



Major Development Review Sketch Plan and Final Plan Applications

**Owner: Jones Farm Estate LLC
Jones Farm Subdivision
Brunswick, Maine**

January 2, 2026

**13 Lot Residential Subdivision Project
0 Lisbon Road, Brunswick, Maine
Town of Brunswick Tax Map 1 Lot 70**

**BY: Belanger Engineering
63 Second Avenue
Augusta, Maine 04330
207-622-1462**

**FOR: Bob Walton
Ray Labbe and Sons
4 Highland Road
Brunswick, Maine 04011**



Ch Belanger

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January 2, 2026

Julie Erdman – Director of Planning and Development

Town of Brunswick

Municipal Building

28 Federal Street

Brunswick, Maine 04011

207-725-6660 ext.4022

jerdman@brunswickme.org

Taylor Burdin (Codes Enforcement Officer) tburdin@brunswickme.org

Mike Pindell (Codes Enforcement Officer) mpindell@brunswickme.org

**RE: Jones Farm Estate LLC.
0 Lisbon Road
Tax Map 1 Lot 70
Sketch and Final Plan Development Review Application
Updated with Staff and Planning Board Comments**

Dear Ms. Erdman;

Enclosed please find a updated development review application for the new residential subdivision project on Lisbon Road in Brunswick. The property is shown Town of Brunswick Tax Map 1 Lot 70. Approximately 32.5 acres will be developed into 13 single family residential house lots and 1 open space parcel supporting the development. On behalf of Jones Farm Estate LLC, we have enclosed their application form and attachments.

A project went through a staff and Planning Board review in November 2025. Staff also recently reviewed the project in July 2025. As a result of the comments, the plans have been revised to eliminate the stream crossing which reduced the length of the road to 1100'. A waiver is not required for this development for road length.

The project has been reviewed and approved by Maine DEP. Approval Orders are included in this submittal. The reduced road length reduced the permit thresholds to a DEP stormwater permit by rule because road impervious areas are below one acre.

Sketch and Final application fees of \$300 and \$300 per lot were paid by the developer. The developer submitted a check for \$7800 for their Sketch and Final Plan Subdivision Application Fees. The recreation fees are estimated to be \$1,963 X 13 = \$25,519. The recreation fees are proposed to be paid prior to construction.

*Site Planning and Design
Commercial Projects
63 Second Avenue, Augusta, Maine 04330*

*Road and Utility Design
Residential Subdivisions*

*Stormwater Management
Town and State Approvals
Phone: (207) 622-1462*



Sean Pierce, PLS of Colliers Engineering have prepared a updated draft final lot stamped subdivision plan for recording. See plan set.

The lots will be accessed by a new main access road, 20' wide, Jones Farm Road which is approximately 1100', includes a hammerhead turnaround at the end of the road. The side road, Hay Stack Lane, will be 20' wide "driveway" and serves 2 single family lots. The access roads create **0.88** acres of impervious area and **2.29** acres of developed area for this project. The roads will be private when complete. Lots will be served by on lot well and septic systems. No public water or sewer is available in the area.

Jones Farm Estate LLC Project Facts:

Client: Bob Walton, Labbe Construction, bob@raylabbeandsons.com, 207-725-7336

Business Address: 4 Highland Road, Brunswick, Maine 04011

Parcel Number 1-70

Parcel Owner: Jones Farm Estates LLC.

Land Area: 79.44 acres (RECORDS)

Area to be developed: 32.50 Acres

Site Address: 0 Lisbon Road, Brunswick

Zone: RF – Rural Farm and Forest (pg2-8)

Surveyor – Sean Pierce, PLS, sean.pierce@collierseng.com, 978-729-7110 mobile

Wetlands are shown on the plans.

Table 4.2.4 Rural area dimensional and Density Standards

Zone: RF – Rural Farm and Forest (pg2-8)

Min. Lot Area: Residential = 2 ac.

Maximum Density 1 dwelling unit per 2 ac.

Minimum Lot Width = 150'

Minimum Front Setback = 25'

Minimum Rear Setback = 30'

Minimum Side Setbacks = 30'

Max. Impervious Surface coverage (% lot area) = 20%

Max. Building Height = 40'

Max. Building footprint per structure = 10,000 s.f.

Open Space Developments:

Open Space Developments in RF Zone: Table 4.2.5.C(5) Brunswick Zoning Ordinance.

Protected Open Area: 45% Gross Area = 14.63 Acres minimum.

Proposed Open Space Area: 18.28 Acres

Site Planning and Design

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Road and Utility Design

Residential Subdivisions

Stormwater Management

Town and State Approvals

Phone: (207) 622-1462



Lot Area, min. N/A (s.f.) *

*septic and wells min. setback from property line = 15'

Lot Width, min. (feet) = 75'

Front Setback, min. (feet) = n/a (25' shown on subdivision plans)

Rear Setback, min. (feet) = 20' min. (shown on subdivision plans)

Side Setback, min. (feet) = 10' min. (shown on subdivision plans)

Impervious Surface Coverage, max. (% lot area) = N/A

Density Bonus: See subsection 4.2.5.E of Brunswick Zoning Ordinance.

Density: Net Site Area = 26.75 Acres

Density Calculation: 26.75 Acres / 2 Acres/dwelling unit = 13 dwelling units.

Should you have questions, please call.

Very truly yours,

A handwritten signature in black ink that reads "Ch Belanger".

Christopher S. Belanger, P.E.

Enclosures

cc: Bob Walton, Owner / Developer



A handwritten signature in black ink that reads "Ch Belanger".



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET
BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660
FAX 207-725-6663

BRUNSWICK PLANNING BOARD DEVELOPMENT REVIEW PACKET

This Packet Includes:

- I. Summary of Development Review Applicability and Process
- II. Minor Development Review Application Form
- III. Sketch Plan Major Development Review Application Form
- IV. Final Plan Major Development Review Application Form
- V. Streamlined Final Plan Review Application Form

Note that this review process summary and the submission checklist are provided only as a ready reference for your convenience. For a complete reading of the provisions governing development review in Brunswick, the applicant must refer to the Brunswick Zoning Ordinance, copies of which are available for a fee from the Department of Planning and Development.

PURPOSE

The purpose of Development Review for site plans and subdivisions is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance (Zoning Ordinance) and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. Applicants are advised that a building, electrical or plumbing permit may be required in addition to Development Review. For further information, contact the Town Planner, Department of Planning and Development at 207-725-6660.

DEVELOPMENT REVIEW CATEGORIES AND THRESHOLDS

Development review applications are classified into “Minor”, “Major” and “Streamlined Major” review. Major Reviews are conducted by the Planning Board, and Minor Reviews are conducted by the Staff Review Committee. **Development review thresholds and procedures are detailed in Section 5.2.9 of the Brunswick Zoning Ordinance.** Briefly;

Minor Plan: For developments of lesser scale, the plan includes the final drawings on which the applicant’s subdivision or site plan is presented to the Staff Review Committee for approval and which, if approved, would be recorded at the Cumberland County Registry of Deeds.

Major Review Components:

Sketch Plan: Includes conceptual maps, renderings and supportive data describing the project proposed by the applicant for initial Staff Review Committee review and recommendation to the Planning Board, followed by the review and action by the Planning Board.

Final Plan: Includes the final drawings on which the applicant’s subdivision or site plan is first presented to the Staff Review Committee for review and recommendation to the Planning Board, followed by review and action by the Planning Board.

Streamlined Major Plan: If the proposed development is located within the Brunswick Growth Area, as delineated on the Town’s Official Zoning Map, an applicant has the option to submit a Streamlined Major Plan for Planning Board review and approval. A staff-level pre-application meeting is required prior to the application being submitted.

REVIEW PROCESS AND TIMEFRAME

Development Review shall be conducted in accordance with the Development Review Time and Processing Requirements in Table 5.2.9.I of the Zoning Ordinance and provided below. All time limits are expressed in calendar days. In cases where the date prescribed in this Table is a legal holiday, all deadlines shall apply to the previous working day.

Table 5.2.9.I: Development Review Time and Processing Requirements

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamlined Major Development Review (Planning Board)
No less than 21 days prior to Review Authority Meeting		Deadline for filing one (1) copy of application for Planning Board consideration.	No less than 21 days prior to Planning Board consideration, applicant shall meet with Department staff to discuss application.
No less than 14 days prior to Review Authority meeting	Deadline for filing one (1) copy of application for Staff Review Committee consideration. Staff confirms that application is complete within three (3) working days and completes abutter notification in accordance with Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	Within five (5) working days, staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.	Deadline for filing one (1) copy of application for Planning Board consideration. ¹ Staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.
No less than seven (7) days prior to Review Authority meeting		The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.	The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.
No less than three (3) days prior to Review Authority meeting	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Staff Review Committee and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Planning Board and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed or hand delivered to the Planning Board and the applicant.
No more than seven (7) days after decision by Review Authority	The Staff Review Committee shall transmit its written decision and Findings of Fact to the applicant.		

Table 5.2.9.I: Development Review Time and Processing Requirements

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamlined Major Development Review (Planning Board)
No more than 30 days after decision by Review Authority if Public Hearing held, or no more than 60 days if no public hearing is held.		The Planning Board shall transmit its written decision and Findings of Fact to the applicant.	The Planning Board shall transmit its written decision and Findings of Fact to the applicant.
No more than 30 days after application is deemed complete by staff.		The Review Authority shall consider an application unless postponement is requested or agreed to by applicant.	
NOTES: 1. If application lacks any required submittal materials, the streamlined process shall be terminated and the application shall revert back to the Major Development Review process.			

Flowcharts illustrating specific review procedures for each development review category are attached.

APPLICABLE FEES

Application Fees

The following application fees shall be paid for any project undergoing development review. For projects that meet the public hearing threshold or projects for which the Planning Board schedules a public hearing an additional \$250.00 fee will be assessed to cover the costs of advertising.

Minor Development Review:

- \$200.00

Major Subdivision:

SKETCH PLAN: \$125 per lot proposed
FINAL PLAN: \$175 per lot proposed

Major Site Plan:

SKETCH PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.05.
- For all other developments the fee is \$200.00.

FINAL PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.12.
- For all other developments the fee is \$200.00.

Impact Fees

Impact fees may apply depending upon the type of proposed development and will be determined during the development review process.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Minor Development Review

Major Development Review: Sketch Plan

Major Development Review: Final Plan

Major Development Review: Streamlined Final Plan

2. Project Name: Jones Farm Subdivision Project

3. Project Applicant

Name: Bob Walton President - Ray Labbe and Sons, Inc.
Address: 4 Highland Road,
Brunswick, Maine 04011
Phone Number: 207-725-7336
Email: bob@raylabbeandsons.com

4. Project Owner (if different than applicant)

Name: Jones Farm Estates LLC. (owned by applicant)
Address: 0 Lisbon Road (site address)
Brunswick, Maine 04011
Phone Number: same as applicant
Email: same as applicant

5. Authorized Representative

Name: Chris Belanger, P.E. - Belanger Engineering
Address: 63 Second Avenue
Augusta, Maine 04330
Phone Number: 207-622-1462
Email: cbelanger@roadrunner.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Chris Belanger, P.E. # 9098, Belanger Engineering, 63 Second Ave, Augusta, ME 207-622-1462.

2. Sean Pierce, PLS, Colliers Engineering, sean.pierce@collierseng.com, 877-627-3772

3. _____

7. Physical location of property: 0 Lisbon Road, Brunswick, Maine

8. Lot Size: 79.44 Acres. Approximately 32 acres is being developed.

9. Zoning District: RF - Rural Farm and Forest

10. Overlay Zoning District(s): N/A

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

The applicant also owns the adjacent properties. Ray Labbe and Sons owns the gravel pit and pit road on the southern side of the site. Ray Labbe also owns the northerly parcel adjacent to the subdivision. Ray Labbe and Sons, Inc. owns the property subject to this application under the entity Jones Farm Estate LLC.

12. Assessor's Tax Map 1 Lot Number 70 of subject property.

13. Brief description of proposed use/subdivision: _____
New 13 Lot Residential Subdivision.

14. Describe specific physical improvements to be done: _____
Construct new road (street) and utilities to support 13 lot residential open space development.

Owner Signature:

Robert J Walton

Applicant Signature (if different):

Christopher Belanger

Chris Belanger - "Agent" Signature - See letter of Authorization

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL

Please mark box with one of the following:

“W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)

Sketch Plan	
General	Application form and fee Name of development Existing zoning district and overlay designations Location map Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings Documentation of Right, Title and Interest Draft performance guarantee or conditional agreement
Survey, Topography, & Existing Conditions	Scale, date, north point, and area Existing easements associated with the development Existing locations of sidewalks Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.
Proposed Development Plan	Number of lots if a subdivision

**REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW &
MINOR REVIEW APPLICATION SUBMITTAL**

Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)			
		Final Plan	Streamlined
		Minor	
General	Application form and fee		
	Name of development		
	Existing zoning district and overlay designations		
	Location map		
	Names of current owner(s) of subject parcel and abutting parcels		
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan		
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings		
	Documentation of Right, Title and Interest		
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected		
	Draft performance guarantee or conditional agreement		
Survey, Topography, & Existing Conditions	Scale, date, north point, and area		
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors		
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed		
	Existing easements associated with the development		
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities		
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability		
	Topography with contour intervals of not more than two (2) feet		
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.		
	Existing locations of sidewalks		
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas		
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas		

**REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW &
MINOR REVIEW APPLICATION SUBMITTAL**

Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum			
	Proposed easements associated with the development			
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section			
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.			
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability			
	Proposed locations, widths and profiles of sidewalks			
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.			
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization			
	Storm water management plan for the proposed project prepared by a professional engineer			
	The size and proposed location of water supply and sewage disposal systems			
	Where a septic system is to be used, evidence of soil suitability			
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure			
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken			
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure			
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site			
	Reference to special conditions stipulated by the Review Authority			
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.			
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.			
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage			

**REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW &
MINOR REVIEW APPLICATION SUBMITTAL**

Please mark box with one of the following:

"W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)

Proposed Development Plan		Final Plan	Streamlined	Minor
	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit			
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone			
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas			
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards			
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems			
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation			
	Number of lots if a subdivision			
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal			
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.			
	Any additional studies required by the Review Authority			

FINANCIAL CAPACITY EXPLAINED

Applicants shall demonstrate compliance with the following:

A. General Standard:

The applicant shall have financial capacity to design, construct, operate, and maintain the development. Evidence of financial capacity must be provided prior to a decision on an application, except that the applicable review authority may defer a final finding on financial capacity by placing a condition on an approval that requires the applicant to provide final evidence of financial capacity satisfactory to the Director of Planning and Development before the issuance of any building permit.

B. Specific Standard:

- (1) The applicant must show that they have right, title, or interest in the development parcel.
- (2) The application for approval of a proposed development must include evidence that affirmatively demonstrates that the developer has the financial capacity to design, construct, operate, and maintain the proposed development, except in cases in which the review authority defers a final determination as set forth in Section (A) above. Evidence of financial capacity must include, but is not limited to, the following information:
 - a. Cost estimates. Accurate and complete estimates of the development, including all proposed phases. The itemization of major costs may include but is not limited to, the cost of the following activities: land purchase, erosion control, roads, sewers, structures, water supply, utilities, pollution abatement, landscaping, and restoration of the site, if applicable.
 - b. Time schedule. The time schedule for construction of all phases proposed.
 - c. Evidence of Funds. Evidence such as the following:
 - i. Letter of commitment or intent to fund. A letter from a financial institution, governmental agency, or other funding source indicating a commitment to provide to the applicant a specified amount of funds and the uses for which the funds may be utilized. In cases where funding is required but there can be no commitment of money until approvals are received, an applicant may submit a letter of "intent to fund" from an appropriate funding institution indicating the amount of funds intended to be provided to the applicant and the specified uses for which the funds are intended.

