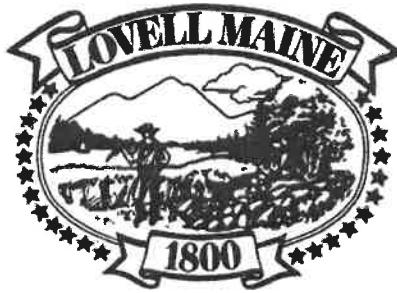
March 2, 2022, at 7:00 pm Lovell Fire Station.

7. ADJOURNMENT: Motion to adjourn at 9:29 pm accepted by unanimous roll call vote.

:

Submitted by Heinrich Wurm

EXHIBIT 3



Town of Lovell

Lovell, Maine

July 28, 2022

Mark Lopez
DBA Bridgton Investment Fund, LLC.
438 Commons Drive
Bridgton, Maine 04009

Conditional Use 2022-03. Code Enforcement Notice of Decision

Mr. Lopez,

Article 6.2 of the Lovell Zoning Ordinance requires that, in the event there is a question whether a proposed use is listed in the Land Use table, the Code Enforcement Officer shall make a formal written determination.

On July 27, 2022, the Planning Board met with you and your attorney at the scheduled public meeting. During discussion, you said that the self-storage project fit in as a warehouse, as listed in the Land Use tables. The Planning Board however disagrees, as the wording in the current Article 6.2 states, “expressly listed” and not the former wording, “most similar to”.

Although you have said that your project fits as a warehouse, your Conditional Use application and cover letter, identifies the project as a self-storage facility and does not specifically state the project is a warehouse. The definition of a warehouse found in the Merriam Webster dictionary does not include self-storage of personal possessions.

The intent of the March 2022 Lovell Town meeting vote to amend Article 6.2 was to prevent facilities that do not fall within the current land use tables from being constructed.

To aid me in deciding whether “warehouse” as listed in the current Land Use tables, can be considered to include “self-storage facility”, I will rely on the definitions below and information available in the application.

Merriam Webster Definitions:

Expressly: particularly, specifically.

Similar: having characteristics in common: strictly comparable.

Warehouse: a structure or room for the storage of merchandise or commodities.

Self-Storage: noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions. (Dictionary.com).

In March of 2021, when we met at the property, I indicated to you that “warehouse” in the Land Use table was most similar to your proposed self-storage facility. Although there were conflicting definitions whether a self-

storage facility was most similar to a warehouse, as far as the Land Use table was concerned, Article 6.2 at that time, was vague enough in its wording that it was similar to a warehouse.

Now that Article 6.2 has been rewritten, the term “most similar” no longer applies. It is either in the Land Use table or not..

The January 12, 2022, cover letter by Terradyn Consultants, LLC, which is attached to your Conditional Use application indicates that you are applying for “Lovell Self Storage”. In paragraph 2 it goes on to describe the initial 2021 application for the “construction of three self-storage buildings...”. I did not find in this letter any mention of building a warehouse.

Additionally, on the first completed page of the Town of Lovell Conditional Use Application under “Brief Description of Project” It states.

“Construct six additional self-storage buildings...”. Again, not warehouses.

Determination:

It is my determination that a self-storage facility is not a warehouse as listed in the 2022 Land Use tables.

Under Article 10.5 Appeal Procedure. An aggrieved party may appeal this decision to the Lovell Board of Appeals within 30 days of the date of the official written decision. The application for Administrative Appeal can be found on the Town of Lovell website -Appeals Board.

Respectfully,



Alan Broyer

Town of Lovell

Code Enforcement Officer