In cases where one or more entities are part of the applicant's business structure, evidence must be submitted describing the applicant's business structure and demonstrating that the proposed financing is clearly linked from the financing institution to the applicant.

- ii. Self-financing
 - (A) The most recent corporate annual report or financial statements indicating availability of sufficient funds to finance the development together with material

explaining the report, and evidence that funds have been set aside for the proposed development. The financial information in any annual report and any financial statement should be audited, or an explanation provided why audited reports are not available.

- (B) Copies of bank statements of accounts held by the applicant or other evidence indicating that funds are available and have been set aside for the proposed development.

iii. Government agency

- (A) Evidence that funds to complete the development have been included in an approved budget and that grant money or other funds have been obtained to cover the development costs.

- (B) In cases where funding is required but there can be no commitment of money until approvals are received, a detailed plan outlining how funds for the development will be obtained and evidence that legal authority exists to implement the plan.

iv. Non-profit organization

- (A) Evidence that funds to complete the development have been included in an approved budget and that grant money or other funds have been obtained to cover the development costs.

- (B) In cases where funding is required but there can be no commitment of money until approvals are received, a detailed plan outlining how funds for the development will be obtained, including projections for and status of any fund raising.

- d. Phased Development. In cases of phased development or long-term construction projects, the department may find that the applicant has demonstrated adequate financial capacity to comply with department requirements provided (a) the applicant has demonstrated financial capacity for a separate first phase, and (b) the permit is conditioned to require that evidence of financial capacity adequate for review and approval be submitted to the Department prior to construction of each subsequent phase. Construction of each subsequent phase may not begin prior to approval of financial capacity for that phase.
- e. If the applicant is an entity registered with the Secretary of State of any state, provide a Certificate of Good Standing or other evidence of existence and good standing satisfactory to the Planning Board.

Appendix D - Summary of Application Requirements

TABLE D.1

		Sketch Plan	Final Plan	Streamlined	Common Development Plan	Conditional Use or Coastal Development
General	Application form and fee	X	X	X	X	X
	Name of development	X	X	X	X	X
	Existing zoning district and overlay designations	X	X	X	X	X
	Location map	X	X	X	X	X
	Names of current owner(s) of subject parcel and abutting parcels		X	X	X	X
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan		X	X	X	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	X	X	X	X
	Documentation of Right, Title and Interest	X	X	X	X	X
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected		X	X	X	X
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	X	X	X	X
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors		X	X	X	X
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed		X	X	X	
	Existing easements associated with the development	X	X	X	X	X
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities		X	X	X	
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability		X	X	X	
	Topography with contour intervals of not more than two (2) feet	X	X	X		
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.		X	X	X	
	Existing locations of sidewalks	X	X	X	X	

TABLE D.1

		Sketch Plan	Final Plan	Streamlined	Common Development Plan	Conditional Use or Varial Dement
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas		X	X	X	
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X	X	X	X	
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum		X	X	X	
	Proposed easements associated with the development		X	X	X	X
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section		X	X	X	
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.		X	X	X	
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability		X	X	X	
	Proposed locations, widths and profiles of sidewalks		X	X	X	
Infrastructure - Proposed	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.		X	X	X	X
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization		X	X	X	
	Storm water management plan for the proposed project prepared by a professional engineer		X	X	X	
	The size and proposed location of water supply and sewage disposal systems		X	X	X	
	Where a septic system is to be used, evidence of soil suitability		X	X	X	X
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure		X	X	X	X
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken		X	X	X	X

TABLE D.1

		Sketch Plan	Final Plan	Streamlined	Common Development Plan	Conditional Use or Special Permit
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure		X	X	X	X
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site		X	X	X	
	Reference to special conditions stipulated by the Review Authority		X	X	X	X
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.		X	X	X	
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	X	X	X	X
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage		X	X	X	
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit		X	X	X	X
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone		X	X	X	X
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas		X	X	X	X
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards		X	X	X	
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems		X	X	X	
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation		X	X	X	X
	Number of lots if a subdivision	X	X	X	X	X
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal		X	X	X	
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.		X	X	X	X
	Any additional studies required by the Review Authority		X	X	X	X

QUITCLAIM DEED WITH COVENANT

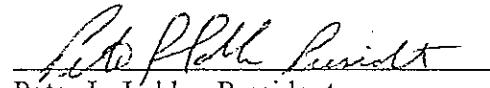
KNOW ALL PERSONS BY THESE PRESENTS, that **RAY LABBE & SONS, INC.**, a Maine corporation with a principal place of business in Brunswick, Maine ("Grantor"), for consideration paid, does hereby grant to **JONES FARM, LLC**, a Maine limited liability company with a mailing address of 4 Highland Road, Brunswick, Maine 04011 ("Grantee"), with Quitclaim Covenant, the real property in the Town of Brunswick, County of Cumberland, and State of Maine more particularly described on the attached EXHIBIT A.

IN WITNESS WHEREOF, the said Ray Labbe & Sons, Inc. has caused this instrument to be signed by Peter L. Labbe, its President, thereunto duly authorized, this 28th day of December, 2006.

WITNESS:



RAY LABBE & SONS, INC.



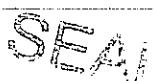
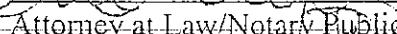
Peter L. Labbe, President

STATE OF MAINE
CUMBERLAND, ss.

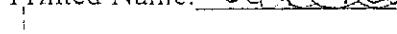
December 28, 2006

Then personally appeared the above named Peter L. Labbe, President of Ray Labbe & Sons, Inc., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Attorney at Law/Notary Public

Printed Name: 

JUDE A. CLUFF-GRAHAM
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 27, 2013

EXHIBIT A

Lisbon Road, Brunswick

A certain parcel of land, with any improvements thereon, on the easterly side of Lisbon Road in the Town of Brunswick, County of Cumberland, and State of Maine (the "Premises"), said Premises being more particularly described as follows:

BEGINNING on the assumed right-of-way line of said Lisbon Road at the most southerly corner of the Jones Cemetery as described in a deed recorded at the Cumberland County Registry of Deeds in Book 111, Page 332;

THENCE N 57° 44' 43" E along said Cemetery a distance of 214.50 feet to the most easterly corner of said parcel, and the most southerly corner of a parcel extending said Cemetery described in a deed recorded at said Registry in Book 286, Page 445;

THENCE N 56° 37' 03" E along said Cemetery extension a distance of 184.14 feet to the most easterly corner of said extension;

THENCE N 37° 28' 50" W along the end of said Cemetery extension a distance of 71.87 feet to the most northerly corner thereof at remaining land of Ray Labbe & Sons, Inc.;

THENCE N 58° 18' 01" E along said remaining land of Ray Labbe & Sons, Inc. a distance of 625.17 feet to the southwesterly line of land now or formerly of Town of Brunswick;

THENCE S 72° 40' 46" E along said Town land a distance of 1467.19 feet to a survey pin set at other remaining land of Ray Labbe & Sons, Inc.;

THENCE S 13° 26' 28" W along said remaining land of Ray Labbe & Sons, Inc. a distance of 1239.48 feet to a point;

THENCE S 55° 53' 16" W along said remaining land of Ray Labbe & Sons, Inc. a distance of 749.38 feet to a point;

THENCE N 38° 28' 40" W along said remaining land of Ray Labbe & Sons, Inc. a distance of 18.10 feet to the northeasterly prolongation of the northwesterly line of land now or formerly of the Spruce Pond Homeowners Association;

THENCE S 67° 04' 13" W along said remaining land of Ray Labbe & Sons, Inc. a distance of 6.22 feet to the most northerly corner of said land of the Spruce Pond Homeowners Association;

THENCE S 67° 04' 13" W along said land of the Spruce Pond Homeowners Association a distance of 1065.51 feet to said line of said Lisbon Road;

THENCE N 03° 50' 35" E along said road line a distance of 202.43 feet to an angle point;

THENCE N 02° 11' 36" E along said road line a distance of 443.83 feet to an angle point;

THENCE N 02° 15' 10" W along said road line a distance of 207.72 feet to an angle point;

THENCE N 11° 44' 58" W along said road line a distance of 187.41 feet to an angle point;

THENCE N 14° 36' 19" W along said road line a distance of 181.71 feet to an angle point;

THENCE N 21° 23' 31" W along said road line a distance of 700.56 feet to the POINT OF BEGINNING.

Containing 79.43 acres, more or less. All survey pins set are 5/8" rebar with an aluminum cap bearing the name Martinson and PLS 2137.

Being a portion of the premises conveyed from Lewiston Crushed Stone Co., Inc. to the Grantor herein by Warranty Deed dated July 16, 1984, recorded at the Cumberland County Registry of Deeds in Book 9171, Page 148.

RESERVING to Grantor a nonexclusive easement to use any roadway constructed on the Premises for access to Grantor's remaining land located southerly and easterly of the Premises (the "Grantor's Remaining Property"), with any construction by Grantee of any such roadway to include a curb cut at a location suitable for such access to Grantor's Remaining Property, provided that Grantor shall be responsible for obtaining all necessary permits and approvals required for such curb cut, and provided further that this easement shall only be over and across such roadway as may exist from time to time, and this easement shall not be construed to prevent Grantee from altering and/or relocating any such roadway. Said nonexclusive easement to include the right of Grantor to construct and maintain its own roadway from said curb cut to Grantor's Remaining Property. If Grantor shall desire to use the Premises for access to Grantor's Remaining Property at any time before Grantee shall construct a roadway on the Premises, then Grantor shall have the right to construct and maintain a private roadway on the Premises (at the sole cost and expense of Grantor), subject to the prior written approval of Grantee, which approval shall not be unreasonably withheld, conditioned, or delayed. Said right of Grantor shall include the right to grade, excavate and fill a 50-foot wide strip on the Premises, and the right to construct, maintain, repair, and replace a roadway, curbing, sidewalks and other paved surfaces within such 50-foot wide strip; provided, however, that any construction or maintenance by

Grantor on the Premises shall be at the sole risk and expense of Grantor and shall be in compliance with all laws, ordinances and regulations pertaining thereto. Grantee shall have the right to use any such private roadway so constructed by Grantor, provided that Grantee reimburses Grantor for fifty percent (50%) of the costs incurred by Grantor in constructing that portion of such private roadway to be used by Grantee. The aforementioned reimbursement obligation of Grantee shall automatically terminate at such time as any roadway so constructed by Grantor is established as a public way. Nothing contained herein shall be deemed a gift or dedication of any portion of the Premises to the general public or for the general public or for any public purpose whatsoever.

ALSO RESERVING to Grantor the right to install and maintain on the Premises utility services for Grantor's Remaining Property, including facilities necessary for the transmission of electricity, gas, telephone communications, cable television, sewerage, water or similar services which are currently or may in the future become available; provided, however, that the location of any such utility services shall be subject to the prior written approval of Grantee, which approval shall not be unreasonably withheld, conditioned, or delayed.

P:\acalcagni\Labbe\deed3.doc

Received
Recorded Register of Deeds
Jan 05, 2007 02:46:27P
Cumberland County
Pamela E. Lovles

DLN: 1002140137894
QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE TAX-Paid

Jones Farm, LLC, a Maine limited liability company with a principal place of business situated in Bowdoin, County of Sagadahoc and State of Maine, for consideration paid, grants to **Jones Farm Estate LLC**, a Maine limited liability company with a principal place of business situated in Brunswick, County of Cumberland and State of Maine, with **quitclaim covenant**, a certain lot or parcel of land with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, more fully described in Exhibit A, attached hereto.

MEANING AND INTENDING to convey and hereby also conveying the premises set forth in Deed from Ray Labbe & Sons, Inc., to Jones Farm, LLC, dated December 28, 2006, and recorded in Book 24731, Page 290.

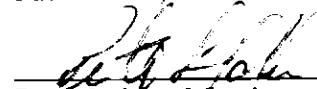
WITNESS my hand and seal this 30th day of March, 2021.

Signed, Sealed and Delivered in presence of:

Jones Farm, LLC



Paul Labbe, Member



Peter Labbe, Member

WITNESS

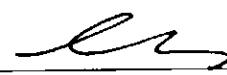
WITNESS

STATE OF MAINE
 CUMBERLAND COUNTY, ss.

March 30, 2021

Then personally appeared the above-names Paul Labbe, Member, and Peter Labbe, Member, and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said limited liability company.

Before me,


 Attorney at Law / Notary Public

Angel H. Broadwater, Esq.
 Maine Bar #9486

EXHIBIT A

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Containing 79.43 acres, more or less. All survey pins set are 5/8" rebar with an aluminum cap bearing the name Martinson and PLS 2137.



Ray Labbe & Sons, Inc.

4 Highland Road, Brunswick, ME 04011 Tel : 207-725-7336 Fax : 207-725-0796

January 30, 2023

Christopher Belanger, P.E.
Belanger Engineering
63 Second Avenue
Augusta, ME 04330

**RE: Town and State Permitting
0 Lisbon Road
Jones Farm Development
Brunswick, Maine**

Dear Chris,

This letter will serve as authorization for Belanger Engineering to act as agent for Robert Walton, President of Ray Labbe and Sons, Inc. and Jones Farm Estates, LLC with regard to various land use permitting requirements for the Jones Farm Subdivision Project located at 0 Lisbon Road in Brunswick. This will include any submissions to the DEP, DOT, EPA, ACOE and the Town.

Very Truly Yours,


Robert J. Walton



[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Mon Nov 18 2024 11:10:32. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
JONES FARM ESTATE LLC	20217965DC	LIMITED LIABILITY COMPANY	GOOD STANDING
Filing Date	Expiration Date	Jurisdiction	
03/11/2021	N/A	MAINE	
Other Names	(A=Assumed ; F=Former)		
NONE			

Principal Home Office Address

Physical	Mailing
4 HIGHLAND ROAD	4 HIGHLAND ROAD
BRUNSWICK, ME 04011	BRUNSWICK, ME 04011

Clerk/Registered Agent

Physical	Mailing
AARON P. BURNS 2 MONUMENT SQUARE, SUITE 108	AARON P. BURNS PO BOX 108
PORTLAND, ME 04101	PORLTAND, ME 04112-0108

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:



Bath Savings Institution

Since 1852

June 17, 2025

Robert J. Walton
Ryan W. Carrigan
Bruce A. Edgecomb
Jones Farm Estate LLC
4 Highland Road
Brunswick, ME 04011

Dear Sirs:

Pursuant to our recent discussion, Bath Savings Institution (the Lender or Bank) has approved your request for commercial financing. This approval is made under the following terms and conditions:

BORROWER: Jones Farm Estate LLC

AMOUNT: A Draw-Down Line of Credit in an amount up to \$1,100,141.

PURPOSE: Refinance existing Bath Savings Institution loan no. 72057 and provide additional funds to complete infrastructure for the Jones Farm Residential Subdivision located on Lisbon Road in Brunswick, Maine.

RATE: The interest rate shall daily based on Prime (Wall Street Journal - Money Rate Section) plus a margin of one percent (1.000%).

FEES: Bath Savings Institution shall be paid a fee in the amount of \$6,000.

TERM: The term of the loan shall be twenty-four (24) months.

PAYMENT SCHEDULE: Monthly interest payments shall be due starting one month from the loan closing date. All unpaid principal and accrued interest shall be due at maturity.

SECURITY: Collateral for this loan shall be a valid first mortgage and UCC-1 financing statement securing a thirteen (13) lot subdivision located on Lisbon Road in Brunswick, Maine.

GUARANTY:	Robert J. Walton, Ryan W. Carrigan and Bruce A. Edgecomb shall personally guaranty this loan. Additionally, the corporate guaranty of Ray Labbe & Sons, Inc. shall be required. All guarantees shall be joint and several.
CONDITIONS:	<ul style="list-style-type: none"> • Bath Savings Institution shall order an 'as complete' appraisal for the project to determine the combined value of land and infrastructure. Loan approval shall be limited to seventy-five percent (75.000%) of the value as determined by the Bank ordered appraisal or \$1,100,141.00; whichever is lower. • Receipt and satisfactory review of all plans, specs, approvals and budget prior to loan closing. • A corresponding letter of credit will be issued to the Town of Brunswick in the amount of \$983,341. • Receipt and satisfactory review of approval from the Town of Brunswick they agree to release the remaining letter of credit in the event the Borrower does not pursue development of Phase 2 of the subdivision project. • Advances limited to the cost of the infrastructure will be provided following satisfactory review of invoicing and corresponding reduction of the letter of credit held by the Town of Brunswick. Any remaining contingency funds will not be released without prior Bank approval. • The maximum advance allowed for phase 1 will be limited to \$500,107. • Upon sale of each lot, one hundred percent (100.00%) of the net loan proceeds will be applied to reduce the principal balance on the line of credit. Once the balance on the construction line has been fully paid down, additional net proceeds shall be deposited into a Bank controlled escrow savings account to be used towards Phase 2 of the project. If Borrower decides not to move forward with Phase 2, funds will be released to the Borrower upon the surrender of the letter of credit from the Town of Brunswick. • Financing is subject to any additional documentation or requirements as deemed necessary by the lender or lender's counsel. • Borrower will establish and maintain its primary operating accounts with Bath Savings Institution for the life of the loan.
ADDITIONAL REQUIREMENTS:	Borrower shall provide evidence of its organization, existence, legal good standing and authority to enter into this transaction as may be required by the Bank: <ul style="list-style-type: none"> a. Evidence of Authority to Borrow (Resolution; Certificates)
LATE FEE:	A late fee equal to five (5.00%) percent shall be charged on any payment more than ten (10) days late.
PREPAYMENT PENALTY:	There will be no prepayment penalty assessed if the Borrower partially or fully prepays the loan due to accelerated amortization or sale of the property.
DISBURSEMENTS:	Disbursements shall be made to the Borrower at closing.

ENVIRONMENTAL MATTERS:

Satisfactory results of an Environmental Questionnaire and environmental records check of the Jones Farm Residential Subdivision located in Brunswick, Maine are required prior to closing. Borrower shall execute an Indemnity Agreement in favour of Lender with regard to all environment matters.

INSURANCE:

Prior to closing, Borrower shall obtain and maintain all insurance policies as the Bank may require, including:

Comprehensive General Liability Insurance – including contractual liability coverage, completed operations coverage, broad form property damage endorsement and protective liability coverage.
Builders Risk Insurance—required during the construction phase of the loan.

The Lender shall be named as a lender's loss payee of any insurance proceeds payable on a claim. Borrower shall further provide Lender assurance that the insurer will notify Lender by thirty (30) days prior written notice if any policy or any provision thereof or any rider thereto is cancelled, not renewed, or materially changed. Such notice of a material change shall include either the change itself, or a summary of the change in which case the change itself shall be provided to Lender within thirty (30) days.

TITLE INSURANCE:

Borrower shall provide Lender, at least three (3) days prior to closing, with a mortgagee's title insurance binder or interim report of a title insurer acceptable to Lender in the face amount of \$1,100,141.00 on the mortgaged property. Such title insurance binder or interim report shall contain a description of the property satisfactory to the Bank's counsel and shall commit the title insurer to issue a policy in A.L.T.A form insuring the mortgage of Lender to be valid first lien on the property and improvements thereon, free and clear of all liens and encumbrances except those to which Lender has consented and without a survey or mechanics lien exception.

SECONDARY ENCUMBRANCES:

Borrower agrees that there shall be no additional financing of the property securing the loan during the term of the loan without Lender's written consent.

SUBORDINATION OF LEASES:

Any leases entered into between Borrower and any lessee with respect to all or any portion of the mortgaged property shall be subject to all of Lender's rights, and in addition, shall provide that Lender may succeed to the interest of Borrower under the lease.

PERMITS, APPROVALS AND COMPLIANCE:

Borrower shall provide to Lender or Lender's counsel at or prior to closing copies of all federal, state and municipal permits, approval and other regulatory and administrative permissions required by law. Borrower shall also provide to Lender or Lender's counsel all opinions of counsel and other documents requested by Lender or Lender's counsel in these regards.

FINANCIAL STATEMENTS:

Annually, the Borrower and Guarantors shall furnish financial statements and such other evidence of Borrower's worth and income as the Bank shall require. Said figures are to be prepared in a manner suitable to the Bank and submitted to the Bank within one hundred twenty (120) days after the close of the Borrower's fiscal year.

Borrower shall bear all expenses incurred in connection with the loan including, but not limited to, attorney's and/or appraiser's fees.

Borrower shall confirm, by documents satisfactory to the Bank, the existence of all leases, insurances and other collateral reserved or taken by the Bank.

Any business conducted by Borrower shall have all requisite licenses, permits and approvals to operate, including proper zoning.

No significant air or water pollution shall be permitted from any business of Borrower in or to which Bank has a lien interest.

No liens or attachments whether or not superior to the lien of the Bank shall be placed or arise on the collateral other than those specifically approved in writing by the Bank. The property mortgaged to Bank shall be kept in good repair, and all taxes and assessments thereon shall be paid when due.

No commitment to loan given by the Bank to Borrower shall be assignable by the Borrower.

DEPOSIT RELATIONSHIP:

The principal deposit account of the Borrower and business shall be maintained with Bath Savings Institution for the term of the loan.

Any commitment given by the Bank to the Borrower shall expire if the commitment is not accepted by the Borrower in writing within twenty (20) days of the date of this letter. The loan is expected to close within sixty (60) days of the date of this letter. It is anticipated that the closing will occur on or before August 3, 2025. Any extension to the above must be in writing from the Bank.

The parties to this agreement agree that this commitment shall survive the loan closing contemplated hereunder and that each of the obligations and undertaking of the Borrower shall be continuing and shall not cease until the entire loan, together with interest and fees, is paid in full.

The provisions of this agreement cannot be waived or modified unless such waiver or modification is issued in writing and signed by the parties to this agreement.

You are hereby notified, pursuant to 10 M.R.S.A. Section 1146(2) (1991), that no oral discussions or representations by the Lender will constitute a promise, contract or agreement to lend money, extend credit, forbear from collection of a debt or make any other accommodation for the repayment of a debt, and that in the event any such promise, contract or agreement is ultimately reached between you and the Lender, such promise, contract or agreement to be effective or enforceable against the Lender, and in order for an action to be maintained, must be both (a) in writing; and (b) signed by the Lender.

Borrower shall execute such further documents to secure the loan as counsel for the Bank shall determine are necessary or advisable in the interest of the Bank.

If the foregoing is satisfactory for your needs, please sign a copy of this letter and return it to the Bank. Should you have any questions or comments, please do not hesitate to call.

BATH SAVINGS INSTITUTION

By: 

Justin Dionne
Its: Vice President

Seen and Agreed to:
JONES FARM ESTATE LLC

By: 

Robert J. Walton
Its: Manager

6/17/25
Date

By: 

Ryan W. Carrigan
Its: Manager

6/17/25
Date

By: 

Bruce A. Edgecomb
Its: Manager

6-17-25
Date

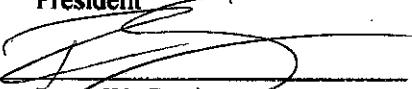
As Guarantor:

RAY LABBE & SONS, INC.

By: 

Robert J. Walton
Its: President

6/17/25
Date

By: 

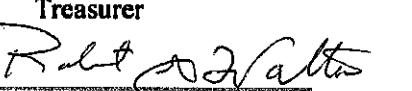
Ryan W. Carrigan
Its: Vice President & Secretary

6/17/25
Date

By: 

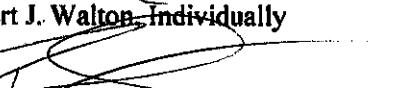
Bruce A. Edgecomb
Its: Treasurer

6-17-25
Date

By: 

Robert J. Walton, Individually

6/17/25
Date

By: 

Ryan W. Carrigan, Individually

6/17/25
Date

By: 

Bruce A. Edgecomb, Individually

6-17-25
Date



Ray Labbe & Sons, Inc.

4 Highland Road, Brunswick, ME 04011 Tel : 207-725-7336 Fax : 207-725-0796

January 5, 2026

Jones Farm Estates LLC
Att: Robert J. Walton

Re: Site Work Proposal for Construction of Jones Farm Road & Hay Stack Lane; Plans Dated 1-2-2026

Below is our proposed scope of work and price quote for the above referenced project. This quote is specific to the itemized scope only. Any additional work required not listed below is to be considered an extra to the proposed contract.

- DigSafe
- Engineering and survey fees
- Layout and grade control
- Temporary facilities
- Installation and maintenance of erosion control measures
- Tree clearing
- Stumping, grubbing and stripping
- Common cuts and fills
- Installation of underground utilities (phone, cable, power)
- Installation of street light per plan
- Install culverts and storm drains per plan
- Install stone inlets and outlets on culverts per plan
- Install 4' dia. catch basins per plan
- Construct filtration pond and drainage devices within per plan
- 4" of screened loam on all disturbed & constructed pond areas
- Install Mirafi 600X geotextile fabric on road subgrade
- MDOT type "D" subbase gravel per plan
- MDOT type "A" base gravel per plan
- 3" of reclaimed asphalt for final road surface treatment
- Install paved apron with bump out for garbage collection area per plan
- Install gravel bump out and Mailbox Pedestal per plan
- 4" of screened loam in ditch lines
- Rake, seed and install jute mesh as required on newly loamed areas
- Entrance landscaping/tree buffer
- Install traffic signage per plan

The above scope of work completed for the lump sum of: **\$675,350.00**
(Six Hundred Seventy-Five Thousand Three Hundred Fifty Dollars and No Cents)

<Continued on Page 2>

Page 2

Jones Farm Estates LLC
Att: Robert J. Walton

Re: Site Work Proposal for Construction of Jones Farm Road & Hay Stack Lane; Plans Dated 1-2-2026

Exclusions: Permits, Testing, Ledge Removal, Unsuitable Soils, Individual Driveway Aprons or Culverts for House Lots, Maintenance or Guarantee of Seeded Areas, Paving of Entire Road, Curbing(bituminous, granite or slipform concrete)



James Martin
Project Manager/Estimator

TERMS: A 25% deposit is required with full balance due upon completion. The quoted price is valid for 30 days from date specified above. There will be a **LATE CHARGE** of 1.5% per month (an **ANNUAL PERCENTAGE RATE OF 18%**) applied to any balance which remains unpaid thirty days or more past completion date. Ray Labbe & Sons, Inc. shall be entitled to recover all costs incurred with the enforcement of this contract, including but not limited to reasonable attorney fees and waive any presentment, demand, protest, and any other notice from Ray Labbe & Sons, Inc. regarding this guarantee or payment. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman's Compensation Insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

April 17, 2025

Jones Farm Development

4 Highland Road
Brunswick, ME 04011

RE: Permission to Access Fire Standpipe - Located on Spruce Pond HOA Common Grounds

To Whom It May Concern:

This letter serves as formal permission granted by the Spruce Pond Homeowners Association (HOA) to the Brunswick Fire Department for the purpose of accessing the fire standpipe located on the Spruce Pond HOA common grounds.

It is understood that this access is required for the necessary testing and/or utilization of the fire standpipe system during the development and future support of the Jones Farm project.

The following conditions apply to this permission:

- **Access Limitations:** Access to the fire stand pipe shall be limited to authorized personnel from the Brunswick Fire Department or their designated contractors.
- **Notification:** Jones Farm Development shall provide the Spruce Pond HOA with reasonable advance notification, at least 48 hours prior to any planned access, except in cases of emergency. Emergency access is of course allowed without notification.
- **Restoration:** Jones Farm Development shall be responsible for restoring the common grounds to their original condition following any access or utilization of the fire standpipe that results in damage to surrounding areas.
- **Adherence to regulations:** All actions taken regarding the fire standpipe must adhere to all applicable local, state, and federal regulations.
- **Contact Information:** Jones Farm Development shall provide the Spruce Pond HOA at P.O. Box 597 Brunswick, ME 04011 with a designated point of contact for all matters related to this access.

The Spruce Pond HOA appreciates Jones Farm Development's cooperation in ensuring the safety and efficiency of the fire suppression system.

Please acknowledge receipt and acceptance of these terms by signing and returning a copy of this letter.

Sincerely,

Joseph Madsen
President
Spruce Pond Homeowners Association

The above conditions are accepted.

ROBERT J. WALTON
JONES FARM ESTATE, LLC

4/21/25

**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
AND RESERVATION OF RIGHTS AFFECTING THE SUBDIVISION
CALLED JONES FARM ESTATES IN THE TOWN OF BRUNSWICK, COUNTY OF
CUMBERLAND, AND STATE OF MAINE**

THIS DECLARATION, dated this _____ day of _____, 2026, by **Jones Farm Estate LLC**, a Maine limited liability company with an address of 4 Highland Road, Brunswick, Maine 04011 (hereinafter referred to as "Declarant")

WITNESSETH

WHEREAS Declarant owns a certain parcel of land situated in the Town of Brunswick, County of Cumberland, and State of Maine described in a deed from Jones Farm, LLC to Jones Farm Estate LLC dated March 30, 2021, recorded in the Cumberland County Registry of Deeds in Book 38007, Page 291; and

WHEREAS said parcel of land is depicted on a certain First Amended Subdivision Plan of Jones Farm Estates approved by the Town of Brunswick Planning Board on _____ and recorded in the Cumberland County Registry of Deeds on _____ in Plan Book _____, Pages _____ (hereinafter the "Plan"); and

WHEREAS, Declarant proposes to sell lots in the subdivision depicted on said Plan; and

WHEREAS, said Plan depicts residential Lots 1 - 13 (hereinafter the "Lots") with Jones Farm Road running through Lots 1-6, 9-10 & 13 on the Plan and Hay Stack Lane running along Lots 6-8 & 10-12, along with other easements, and open space, the "Subdivision"; and

WHEREAS, said Plan depicts Lot 14 which is designated for common use of the Lot Owners (defined below) as Open Space and for such other purposes as set forth in this Declaration; and

WHEREAS, the Declarant intends to establish an association which shall own the Open Space and roads in the Subdivision and shall have such other rights and responsibilities as are set forth herein, which shall be called the Jones Farm Estates Owners' Association, or similar name (the "Association"), which shall be incorporated as a Maine non-profit corporation pursuant to Title 13-B of the Maine Revised Statutes; and

WHEREAS, Declarant, believes it is necessary and appropriate to ensure to the extent possible that all purchasers of Lots in the Subdivision will be able to use and enjoy their property in accordance with a plan that harmoniously integrates the rights and obligations of Declarant, each Lot Owner, and the Association; and

WHEREAS, in order to implement said plan of harmonious integration, Declarant does hereby subject the Subdivision, to certain provisions restrictions, reservations, servitudes, covenants, agreements and easements as hereinafter set forth; and

WHEREAS, Declarant desires that all owners of Lots in the Subdivision, their heirs, successors and assigns, (hereinafter referred to as "Owners") shall have the benefit of certain common rights and certain protective covenants and restrictions to be incorporated by reference hereto in each deed conveying any interest in the Subdivision.

NOW THEREFORE, Declarant hereby declares that all property in the Subdivision now owned by Declarant shall be held and conveyed subject to the terms of this Declaration, and further that all of the restrictions, reservations, covenants, and easements described or referenced herein shall inure to the benefit of and be binding upon Declarant, the Owners of all Lots, the Association, and their heirs, successors and assigns, provided, however, that Declarant shall be under no obligation to enforce the terms hereof.

ARTICLE I

PROTECTIVE COVENANTS AND RESTRICTITONS

Each Lot conveyed in the Subdivision, all Open Space, and so long as Declarant owns it, Jones Farm Road and Hay Stack Lane, shall be conveyed, owned, held, occupied and subject to the terms hereof including, without limitation, covenants and restrictions contained in this Article I, which covenants and restrictions shall run with the land and be binding upon Declarant, all Owners, the Association, any future associations relating in any way to the Subdivision and their respective heirs, successors and assigns with the same force and effect as if each such covenant and restriction were recited in full in each and every deed or other conveyance of each such Lot or any Open Space. The purchase of any Lot, or the entering into occupancy of any Lot in the Subdivision shall be deemed to signify that each Owner and occupant has accepted and ratified the terms hereof and that each Owner has accepted and ratified the terms of the Association's By-Laws, as they may be amended from time to time. The covenants and restrictions are as follows:

1.1 Leasing

No dwelling unit shall be leased for terms shorter than thirty (30) days in length. Without limitation of the foregoing, no dwelling unit shall be leased or listed with any short-term rental company, including, without limitation, Airbnb or VRBO or similar services.

Any Owner leasing the Owner's Lot or all or part of a dwelling thereon to a third party shall be responsible for all violations of the Declaration, Bylaws, or other rules or regulations pertaining to the subdivision by the Owner's Tenant. Any leases must be in writing and a copy of the lease must be provided to the Association. Any lessee of a Lot shall be bound by the protective covenants contained herein, and the rules and regulations of the Association.

1.2 Single Family Residential Use Only.

All buildings on all Lots, except accessory structures, shall be for single family residential use only, except for the limited use of up to one (1) home occupation per dwelling, which home occupation shall be operated in a manner consistent with all municipal codes and ordinances. There shall be no more than one (1) dwelling erected or maintained per Lot. This paragraph constitutes

a restrictive covenant and deed restriction between private parties that imposes greater restrictions than provided in 14 M.R.S. § 4364-A.

Without limitation of the foregoing, no recreational vehicle, camper, or other temporary structure may be used for overnight accommodations on any Lot.

1.3 **Architectural Review**

The Association shall have an Architectural Design Review Committee (the “ADRC”) which shall perform the functions delegated to it under and pursuant to certain “Architectural Design Review Standards and Guidelines” that may be adopted by the ARDC from time to time. Prior to the initial sale of all of the Lots in the Subdivision, the Committee shall be comprised of members appointed by the Declarant. Following the initial sale of all of the Lots and continuing until the completion of initial construction on all Lots, the three members shall consist of one representative of the Declarant, an appointee of the Declarant, and an Owner who shall be appointed by the Association. Commencing as of the time of the first annual meeting of the Association next following the completion of initial construction on all Lots in the Subdivision, all members of the ADRC shall be appointed by the Association. All construction on or modifications to Lots or the structures thereon shall conform to the Architectural Design Review Standards and Guidelines as interpreted by the ADRC.

1.4 **Residences and Structures**

All residences constructed on a Lot shall be “stick built” and no modular or pre-made or framed houses shall be permitted. All residences shall be designed under a “Farm House” theme. No manufactured or mobile homes shall be permitted, whether or not attached to a foundation and/or utilities. All residences constructed on a Lot shall contain a minimum of 1,200 sf of living space. All residences shall have attached vehicle storage suitable for two (2) cars. Additional (detached) vehicle storage shall be permissible, provided that the minimum attached vehicles storage requirement is also met. All residences constructed on a Lot shall be constructed upon a frost-protected foundation of at least four (4) feet. No residence shall be constructed on a “slab” or other similar foundation or footing. All Lots and buildings, landscaping and grass lawns thereon shall be regularly maintained and kept in good repair.

Prior to the commencement of the construction of any structure whatsoever, or the clearing or excavation of land, the Lot Owner shall submit the plans and specifications of said structure to the ADRC for approval, including detailed grading and landscaping plans. All approvals or denials by the ADRC shall be by majority vote, shall be in writing and made within fourteen (14) days of the ADRC’s receipt of all materials required to be submitted by the Lot Owner. The ADRC shall approve submitted plans only if it determines, in its sole discretion, that construction in accordance with said plans complies with the Architectural Design Review Standards and Guidelines and will not be detrimental to the Subdivision and that the proposed construction is consistent with all approvals of the Plan by the Town of Brunswick, including any conditions thereof.

Other than single family residences and/or permitted accessory dwelling units, no buildings or structures of any nature or description shall be erected or maintained on any Lot, provided

however, that nothing in this Paragraph shall be construed to prevent the construction of a tasteful storage shed, pergola, detached garage, or in-ground swimming pool if the same had been approved by the Town of Brunswick. No above-ground swimming pools shall be erected or constructed on any Lot. Any permitted in-ground swimming pool shall be constructed in the rear of the residence. No enclosure fencing of any kind shall be permitted in the front of any residential structure on any Lot except for invisible pet containment systems, provided that decorative wood or composite (but not chain link or metal) fencing erected for purposes other than containment or exclusion shall be permissible. Any fencing erected in the rear of the residence including, if applicable, required fencing surrounding any permitted in-ground pool, shall be of a material that contributes to the overall aesthetic of the construction, as determined by the ADRC.

1.5 **Wood**

Cut wood shall be stacked in fireplace lengths neatly behind or on the side of the residence.

1.6 **Surface Water**

No Owner of a Lot, his agents, contractors or employees shall alter the natural flow of surface water on any Lot in a way which would materially alter the natural flow of such water across any other Lot, Jones Farm Road, Hay Stack Lane, the Open Space, or the property of any abutter unless such alterations are approved by the Owners of the Lots or property affected. This paragraph shall not be construed to prevent the Declarant's construction, improvement, alteration, or maintenance of drainage or other easements shown on the Plan or necessary for the use and enjoyment of the Lots by all Owners. This paragraph shall not be construed to prevent construction of residences within legal building envelopes and setbacks.

1.7 **Compliance with Governmental Orders**

All construction activities, including the siting of buildings, shall in accordance with all local and state laws, codes, ordinances and regulations.

1.8 **Vehicles, Boats and Trailers**

No house trailer, business or commercial vehicle or vehicles of a similar nature shall be maintained or permitted to remain on any Lot unless screened from view from Jones Farm Road, Hay Stack Lane, and all other Lots in the Subdivision except a passenger business vehicle normally used by a Lot Owner in his or her occupation. No tractor trailers or commercial vehicles shall be parked or kept on any Lots. A maximum of one (1) boat may be seasonally stored on a Lot, provided the same is screened from view from Jones Farm Road, Hay Stack Lane and all other Lots in the Subdivision.

1.9 **Siding**

No dwelling or other building erected on any Lot shall be covered with tar paper, asphalt siding or corrugated metal siding but shall be covered with a natural wood, stone, brick, or vinyl shakes or composite siding.

1.10 **Trash/Outside Storage/Yard Maintenance.**

Trash, garbage and other waste shall be kept in sanitary, covered containers. Such containers shall not be visible from Jones Farm Road or Hay Stack Lane or from any other Lot, except for limited periods coincident with trash collection. On collection day, all containers will be picked up and put away by the end of the day designated for trash collection. No Lot Owner shall keep, maintain, or store rubbish, unregistered automobiles, white goods, used construction materials or similar items in their yards, but rather shall keep such items stored in a garage or storage shed out of view from Jones Farm Road, Hay Stack Lane and all other Lots.

The Association may enter into an exclusive agreement with one or more reputable waste management companies to provide waste removal services to all Owners of the association. All Owners shall be assessed a pro-rata share of the cost of such services, whether or not that Owner utilizes that service.

Lot Owners shall cut their grass regularly so that it does not exceed 9" in height and shall maintain their Lot and any improvements thereon in good and well-maintained condition acceptable to the Association. Without limitation of the foregoing, no brush, debris, or leaf piles may be left in view of the common roads or other lots for any extended period of time.

Lighted holiday and other nighttime displays shall be modest, tasteful and not attract traffic from outside of the subdivision nor shall such displays be used for the expression of political opinions. Lighted holiday and other nighttime displays shall not include a soundtrack or amplified sound of any kind.

1.11 **Antennae/Satellite Dishes**

No radio antennae or communications towers or masts of any kind shall be installed, constructed, or used on any Lot or structure, except that radio antennae are permitted if they are screened from view from Jones Farm Road and Hay Stack Lane and all other Lots and are set back in compliance with applicable Town ordinances at the time of construction of the dish or antennae. Roof mounted satellite dishes used in connection with consumer satellite television services and/or solar panel arrays shall be permitted, but no ground mounted or commercial satellite dishes or solar panels or arrays shall be erected on any Lot.

1.12 **Chimneys**

Any fireplace or chimney located on the exterior of the house shall be of brick or stone construction or the same siding material as the dwelling unit. No cinder block or metal chimneys shall be allowed on the exterior of any dwelling or structure.

1.13 **Signs**

No sign of any nature or description shall or may be displayed or placed on any part of any Lot except for a "For Sale" sign referring only to the Lot or residence on which it is placed. Nothing

herein shall be construed to prevent Declarant from erecting signs to identify the Subdivision or promoting sales of Lots. An Owner may erect a sign on their Lot not exceeding two (2) square feet erected to identify their name.

1.14 Time for Construction

All construction work on a Lot must be performed diligently with reputable contractors and must be completed within one (1) year from the closing on the acquisition of the Lot, except for good cause shown to the satisfaction of the Association. No structure other than a dwelling may be constructed before the main dwelling itself. All disturbed areas not built upon shall be loamed, seeded and appropriately landscaped, or, in the case of driveways, a finished gravel surface or reclaimed asphalt surface, paved or finished with pavers, at the close of construction and in all events within nine (9) months of substantial completion of the dwelling as evidenced by the issuance of a certificate of occupancy. Proper erosion control shall be observed at all times by all Owners and their contractors. All erosion damage shall be promptly repaired at the Lot Owner's sole expense. No prohibitions contained herein shall be construed to prevent the use of trailers, vehicles or other temporary construction related structures during the period of actual construction.

During the period of Declarant control, the Declarant may extend construction times in its sole discretion.

1.15 Pesticide Use in SPO Prohibited.

The use of pesticides in the Stream Protection (SPO) Zone, as depicted on the Plan, is prohibited unless a special exception applies under the Town of Brunswick Code of Ordinances, or Maine Law, or the Town of Brunswick provides a written waiver of such prohibitions, but only on the conditions and for such duration as specified in the written waiver.

1.16 Separate Provisions

Each and every provision contained herein shall be considered to be independent and separate, and in the event that any one (1) or more such provisions shall for any reason be held to be invalid or unenforceable, the remainder hereof shall, nevertheless, remain in full force and effect.

1.17 Amendment

The provisions of Article I hereof may from time-to-time be amended by a vote or by written approval of two-thirds (2/3) of the Lot Owners of record, provided however that (a) the written consent of the Declarant shall be required for any such amendment to become valid and binding unless and until Declarant has sold all Lots in the Subdivision and retains no interest in any Lot, and (b) all such changes must be consistent with the Plan and the terms and conditions of approval of the Subdivision by the Town of Brunswick. Any such amendments shall become effective upon recording of the Amendment together with an affidavit executed under oath certifying the vote of the Lot Owners of record and the persons who cast affirmative votes to amend.

1.18 **Enforcement**

As set forth in the preamble above, the provisions of this Declaration have been adopted for the benefit of the Owners of Lots shown on the Plan and the Declarant, to ensure a harmonious environment enjoyed by all Lot Owners. Therefore, each and every violation of any covenant, restriction or reservation in this Declaration is hereby declared a nuisance which may be remedied or enjoined by an appropriate legal proceeding brought by a Lot Owner, the Declarant or the Association. If any Owner shall attempt to violate or permit any violation of any of the covenants, restrictions or reservations described above or hereinafter referred to, Declarant, (its successors and assigns), the Association or any Owner may, but is not obligated to, commence proceedings at law or equity either to recover compensation and damages, or to seek discontinuance of such attempts or violations, or both. The Association is entitled to seek injunctive relief to enforce its rules, regulations, and the provisions of this Declaration. Such relief may include, but is not limited to restoration of trees and vegetation at the Lot Owner's expense, and/or the removal of unauthorized structures or changes to existing structures.

If a final judgment is rendered against an Owner on account of said Owner's violation hereof, the Owner shall pay all reasonable costs of enforcement, including reasonable attorney's fees, incurred in prosecution of said claim, which shall be included in the judgment. Conversely, if any action is found by a court to have been frivolously brought or maintained, the plaintiff(s) shall pay all reasonable costs of defense, including reasonable attorney's fees of defendant(s). Proceedings may be maintained against any one (1) violator of any provision of this Declaration irrespective of the waiver of any prior violation or attempted violation by the same or other Owners. The failure to enforce any of the provisions of this Declaration on any one (1) occasion shall in no way be deemed to be a waiver of rights to do so thereafter as the original or any other breach by any person or Owner. By acceptance of a deed to a parcel subject to the provisions of this Declaration, an Owner covenants and agrees to abide by such provisions.

The Association shall have the power to assess common maintenance charges against each Lot from time to time to fund the expenses of the Association including, without limitation, snow plowing the common roads, the maintenance of the common roads, the maintenance of any drainage installations and/or the Open Space, costs for insurance policies and premiums and the fees, costs, recording fees and charges associated with any amendments to the Bylaws of the Association, this Declaration or other matters, plus a reasonable reserve for future expenses and the fees of any attorney retained by the Association to advise the Association, or to enforce the rights of the Association, subject to the right to recoup said fees from Owners who caused the Association to incur such fees by violation of the rules and regulations of the Association. Such assessments shall be in such amounts as may be determined by the Association from time to time at its annual meeting or a special meeting called for that purpose. The manner and procedure for such assessments shall be governed by the Bylaws of the Association. The Association shall have the power to levy fines to the extent that such powers are granted or provided in the Bylaws.

Any assessments which are unpaid for more than thirty (30) days as of the date of assessment shall bear interest at greater of the post judgment interest rate specified under 14 M.R.S.

§ 1602-C (or any successor statute thereto), and 9% per annum. Interest may be waived by the Association in its discretion.

The Association has a lien on a Lot for any assessment levied against that Lot or fines imposed against the Lot owner from the time the assessment or fine becomes due. The Association's lien may be foreclosed in like manner as a mortgage on real estate. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

A lien under this section is prior to all other liens and encumbrances on a unit except: (1) liens and encumbrances recorded before the recordation of this Declaration; (2) a first mortgage recorded before or after the date on which the assessment sought to be enforced becomes delinquent; and (3) liens for real estate taxes against the Lot having priority under Maine law. This subsection does not affect the priority of mechanics' or materialmen's liens, or the priority of liens for other assessments made by the Association. The lien under this section is not subject to the provisions of Title 14, section 4651 and Title 18-C, sections 2-401 through 2-405 of the Maine Revised Statutes, as those statutes or their equivalents may be amended or modified from time to time.

A lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within six (6) years after the full amount of the assessments becomes due.

This section does not prohibit actions to recover sums for which this section creates a lien, or to prohibit the Association from accepting a deed in lieu of foreclosure.

A judgment or decree in any action or suit brought under this section shall include costs and reasonable attorney's fees for the prevailing party.

The Association shall furnish to a Lot owner upon written request a statement setting forth the amount of unpaid assessments currently levied against the Lot. The statement shall be furnished within 10 business days after receipt of the request and is binding on the Association and every other Lot owner.

At the sole option of the Association, disputes arising under this Declaration between an Owner and the Association which is outside the small claims jurisdiction of the Maine District Court shall be submitted to binding arbitration under the Maine Uniform Arbitration Act, 14 M.R.S. §§ 5927, *et seq.* and any award granted thereunder may be enforced in any court of competent jurisdiction. The Association may provide for a binding arbitration process in the Bylaws.

1.19 Jones Farm Road and Hay Stack Lane.

(a) Until such time as Jones Farm Road and Hay Stack Lane ("Roads") are conveyed to the Association, title to the Roads shall remain with the Declarant, which Declarant hereby reserves for itself, its heirs, successors and assigns. Declarant's title shall be subject to nonexclusive easements of access conveyed to each Lot Owner in the Subdivision, to the rights of ingress and egress of Declarant and the Owners of all Lots in the Subdivision, and to such utility easements as Declarant may grant.

(b) Until such time as the Association takes title to the Roads, the Declarant shall be responsible for all costs of maintenance and improvements of the Roads. No individual Lot Owner may make individual improvements to the Roads without the written consent of Declarant or the Association at such time as the Association becomes the owner of the Roads. In the event any Owner of a Lot in the Subdivision does incur any cost or expense, improvements, upkeep or repair of the Roads without the written consent of the Declarant or the Association said lot Owner shall defend, indemnify and hold Declarant or the Association harmless from all claims, losses, causes of action, and damages, including liens and attachments.

(c) The following road maintenance Program shall be followed by the Association and the Declarant. The Association shall assess all Lot Owners a pro-rata share of the cost of road maintenance and improvements, including, without limitation repaving, replacement, the installation and maintenance of culverts, and such other requirements as may be imposed for the maintenance of a private way by a governmental entity with jurisdiction. The Association will budget and assess not less than \$10,000 a year starting in 2026, plus compounded annual increases of 5% for its road maintenance program

i. Annual grading and top dressing with crushed gravel, shoulder and ditch maintenance;

Model Grading Specifications (to be implemented to the extent practical)

- All travel lanes on gravel roads will be graded with a cross-slope of $1/2$ "-per-foot of lane width from centerline to shoulder (i.e. a 10 ft lane will have a crown of 5"). Shoulders will be lower and graded at a slightly steeper cross-slope to provide positive drainage toward the ditch.
- If possible, all slopes will be no steeper than 2:1 (horizontal to vertical) and all backslopes will be no steeper than 1:1.
- WHERE FEASIBLE, the depth of ditch should be at least 12" below the *bottom* of the roadway base gravel. If the depth of base gravel is unknown, then the ditch should be a minimum of 18" below the shoulder elevation. Care should be given to avoid excessively deep ditches which could create safety and liability concerns to motorists and/or pedestrians, especially with steep side slopes.
- All ditches will be shaped with no hard transitions in slopes. All potholes shall be undercut and not simply filled.
- No gravel or sod berm or windrow will be left in-between the road and the ditch slope.
- Prior to any grading, the Contractor will call the Dig-Safe toll-free number 1-888-DIG SAFE (344-7233) to protect against possible damage. The 72-hour waiting period will be adhered to in ALL CASES, except emergencies.

- All work will be protected by proper work zone devices and procedures. The standards presented in the latest edition of Part IV of the Manual on Uniform Traffic Control Devices (MUTCD) will serve as minimum standards.
- All culverts or obstructions will be flagged or marked prior to grading to ensure no damage to the culverts or equipment.
- All “ditch spoils” will be properly disposed of by the operator. If possible, an easement will be obtained to dump excavated material onto private property.
- All work will be performed under the direction of the Road Commissioner.
- Any inconvenience to residents or adjacent driveways shall be avoided by prior notification.
- All culverts, geotextiles and erosion control materials will be approved of and/or bought by the Road Commissioner prior to placement.
- If regraveling a road, the “old” road surface will be crowned prior to any new gravel placement.
- All subbase gravel will meet standard MDOT Subbase Gravel specs for Type D. Maximum lifts of 9” will be placed and thoroughly compacted to 95% maximum density and shaped with the proper crown. Samples of all gravel may be obtained by the Town at any time to ensure quality and for periodic testing.
- All surface gravel should be a “tighter” consistency than the subbase gravel by containing more “fines” and meet the following gradation:

Sieve Size	% Passing by Weight
2”	95 - 100%
1/2”	30-65%
#200	5-10%

- The gravel shall be properly shaped and compacted during placement. If the surface gravel is to be paved, then the gradation must be “cleaner” than the above spec and meet MDOT Standard Spec. 703.06 (a) - Type A.
- All unstable ditches and slopes will be properly protected against erosion according to current best management practices. Timely protection and proper materials will be primary considerations to proper erosion control

- iii. Inspect culverts on an annual basis.

- One method to account for all culverts is to maintain an inventory of culverts and under-drains and use a checklist from this inventory to account for culverts during inspections. Inspect culverts often, especially in the spring and autumn, and after storm events, checking them for signs of corrosion, joint separation, bottom sag, pipe blockage, piping, fill settling, cavitation of fill (sinkhole), sediment buildup within the culvert, effectiveness of the present inlet/outlet inverts, etc. Check inlet and outlet channels for signs of scour, degradation, debris, channel blockage, diversion of flow, bank and other erosion, flooding, etc.
- Practice preventive maintenance to avoid clogging of pipes and other situations which may damage the culvert or diminish its design function. If a culvert is plugged with sediment, flush it from the outlet end with a high pressure water hose. Take measures to reduce downstream sedimentation and clean debris and sediment from the outlet ditch afterwards.
- When replacing damaged culverts which handle the flow adequately, use the same size and shape of pipe, unless otherwise recommended in this report. Changing these criteria may adversely effect the established stability of the ditch, stream, and/or roadway.

iv. Open swales and ditches shall be inspected twice per year (in spring and fall) to assure that debris and/or sediments do not reduce the effectiveness of the system. Debris and sediments shall be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the ditches and slopes proper function. Maintenance shall include, but not be limited to, mowing, trimming and removal vegetation in the ditches and slopes as required in order to prevent vegetation from blocking or diverting storm flows, replacement of riprap channel lining to prevent scour of the channel invert, removing vegetation and debris from the culverts.

Vegetated ditches should be mowed annually. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be reseeded and mulched immediately.

Riprap ditches and aprons where stone is displaced should be replaced and chinked to assure stability. With time, additional riprap may be added. Vegetation growing through riprap should be removed on an annual basis.

v. The Association shall provide a Private Road Inspection Report to the Town of Brunswick Engineering Department annually in form reasonable acceptable to the Town at the expense of the Association and the Owners.

1.20 Animals

a. **No Livestock.** Livestock, i.e., cows, cattle, sheep, goats, horses, and swine, is not permitted in the Subdivision, except as set forth below.

b. **Domestic Animals.** A reasonable number of traditional domestic companion animals, i.e., dogs and cats, may be kept on a Lot. Dogs shall be kept in a fenced enclosure when not on a leash with a responsible person. Dog feces shall be promptly cleaned up properly disposed of. Dogs shall not be left outdoors from sunset to sunrise and shall not be permitted to bark or howl in a manner that unreasonably disturbs other Lot owners. No wolf hybrids are permitted.

c. **Chickens.** Roosters shall not be permitted. A reasonable number of laying hens may be kept on a Lot for egg production and to be raised as food for the Owner's household provided that the Owner of the Lot is responsible for keeping laying hens within the Owner's Lot and for maintaining appropriate rodent and pest controls. The Owner shall be responsible to keep all chicken coops clean and sanitary. Feces and carcasses shall be appropriately disposed of. The Association may regulate, suspend or terminate a Lot Owner's privilege to maintain chickens on a Lot if the laying hens are found to attract pests, rats, mice or other vermin to other Lots or the common elements of the Subdivision. Lot owners shall at all times comply with the Town of Brunswick ordinances with respect to poultry. Butchering of chickens shall be done only in an enclosed area that is not visible from another Lot, the Open Space, and the Roads.

d. **Rabbits.** A reasonable number of rabbits may be kept on a Lot to be raised as food for the Owner's household provided that the Owner of the Lot is responsible for keeping the rabbits within the Owner's Lot and for maintaining appropriate rodent and pest control. The Owner shall be responsible for keeping all rabbit shelters clean and sanitary. Rabbit feces and carcasses shall be appropriately disposed of. The Association may regulate, suspend or terminate a Lot Owner's privilege to maintain rabbits on a Lot if the rabbits are found to attract pests, rats, mice or other vermin to other Lots or the common elements of the Subdivision. Butchering of rabbits shall be done only in an enclosed area that is not visible from another Lot, the Open Space, and the Roads.

e. **Other animals.** The Association may allow an Owner to maintain a reasonable number of other small animals to be raised as food for the members of an Owner's household provided that: (i) the Owner is responsible for keeping such animals within the Owner's Lot and for maintaining appropriate rodent and pest control; (ii) all enclosures and shelters shall be maintained in a clean and sanitary condition; (iii) such animals shall not disturb other the residents of other Lots; (iv) such animals are traditionally raised for egg production or to be consumed as food in the State of Maine and are similar in size to the animals permitted under this Declaration; (v) feces and carcasses shall be appropriately disposed of; and (iv) butchering shall occur only in an enclosed area that is not visible from another Lot, the Open Space, and the Roads. The Association may regulate, suspend or terminate a Lot Owner's privilege to maintain such animals on a Lot if such animals are found to attract pests, rats, mice or other vermin to other Lots or the common elements of the Subdivision.

f. **Total number of animals.** The aggregate number of animals maintained on a Lot shall be reasonable and not disturb other Owners, create offensive odors or noise otherwise cause a nuisance. The Association may regulate and restrict the total number of animals that are allowed on a Lot. All Lot Owners are subject to the Association's regulations and any prior use which is not in conformity with such regulations must be brought into compliance within thirty (30) days of the promulgation of any such regulation, or such time as the Association may allow, not to exceed ninety (90) days.

g. Breeding and Boarding of Companion Animals. The breeding or boarding of companion animals (i.e. dogs and cats) is not permitted in the Subdivision. No animals shall be bred in the Subdivision except for small animals being raised as food for the Owner's household. Breeding and/or raising animals for sale is not permitted.

1.21 **Variance**

No variance shall be sought for modification of Town of Brunswick code standards for front, rear or side yard setbacks for or with respect to any Lot boundary abutting land owned by neighboring property owners without the prior written consent of the Association and the said neighboring property owners.

1.22 **No Further Division of Lots**

There shall be no further subdivision of any Lot, nor shall any Lot lines be changes except by prior written approval of the Association, subject also to all required governmental approvals. Provided, however, that this provision shall not apply to the Declarant during the period of Declarant control.

1.23 **Tree Removal & Maintenance.**

The Subdivision is intended to be kept in as natural state as possible while allowing the construction of homes and accessory structures.

No cutting, trimming or removal of trees and vegetation is permitted within the areas of the Subdivision located in the SPO Zone except as authorized by the Town of Brunswick Arborist in accordance with the ordinances of the Town of Brunswick. Except in an emergency, the Association will be provided with notice at least seven (7) days in advance before work begins. In an emergency, the Association will be provided with reasonably contemporaneous notice that is appropriate under the circumstances. The Association may require the replanting of one or more trees that are a species native to the surrounding area for every tree removed, if appropriate. Outside of the SPO Zone, removal and/or clearing of trees and vegetation from a Lot, including, without limitation clear cutting, is prohibited, except as follows:

(a) Tree and vegetative clearing is allowed to the limited extent necessary for the construction of residences and accessory structures and systems on a Lot pursuant to a design approved by the ARDC or the Declarant during the period of declarant control.

(b) Except in an emergency, the Association must provide approval before the cutting and removal of trees that are dead, dying, or otherwise create a hazardous situation, or create a risk of property damage. Approval or emergency action must be based on the written recommendation of a licensed forester, arborist, botanist, or another qualified professional and such work must be performed in accordance with Town of Brunswick ordinances. The Association may require the replanting of one or more trees that are a species native to the surrounding area for every tree removed.

(c) Removal of trees and vegetation is allowed to the extent required for the installation of a septic system with seven (7) days advance notice to the Association. The Association may require a Lot Owner to replant one or more trees that are a species native to the surrounding area for every tree removed.

(d) Routine maintenance activities such as pruning, trimming, brush and down timber removal is permitted in accordance with accepted management practices.

The Association is authorized to make additional rules and regulations regarding the cutting and/or removal of trees and vegetation that are no less strict than the restrictions set forth in this section.

ARTICLE II **OPEN SPACE**

2.1 Creation of Open Space.

Upon the initial sale of all Lots in the Subdivision or sooner, at the Declarant's option, such Open Space shall be conveyed to the Association, which shall accept title to the Open Space. As members of the Association, Lot Owners shall have the right to the use such Open Space, subject to regulation by the Association, in common with the other Lot Owners for recreational purposes only, including hiking, fishing, walking, running or jogging, cross-country skiing, snowshoeing, birding or nature watching and similar uses, as provided in the Plan, subject to the peaceful enjoyment by other lot Owners of their Lots, the rights of all lot Owners to have access to and enjoyment of the Open Space areas, and the terms hereof. Subject to the Plan, no Lot Owner or any other person or entity shall erect any structures in or on any Open Space, store or leave any property or belongings in or on the Open Space, create any nuisance on any Open Space, interfere with or disturb stormwater facilities or buffers in the Open Space, interfere with or disturb utility infrastructure, or disturb in any way the condition, terrain or ecology of any Open Space. The Association may adopt rules and regulations regarding the Open Space that are not inconsistent with the terms hereof; all rules and regulations so adopted shall also be consistent with and not in violation of applicable Federal, State and local ordinances and/or provisions that apply to the Subdivision. The right of the Lot Owners to use the Open Space as set forth herein is a real covenant which runs with, and benefits the Lots, and burdens the Open Space.

Notwithstanding the foregoing, the Association shall have the right to install stormwater mitigation systems and structures within the Open Space as may be recommended by an engineer, or as may be required by a governmental entity due to changes in condition within the Subdivision, subject to the approval of the Town of Brunswick. The Association shall have the authority to

make assessments against the Lot Owners as may be required to build, install and maintain such systems and structures.

The Declarant, during the period of Declarant control, and the Association shall have the authority to grant easements to public utility companies for the purpose of provide services to the Lots.

ARTICLE III EASEMENTS

3.1 Types of Easements.

All Lots in the Subdivision and the Roads shall be conveyed subject to the herein referenced easements, including:

A. **Utility Easements.** Utilities shall include, without limitation, electrical power, telephone, cable television, shall be granted to the appropriate utility companies. Declarant may, by easement deeds, grant utility companies easements over, across, and under the Roads, and the Open Spaces as may be necessary to the furnishing of utilities. Declarant reserves the right to make such Easement grants without the consent of any Lot Owner, the Association, or any other entity.

B. **Access Easements.** All Lots in the Subdivision are benefitted by an easement of access, ingress and egress to their Lots over and across the Roads, without limitation, for passage of motor vehicles

3.2 Scope of Easements.

In addition to any rights granted to Declarant, all conveyances of Lots in the Subdivision shall be and hereby are subject to the following rights of the Declarant which shall supplement any other rights of record:

A. To install, relocate, modify, repair and maintain improvements incidental to any subject easement, including without limitation removal of vegetation and excavation. Such improvements shall be installed and maintained in the most attractive fashion reasonably practicable, and every reasonable effort shall be made to restore any such area to original condition following a disturbance of an easement area incident to a permitted activity. Such restoration shall be conducted in a timely and workmanlike manner entirely at the expense of the burdened party.

B. To grant such easements to others as Declarant deems appropriate for the well being of the Subdivision without the consent of any Lot Owners or other person.

ARTICLE IV **NON-PROFIT CORPORATION**

4.1. Jones Farm Estates Owners' Association

Each Owner of a Lot in the Subdivision shall by virtue of, and during, ownership of a Lot automatically become a member of the Association, which is a Maine non-profit corporation which has been established expressly for the purposes of: (a) owning the Open Space in the Subdivision, (b) maintaining the Roads when the Declarant transfers title of the Roads to the Association, (c) enforcing the covenants contained herein, (d) appointing members to the ADRC as provided for herein, (e) to maintain open space depicted on the Plan that is subject which may include the maintenance of stormwater treatment buffers serving the Subdivision and shown on the Plan, and the installation and maintenance of such stormwater mitigation systems as may be later required by changes in conditions, or requirements of a governmental entity.

The Association shall be named Jones Farm Estates Owners' Association or similar name in the Declarant's discretion. Each member and their invitees shall at all times comply with the rules, regulations and bylaws of said Association and be subject to enforcement procedures promulgated by the said Association from time to time (whether before or after any alleged violations).

Each Lot shall have one (1) vote in Association business. In the event that more than one party shall own a Lot, each such party shall appear in the corporation clerk's or secretary's records as a member but only one such party may exercise voting rights at meetings of the Association as an Owner. If any person shall own more than one Lot, said person shall be counted an equal number of times to the number of Lots owned in determining a quorum or a vote. The meeting of the Association will be held annually on the second Saturday of January or at such other time as the Association shall determine for the purposes of electing officers and members of the ADRC and determining any budget necessary or appropriate for the ownership of the Open Space and funding of the Association's maintenance obligations. Notice of said meeting will be sent to each Lot Owner in accordance with the bylaws of the Association by the officers of the Association.

To the maximum extent allowed by Maine law, notices of meetings of the Association may be provided via electronic mail to the Owners, and each Owner shall be obligated to provide the Secretary of the Association with an electronic mail address to which the Association may provide all notices required or allowed by Maine law.

To the extent provided in the Bylaws, Owners may participate in meetings of the Association by means of telephone conference call, or videoconference service.

The Association shall be organized at the sole expense of Declarant, which shall, until the Association is formed, be solely responsible for performing all obligations of the Association. The Association shall maintain such policies of liability and/or casualty insurance as its members and directors may deem reasonably appropriate, taking into consideration standard coverages obtained by similar owners' associations in the geographic area. Other provisions pertaining to the operation of the Association shall be set forth in its Bylaws.

ARTICLE V **DURATION**

All of the covenants, reservations and other restrictions set forth herein, shall run with the land, be binding upon and inure to the benefit of the Owners and occupants of Lots, the Association and the Declarant, together with their heirs, successors and assigns.

ARTICLE VI **DECLARANT'S RIGHTS**

All property, easements and other rights to be conveyed by Declarant to the Association and the individual Lot Owners as described herein are conveyed subject to the following reservation of rights running in favor of Declarant, its successors and assigns:

4.1 Until the initial sale by Declarant of each and every Lot in the Subdivision, Declarant, its successors and assigns, may without the consent of the Association or any Lot Owner:

A. Modify any Lot not previously conveyed by Declarant and the parcels depicted on the Plan as "Open Space" according to the requirements of applicable laws pertaining to zoning and modification of approved or pending subdivisions, which modification shall be recorded in the Cumberland County Registry of Deeds.

B. Have full benefit of any property or rights incident to membership in the Association, including without limitation, connections with and use of utilities and use of the Roads and all easements.

C. Operate Lot sales promotional efforts, erect signs and operate a sales office, if deemed appropriate in the sole judgment of Declarant.

D. Grant such easements, licenses, and other rights to such persons as the Declarant deems appropriate, including for access, utilities, and other purposes consistent with the use and enjoyment of the Subdivision by Declarant or Lot Owners.

E. Enter into an exclusive development contract with a building contractor to be designated by the Declarant for the construction of residences on the Lots. The Declarant shall not be subject to ARDC review for new construction on Lots owned by the Declarant.

The terms of this Article VI shall control any other terms hereof or of the Bylaws of the Association in the event of ambiguity or conflicting provisions.

Notwithstanding anything else in this Declaration to the contrary under no circumstances may this Declaration be amended without Declarant's prior signed written consent prior to initial sale by Declarant of each and every Lot in the Subdivision.

Jones Farm Estate LLC

Witness

By: _____
Robert Walton
Its: Manager

STATE OF MAINE
Cumberland, ss.

_____, 2026

Personally appeared the above-named Robert Walton in his capacity as Manager of Jones Farm Estate LLC and acknowledged the foregoing instrument to be his free acts and deed in his said capacity and the free act and deed of the said Jones Farm Estate LLC.

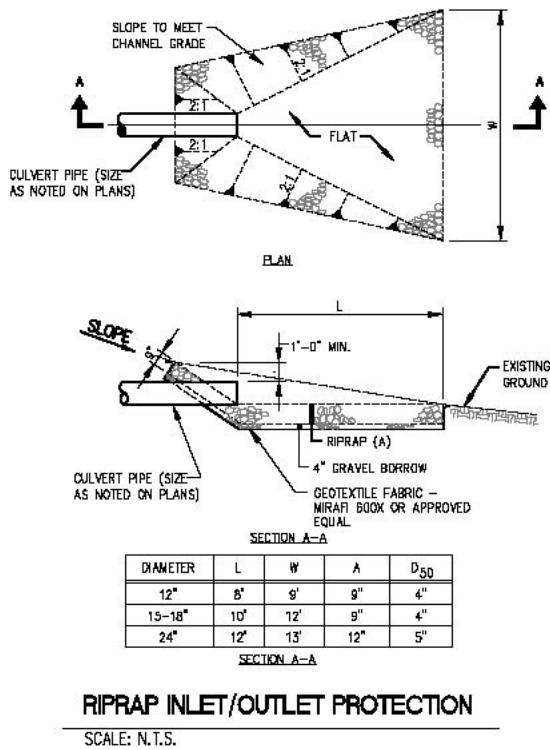
Before me,

Notary Public/Attorney at Law

Typed or Printed Name

Road Maintenance Narrative

The recommendations above are based on generally accepted roadway construction practices, and a detailed design analysis was not undertaken as it was not included in our proposal, per clients wish to minimize expenses. That service can be provided if desired by the client, and we recommend that such an analysis is undertaken prior to implementation of these measures.



IV. Maintenance Program

- a. Annual grading and top dressing with crushed gravel, shoulder and ditch maintenance;

Model Grading Specifications (Implemented to the extent practical)

- All travel lanes on gravel roads will be graded with a cross-slope of $\frac{1}{2}$ "-per-foot of lane width from centerline to shoulder (i.e. a 10 ft lane will have a crown of 5"). Shoulders will be lower and graded at a slightly steeper cross-slope to provide positive drainage toward the ditch.
- If possible, all slopes will be no steeper than 2:1 (horizontal to vertical) and all backslopes will be no steeper than 1:1.
- WHERE FEASIBLE, the depth of ditch should be at least 12" below the *bottom* of the roadway base gravel. If the depth of base gravel is unknown, then the ditch should be a minimum of 18" below the shoulder elevation. Care should be given to avoid excessively deep ditches which could create safety and liability concerns to motorists and/or pedestrians, especially with steep side slopes.

- All ditches will be shaped with no hard transitions in slopes. All potholes shall be undercut and not simply filled.
- No gravel or sod berm or windrow will be left in-between the road and the ditch slope.
- Prior to any grading, the Contractor will call the Dig-Safe toll-free number 1-888-DIG SAFE (344-7233) to protect against possible damage. The 72-hour waiting period will be adhered to in ALL CASES, except emergencies.
- All work will be protected by proper work zone devices and procedures. The standards presented in the latest edition of Part IV of the Manual on Uniform Traffic Control Devices (MUTCD) will serve as minimum standards.
- All culverts or obstructions will be flagged or marked prior to grading to ensure no damage to the culverts or equipment.
- All “ditch spoils” will be properly disposed of by the operator. If possible, an easement will be obtained to dump excavated material onto private property.
- All work will be performed under the direction of the Road Commissioner.
- Any inconvenience to residents or adjacent driveways shall be avoided by prior notification.
- All culverts, geotextiles and erosion control materials will be approved of and/or bought by the Road Commissioner prior to placement.
- If regraveling a road, the “old” road surface will be crowned prior to any new gravel placement.
- All subbase gravel will meet standard MDOT Subbase Gravel specs for Type D. Maximum lifts of 9” will be placed and thoroughly compacted to 95% maximum density and shaped with the proper crown. Samples of all gravel may be obtained by the Town at any time to ensure quality and for periodic testing.
- All surface gravel should be a “tighter” consistency than the subbase gravel by containing more “fines” and meet the following gradation:

<u>Sieve Size</u>	<u>% Passing by Weight</u>
2”	95 - 100%
½”	30-65%
#200	5-10%

- The gravel shall be properly shaped and compacted during placement. If the surface gravel is to be paved, then the gradation must be “cleaner” than the above spec and meet MDOT Standard Spec. 703.06 (a) - Type A.
- All unstable ditches and slopes will be properly protected against erosion according to current best management practices. Timely protection and proper materials will be primary considerations to proper erosion control

b. Inspect culverts on an annual basis.

One method to account for all culverts is to maintain an inventory of culverts and under-drains and use a checklist from this inventory to account for culverts during inspections. Inspect culverts often, especially in the spring and autumn, and after storm events, checking them for signs of corrosion, joint separation, bottom sag, pipe blockage, piping, fill settling, cavitation of fill (sinkhole), sediment buildup within the culvert, effectiveness of the present inlet/outlet inverts, etc. Check inlet and outlet channels for signs of scour, degradation, debris, channel blockage, diversion of flow, bank and other erosion, flooding, etc.

Practice preventive maintenance to avoid clogging of pipes and other situations which may damage the culvert or diminish its design function. If a culvert is plugged with sediment, flush it from the outlet end with a high pressure water hose. Take measures to reduce downstream sedimentation and clean debris and sediment from the outlet ditch afterwards.

When replacing damaged culverts which handle the flow adequately, use the same size and shape of pipe, unless otherwise recommended in this report. Changing these criteria may adversely effect the established stability of the ditch, stream, and/or roadway.

- c. Open swales and ditches shall be inspected twice per year (in spring and fall) to assure that debris and/or sediments do not reduce the effectiveness of the system. Debris and sediments shall be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the ditches and slopes proper function. Maintenance shall include, but not be limited to, mowing, trimming and removal vegetation in the ditches and slopes as required in order to prevent vegetation from blocking or diverting storm flows, replacement of riprap channel lining to prevent scour of the channel invert, removing vegetation and debris from the culverts.

Vegetated ditches should be mowed annually. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be reseeded and mulched immediately.

Riprap ditches and aprons where stone is displaced should be replaced and chinked to assure stability. With time, additional riprap may be added. Vegetation growing through riprap should be removed on an annual basis.

Sample Inspection Report:

Jones Farm Subdivision Project

Private Road INSPECTION REPORT

NAME: _____ SIGNATURE: _____

TITLE: _____ COMPANY: _____

DATE: _____

OBSERVATIONS:

<u>BMP</u>	<u>Defects</u>	<u>Location(s)</u>	<u>Repair/Action Needed</u>	<u>Date/Action taken</u>
Ditches	Yes/no			
Road Crown	Yes/no			
Shoulders	Yes/no			
Culverts	Yes/no			
Rip Rap Aprons	Yes/no			
	Yes/no			
	Yes/no			
	Yes/no			

Estimated Annual Road Maintenance Costs

Road Maintenance. Costs are dependent on amount of traffic the road receives, how much winter plowing is done, and mother nature, particularly when it comes to freeze/thaw cycles and winter rain. The current cost to grade the subdivision would be approximately \$4,500.00 each time it is graded. The cost for a load of gravel would be approximately \$500/load or \$32.00/cy.

Snow Plowing. A snow plowing budget depends on mother nature. Typically plowing costs \$150.00 every time the subdivision is plowed. If the subdivision is plowed twice in one storm, that equals \$300.00 for that storm.

Plowing costs could be approximately \$300 per storm with an average 16 storms per year. The annual budget for snow plowing is estimated to be approximately \$5000 per year.

Road Maintenance and Snow Plowing Costs for the subdivision is estimated to be \$10,000 per year.



Property Card: 0 LISBON RD

Town of Brunswick, ME

Parcel Information	
Parcel ID: 1-70 Vision ID: 100354 Owner: JONES FARM ESTATE LLC Co-Owner: Mailing Address: 4 HIGHLAND RD BRUNSWICK, ME 04011	Map: 001 Lot: 070 Sub: 000 Type: 000 Use Description: Res Land Buildable Land Area in Acres: 79.44
Sale History	
Book/Page: 38007/234 Sale Date: 3/30/2021 Sale Price: \$325,000	Assessed Value Land: \$209,200 Buildings: \$0 Total: \$209,200
Building Photograph	
NO PHOTO AVAILABLE	



www.cai-tech.com

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0 foot Abutters List Report

Brunswick, ME
November 21, 2022

Subject Property:

Parcel Number: 1-70
CAMA Number: 1-70
Property Address: 0 LISBON RD

Mailing Address: JONES FARM ESTATE LLC
4 HIGHLAND RD
BRUNSWICK, ME 04011

Abutters:

Parcel Number: 1-11
CAMA Number: 1-11
Property Address: 158 LISBON RD

Mailing Address: JONES CEMETERY
LISBON RD
BRUNSWICK, ME 04011

Parcel Number: 1-6
CAMA Number: 1-6-1
Property Address: 40 LISBON RD

Mailing Address: RAYMOND, ALISA
40 LISBON RD
BRUNSWICK, ME 04011

Parcel Number: 1-6
CAMA Number: 1-6-2
Property Address: 0 LISBON RD

Mailing Address: RBB LLC
4 HIGHLAND RD
BRUNSWICK, ME 04011

Parcel Number: 1-6
CAMA Number: 1-6-3
Property Address: 44 LISBON RD

Mailing Address: MILLER, CAMDEN & MIKAYLA
44 LISBON RD
BRUNSWICK, ME 04011

Parcel Number: 1-6
CAMA Number: 1-6-4
Property Address: 46 LISBON RD

Mailing Address: LABBE, MICHAEL & KATHRYN
46 LISBON RD
BRUNSWICK, ME 04011

Parcel Number: 1-69
CAMA Number: 1-69
Property Address: 23 MISTY WAY

Mailing Address: LABBE, PAUL
PO BOX 1067
BRUNSWICK, ME 04011

Parcel Number: 1-69A
CAMA Number: 1-69A
Property Address: 0 MISTY WAY

Mailing Address: LABBE, PETER
33 PATRIOT DR
BRUNSWICK, ME 04011

Parcel Number: 1-9
CAMA Number: 1-9
Property Address: 49 GRAHAM RD

Mailing Address: BRUNSWICK, TOWN OF
85 UNION ST
BRUNSWICK, ME 04011



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11/21/2022

Page 1 of 1



Brunswick Ordinance Standards Chapter 4 – Property Development Standards:

Portions of the Brunswick Zoning Ordinance is shown below. Refer to Brunswick Zoning Ordinance for full text of specific standards. We have replied to each applicable section as shown below.

4.1 Applicability of Property Development Standards

The property is a residential subdivision project. The project is an Open Space Development located in the RF Zone. The applicant is proposing to create 13 new residential house lots for sale. The proposed roads are intended be private roads. The properties will be served by on lot septic and wells.

4.2 Dimension and Density Standards

The total parcel area is approximately 79.44 acres. The proposed project area is 32.50 Acres. The existing Labbe Pit and Pit Road will remain on portions of the property not in the proposed project.

Net Site Area: Total Area in Project: 32.50 Acres

Deductions:

-Steep Slopes (>25% & 5000 s.f.) = -1.32 Acres

-Any Wetlands and Stream = -3.55 Acres

-Any water body = -0 s.f.

-Existing / Proposed Streets = -0.88 Acres

Net Site Area: = 26.75 Acre

Open Space Developments in RF Zone: Table 4.2.5.C(5) Brunswick Zoning Ordinance.

Protected Open Area: 45% Gross Area = 14.63 Acres minimum.

Proposed Open Space Area: 18.28 Acres

Lot Area, min. N/A (s.f.) *

*septic and wells min. setback from property line = 15'

Lot Width, min. (feet) = 75'

Front Setback, min. (feet) = 25' Proposed

Rear Setback, min. (feet) = 20' Proposed

Side Setback, min. (feet) = 10' Proposed

Impervious Surface Coverage, max. (% lot area) = N/A

Density Bonus: See subsection 4.2.5.E of Brunswick Zoning Ordinance.

Density: Net Site Area = 26.75 Acres

Density Calculation: 26.75 Acres / 2 Acres/dwelling unit = 13 dwelling units.



4.3 Natural and Historic Areas

4.3.1 Mapping of Natural and Historic Areas Requirements

The proposed project is residential single-family house lots. The existing conditions have been mapped and located. The project creates 18.28 acres of open space which will preserve the existing and natural features of the site. A stream and wetland are located in the open space area shown on the plan sheet C1. The stream drains a pond crossing Lisbon Road through the site, heading toward the Androscoggin River. These areas will not be impacted by this development.

4.3.2 Pollution

The project is residential in nature and will not result in undue water or air pollution. Individual septic systems are planned for the lots. Septic systems shall be built in accordance with the Maine State Plumbing Code, and meet all applicable local, state and federal requirements.

4.3.3 Protection of Natural Vegetation

The proposed development maximizes the preservation of natural landscape features, does not occur within or cause harm to land not suitable for development, and will not have an undue adverse effect on the area's scenic or natural beauty. The project creates 18.28 acres of open space which will preserve the existing and natural features of the site.

4.3.4 Protection of Significant Plant and Animal Habitat

The proposed development will not have an undue adverse effect on important plant and animal habitats identified by the Maine Department of Inland Fisheries and Wildlife or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitat as identified by the Maine Natural Areas Program.

Maine Natural Areas program was contacted in 2025 and found there are no rare botanical features documented specifically within the project area.

4.3.5 Steep Slopes

There are some steep slope areas (>25% and 5,000 s.f.) that may occur within the ravine and wetland areas. These areas will remain and is not proposed to be developed.

4.3.6 Erosion and Sedimentation

The plans included erosion control notes and details to help minimize the potential for erosion during and after development. Erosion Control measures shall be constructed in accordance with the Maine Department of Environmental protection's Best Management Practices and shall not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results.



4.3.7 Groundwater

Developments shall not, alone or in conjunction with existing activities, have an undue adverse effect on the quality or quantity of groundwater.

4.4 Flood Hazard Areas

The area being developed is not located within a 100-year flood zone. See enclosed map.

4.5 Basic and Municipal Services

4.5.1 Sewage Disposal

Individual septic systems are planned for the lots. Septic systems shall be built in accordance with the Maine State Plumbing Code, and meet all applicable local, state and federal requirements. Two suitable test pits have been located on each lot to demonstrate the soil suitability. Main-Land Development Consultants, Inc. completed a wastewater disposal feasibility and nitrate assessment for the project in March 2025.

4.5.2 Water Supply and Quality

The proposed development will be served by water supplied by individual wells. Sufficient water supply is available to serve this subdivision. Main-Land Development Consultants, Inc. completed a well study in the area using data from the Maine Geological Survey (MGS). Approximately 23 existing wells were found near the project area. The wells mapped by the MGS range from about 84 to 500 feet in depth, and reported yields range from about 1.5 to 50 gpm; the average of the reported yields is approximately 16 gpm.

Based on the above information regarding existing bedrock water supply wells in the area, the bedrock aquifer is likely to have adequate capacity to supply potable water to meet domestic demand without resulting in adverse on- or off-site influences such as excessive drawdown.

4.5.3 Solid Waste Disposal

The current proposal includes 13 lots. We have created a paved area at the intersection of Lisbon Road and Jones Farm Road so lot owners can drop off trash and recycling for trash pickup by the Town.

Solid Waste Generation:

Solid waste generation estimates for the 13-lot residential development is:



Household Solid Waste:

Household Solid Waste is estimated to be 1.95 cubic yards (CY) per week for 13 lots. It is estimated that the household solid waste generates 14.3 tons of solid waste per year. (Assumed @ 0.15 CY per week / unit. Assumed 1.1 tons / household / year).

Construction Debris:

It is estimated that the 13 residences of the Jones Farm Subdivision will generate 13 tons of construction debris while the lots are being constructed. Thirteen (13) houses are estimated to generate 40 cubic yards per house or 520 cubic yards (CY). (Assumed 1 ton of construction debris per lot).

Stumps:

It is estimated that Stumps and Grubbing's for the roadways is estimated to be 3,150 cubic yards (CY). These stumps will be stockpiled in the adjacent pit operated by Ray Labbe and Sons, and ground into a recycled product to be used for erosion control and landscaping.

4.5.4 Stormwater Management

A. General Standard

Developments shall be designed to minimize the total area of impervious surface on the development site and shall incorporate stormwater management measures to minimize runoff volume and rate, as well as pollutant and nutrient loadings, from the site.

B. Specific Standards: Applicability

- (1) Single and two-family dwelling units are exempt from the standards of this Subsection provided appropriate measures are taken that prevent unreasonable soil erosion and sedimentation beyond the site or into a wetland or water body.
- (2) Any project that requires a Stormwater Management Law permit, other than a stormwater Permit by Rule (PBR) in accordance with Rules adopted pursuant to Title 38, M.R.S., Section 420-D, as amended, shall be deemed to have met the requirements of this Subsection.
- (3) Developments not requiring a Stormwater Management Law Permit pursuant to Title 38 M.R.S. Section 420-D, as amended and not otherwise exempt from the requirements of this Subsection shall meet the standards set forth in Subsection 4.5.4.C below.
- (4) Activities associated with stabilizing soil erosion, preventing sedimentation from developed land, or reconstruction of existing developed land shall be considered maintenance activity and do not require Development Review.



(5) All land areas that are stripped, graded, grubbed, filled, bulldozed or excavated at any time or removal of vegetation for, or construction of, a development shall be considered "disturbed area". Disturbed area does not include maintenance activities. A land area on which the cutting of trees, without grubbing, stump removal or exposure of soil has taken place is not considered disturbed area.

(6) Disturbed area that results in compacted soil and sparse vegetation; and lawn areas that are cut more than twice annually shall be considered "developed area".

(7) For the purposes of Stormwater Management, disturbed area that results in low permeability material that is highly resistant to infiltration by water, such as asphalt, concrete, or rooftop, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability shall be considered "impervious area".

(8) Existing impervious area that is required for any additional off-street parking facilities or on-site vehicle traffic circulation for a proposed use; and new principal and accessory structures or additions over existing impervious area shall be considered "redeveloped impervious area".

The subdivision roads require treatment. The single family lots are exempt from treatment for this development. The project triggers a DEP stormwater permit by rule review. See executive summary below. Refer to the full stormwater report and DEP application completed under separate cover. Maine DEP has approved the project and a copy of the DEP approval order is attached. However, the roads were reduced which reduced the permit threshold to permit by rule. A permit by rule will be submitted if required.

C. Specific Standards: Stormwater Runoff Quality Standards

D. Specific Standards: Stormwater Runoff Quantity Standards

Belanger Engineering is preparing a Maine Stormwater Law Permit by rule application for the Jones Farm residential subdivision project located on Lisbon Road in Brunswick, Maine. The project parcel is approximately 32.50 acres in size and is proposed to be subdivided into 13 residential parcels. The property is located on Town of Brunswick Tax Map 1 Lot 70. Jones Farm Development LLC owns the property.

The units will be accessed by a new main access road, 20' wide, Jones Farm Road which is approximately 1100', includes a hammerhead turnaround at the end of the road. The side road, Hay Stack Lane, will be 20' wide and serves 4 single family lots. The access roads create 0.88 acres of impervious area and 2.29 acres of developed area for this project. The roads will be private when complete.



The residential single-family house lots are not required to be treated but are included in the HydroCAD stormwater calculations as required by stormwater law development. We have assumed each lot will have 0.10 acres of impervious area and 0.25 acres of developed area in the calculations. The lot development creates 1.30 acres of impervious area and 3.25 acres of developed area.

The proposed filter pond will treat road stormwater prior to discharge to a wetland area or before it leaves the site as required by Maine DEP. The Jones farm project is a 13-lot residential development. The treatment device treats the road as required by the stormwater law development. In this case the roads qualify as a linear portion of the project. The road is required to meet the 75% impervious area capture and 50% developed area capture standard. The project captures and treats 77% of the road impervious area and 78% of the road new developed area which exceeds the 75%/50% capture standards required by the Maine DEP.

The Basic Standards will be met with the proposed erosion control plans and stabilization details provided on the construction plan set.

The above analysis points are located where the project crosses the property line (Reaches 1R, 2R, 3R, 4R, and 5R). At this point we compared pre and post development peak flow rates. The results, shown above, indicate the proposed expansion keeps peak flows below pre-development levels as required. Reach 1R is located in a large ravine and has the capacity to handle pre development flows without causing flooding of downstream properties. Proposed peak flows have been reduced by constructing culverts along the new road areas and sending the proposed paved areas to the buffers and a filter pond for treatment and storage. Other non-treatment areas will drain to wooded buffer open space areas established adjacent to the road and lots.

As the results indicate, the post development peak flows stay below the pre-development peak flow for the 2, 10, and 25 year storms as required. The proposed culverts and structures have the capacity to control flow from the 25 year storm which exceeds the Flooding Standard requirement. As a result, the project does not significantly impact downstream structures or properties. Further this property abuts the Androscoggin River. Considering the close proximity to the Androscoggin River, additional stormwater quantity measures should not be necessary for this development.

We submit that the project meets the Basic and General standards as outlined in the Maine DEP Chapter 500 Stormwater Rules. The Flooding standard is also met per the Town of Brunswick stormwater standards. We submit that the General Standards has



been met or exceeded with the development as required to meet the minimum Town Standards.

4.6 Landscaping Requirements

4.6.1 General Standard

Portions of the site will remain in their natural state as open space, therefore preserving as much of the scenic and natural beauty of the area as possible. The project is located in the Rural Farm Zone and the project is a residential subdivision.

4.6.3 Specific Standards: Street Trees

The project is not located in the Growth District. This section is not applicable to this project.

4.6.4 Specific Standards: Buffers

The project is a residential subdivision. The use is compatible with other residential uses in the area. Open space areas provide lot buffering for the project. The developer also owns the Labbe pit adjacent to the project. The developer will retain a buffer along the Labbe Pit Road. In our opinion, we don't believe additional buffers beyond those proposed is required for this project.

4.6.5 Specific Standards: Parking Lot and Entrance Landscaping

Proposed and expanded parking lots, and associated entrances from a right of way, shall be landscaped in accordance with Subsection 4.9.3B.

This project is a residential subdivision, no parking lots are being proposed for this project. The section is not applicable to this development.

4.6.6 Specific Standards: Landscaping Maintenance

All required landscaping shall be maintained pursuant to Subsection 4.15.2. No specific landscaping is proposed for this project. The section is not applicable to this development.

4.7 Residential Recreation Requirements

4.7.1 General Standard

The development creates 13 new residential house lots and dwelling units. The developer will pay the recreation facilities impact fee or reserve land for recreational use to avoid the creation of additional burdens on the Town's ability to provide recreational services.

4.7.2 Specific Standards

A. Applicability

The development creates 13 new residential house lots and dwelling units.

B. Recreation Facilities Impact Fee

The recreation facilities impact fee shall be calculated and administered in accordance with the "Recreation Facilities Impact Fee Methodology, as amended" separately adopted by the Brunswick Town Council and attached in Appendix F.

C. Reservation of Recreation Area

Site Planning and Design

Commercial Projects

63 Second Avenue, Augusta, Maine 04330

Road and Utility Design

Residential Subdivisions

Stormwater Management

Town and State Approvals

Phone: (207) 622-1462



- D. Improvement of Recreation Area
- E. Ownership and Maintenance of Reserved Recreation Area
- F. Refund of Recreation Facilities Impact Fees
- 4.8 Circulation and Access**

Two private roads and one driveway will be constructed to provide access to the 13 new single family residential lots. The lots will be accessed by a new gravel main access road, 20' wide, Jones Farm Road which is approximately 1100', includes a hammerhead turnaround at the end of the road. The side road, Hay Stack Lane, will be gravel, 20' wide, and serves 2 single family lots. The driveway is approximately 650' long and includes a hammerhead turnaround at the end of the road.

4.8.1 Street Standards

- A. General Standard
- B. Specific Standards: Development of New Streets
- C. Specific Standards: Street Design and Dedication Standards

Jones Farm Road will be a private gravel road 20' wide. Hay Stack Lane will be a private gravel driveway 20' wide. The roadway design will follow the private street and driveway standards contained in Chapter 14 of the Brunswick Municipal Code of Ordinances.

D. Specific Standards: Interconnectedness

The street design does allow for future extensions as required in D.1. The developer has no plans to expand the residential subdivision. Turn arounds are provided at the end of the dead-end private roads.

E. Specific Standards: Sidewalks

Sidewalks are not required as described in Section E.(1).c

F. Specific Standards: Traffic and Street Impact

(1) The new development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of existing or proposed highways or public roads. Traffic generated by the development shall maintain the level of service within 200 feet of any existing and proposed curb cut.

The proposed road connection is located opposite of the Madeline Drive intersection off Lisbon Road. Sight distance is adequate in both directions at these this intersection.

(2) The applicant is responsible for assessing the impact of the proposed development on street systems, and shall be responsible for any associated improvements. If the Review Authority deems it necessary, the applicant shall undertake to improve, repair or reconstruct such street systems. If this is required by the Review Authority, the applicant shall be responsible only for the degree of improvement necessary to mitigate the impact of the proposed development.



The proposed project is a 13-lot residential subdivision project. The project will generate 1 peak hour trip per lot. The proposed project will create approximately 13 peak hour trips and 130 average daily trips. The project does not trigger a DOT permit review.

(3) If the development involves a subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in the adjoining municipality in which part of the subdivision is located.

The proposed project connects to an existing intersection. Traffic trips will not cause unreasonable impacts on the public road systems. The project will not cause unreasonable traffic congestion or unsafe conditions on the road system (Lisbon Road).

G. Private Road Requirements for Subdivisions

4.8.2 Curb Cuts and Street Access

The distance between curb cuts will not be changed. The proposed entrance is located opposite an existing intersection at Madeline Drive.

4.8.3 Pedestrian and Bicycle Access

We would expect pedestrians and bicycle access to use the roads created with the development to access Lisbon Road and other public access ways. The dead end roads will eliminate cut through traffic and will reduce speed.

4.8.4 Access for Persons with Disabilities

The development roads meet Town of Brunswick design standards. Persons with disabilities can access the parcels by vehicle. On lot access will be per owner preferences. The developments will comply with the American with disabilities act as required.

4.8.5 Shoreline Access

Not applicable to this development. There is no shoreline access with this project.

4.9 Parking and Loading

4.9.1 Minimum and Maximum Vehicle Parking Requirements

4.9.2 Minimum Bicycle Parking Requirements

4.9.3 Design, Construction and Maintenance of Parking Areas

4.9.4 Parking Alternatives

4.9.5 Minimum Off-Street Loading Requirements

This section is not applicable to this development. No parking and loading areas are proposed with this residential development. Parking is available on each lot per owner preferences.



4.10 Lighting

Outdoor Lighting shall not adversely impact road safety or adjacent properties and uses. We intend to match the existing lighting along Lisbon Road which are LED's attached to the power poles. We anticipate re-locating an existing pole and will re-set with new light fixture.

4.11 Architectural Compatibility

This section is not applicable to this development. The project is a residential subdivision.

4.12 Neighborhood Protection Standards

The development is a single family residential development which is compatible with existing neighboring single or two-family dwellings.

4.13 Signs

This section is not applicable to this development. The development is not proposing a sign for the residential subdivision.

4.14 Performance Standards

4.14.1 Operation of Uses and Development

- A. General Standard
- B. Specific Standard: General
- C. Specific Standard: Noise
- D. Specific Standard: Smoke and Particulate Matter
- E. Specific Standard: Dust and Fumes
- F. Specific Standard: Odors
- G. Specific Standard: Vibrations
- H. Specific Standard: Unlicensed Motor Vehicles
- I. Specific Standard: Motor Vehicle and Watercraft parking in required setbacks
- J. Specific Standard: Lighting and Glare.

(1) All installed outdoor lighting shall be operated to comply with Section 4.10 (Outdoor Lighting).

(2) Buildings materials, including solar panels, with high light-reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to surrounding areas.

The proposed residential subdivision project is not expected to create unreasonable noise, dust, odors, or vibrations after road construction is complete. Construction operations will be completed between 7 am and 7 pm as required. Lot owners will be required to adhere to the storing of vehicles on site as described in Section H and I.



4.15 Site Features Maintenance

4.15.1 General Standard

The Planning Board shall advise the applicant that site features constructed or installed as required by a development approval must be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.

4.15.2 Specific Standard: Landscape Maintenance

4.15.3 Specific Standard: Sign Maintenance

4.15.4 Specific Standard: Parking Area Maintenance

4.15.5 Specific Standards: Outdoor Lighting Maintenance

We will follow staff and PB requirements.

4.16 Financial and Technical Capacity

4.16.1 General Standard.

The applicant has adequate financial and technical capacity to meet the standards of the proposed development.

4.16.2 Specific Standards:

A. The applicant must show that they have right, title, or interest in the development parcel.

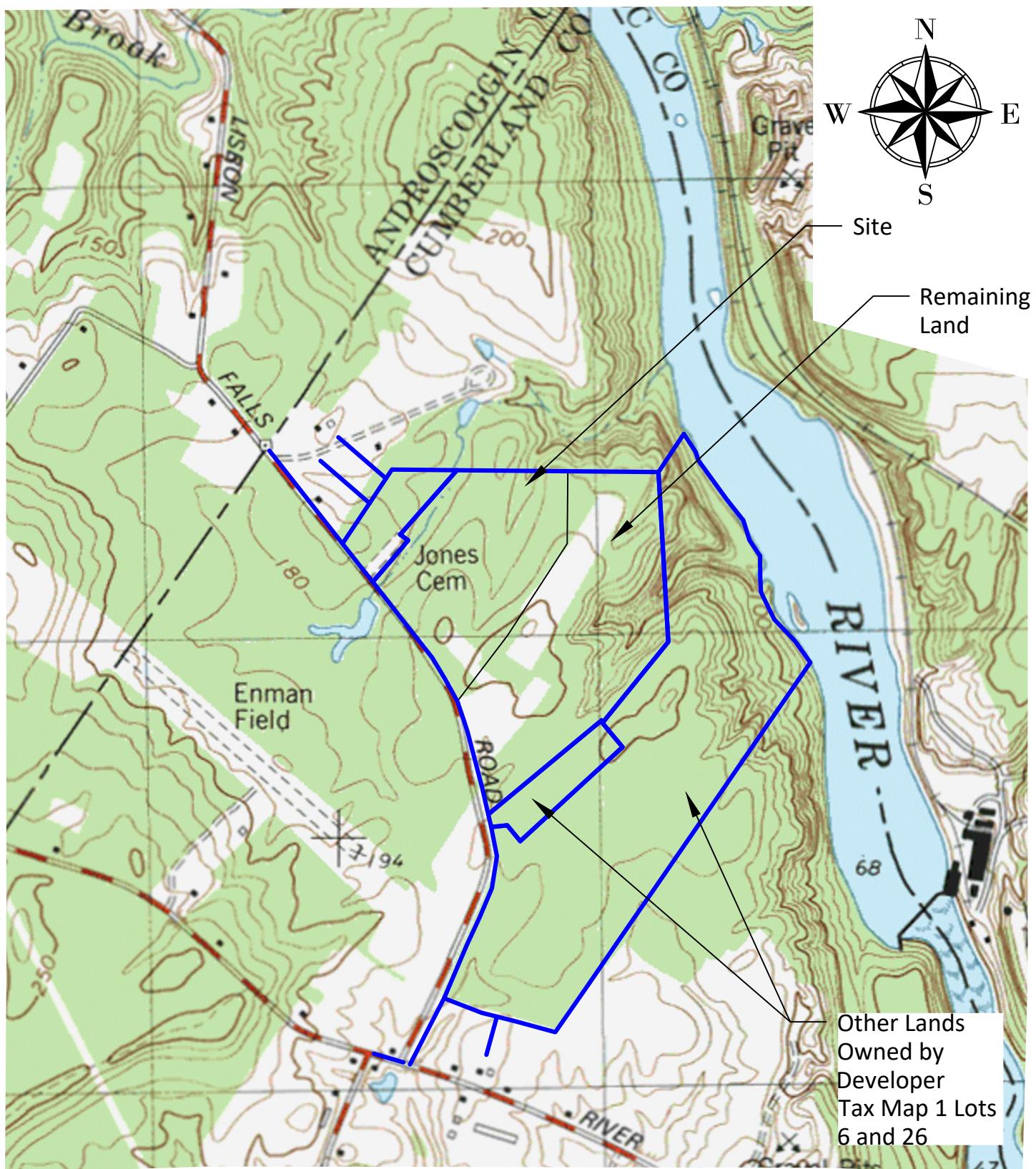
The developer owns the parcel. See enclosed deed.

B. The applicant must show documentation from an independent third-party as to applicants' financial capacity.

The developer will obtain pricing for the roads being developed with this project. Based on this cost estimate, an appropriate financial capacity statement will be provided from an independent third-party as required.

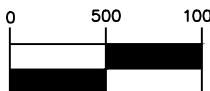
4.17 Administrative Adjustments / Alternative Equivalent Compliance

This section is not applicable to this development.



BELANGER
ENGINEERING
CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine



1 inch = 1000 ft.

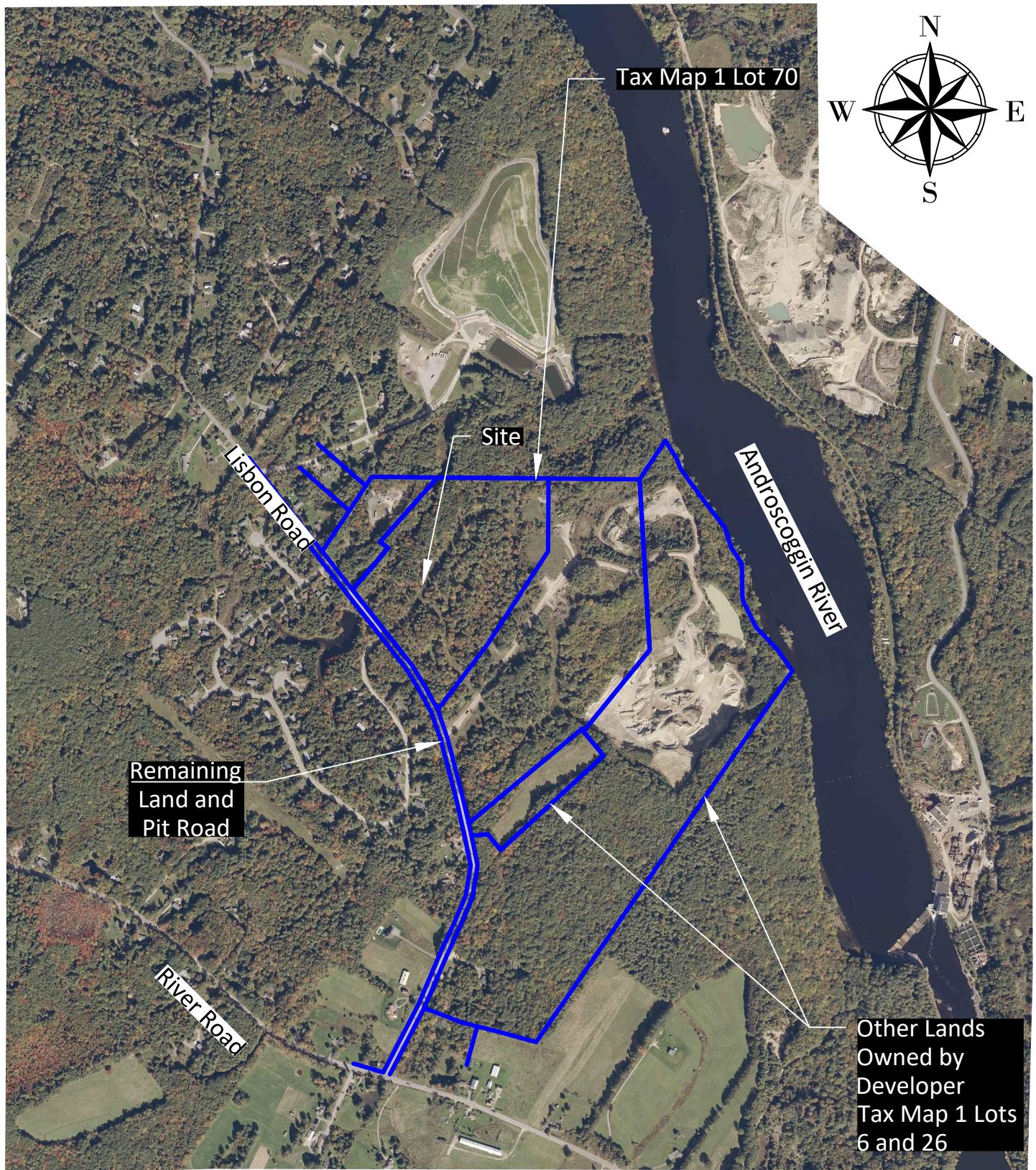
Scale: 1" = 1000'

Date: 1-2-2026

Project #: 162

Title:
USGS Map Overlay
Brunswick 7.5' Quad.

Figure #:
1



BELANGER
ENGINEERING
CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

Title:
Aerial Map Overlay

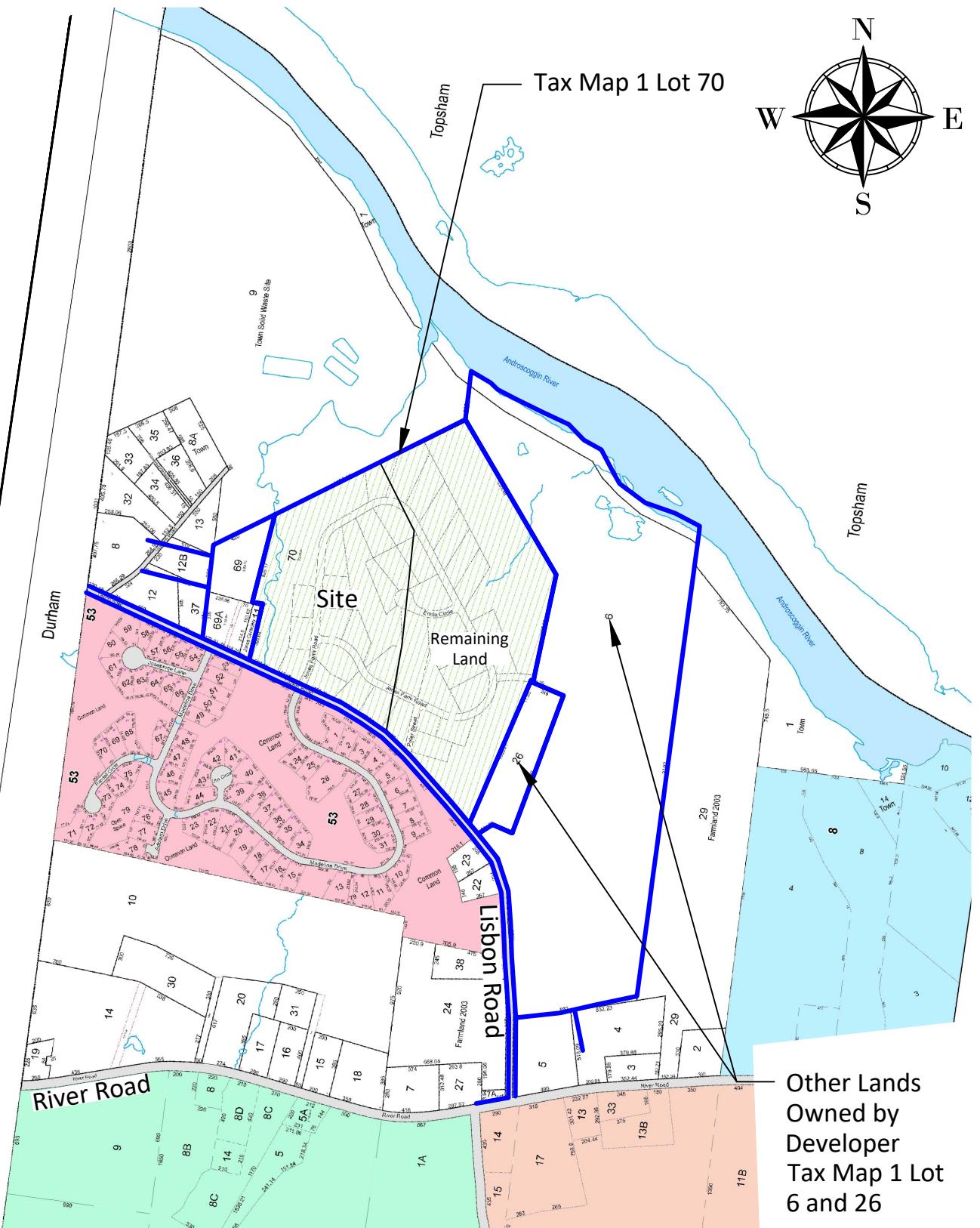
0 500 1000
1 inch = 1000 ft.

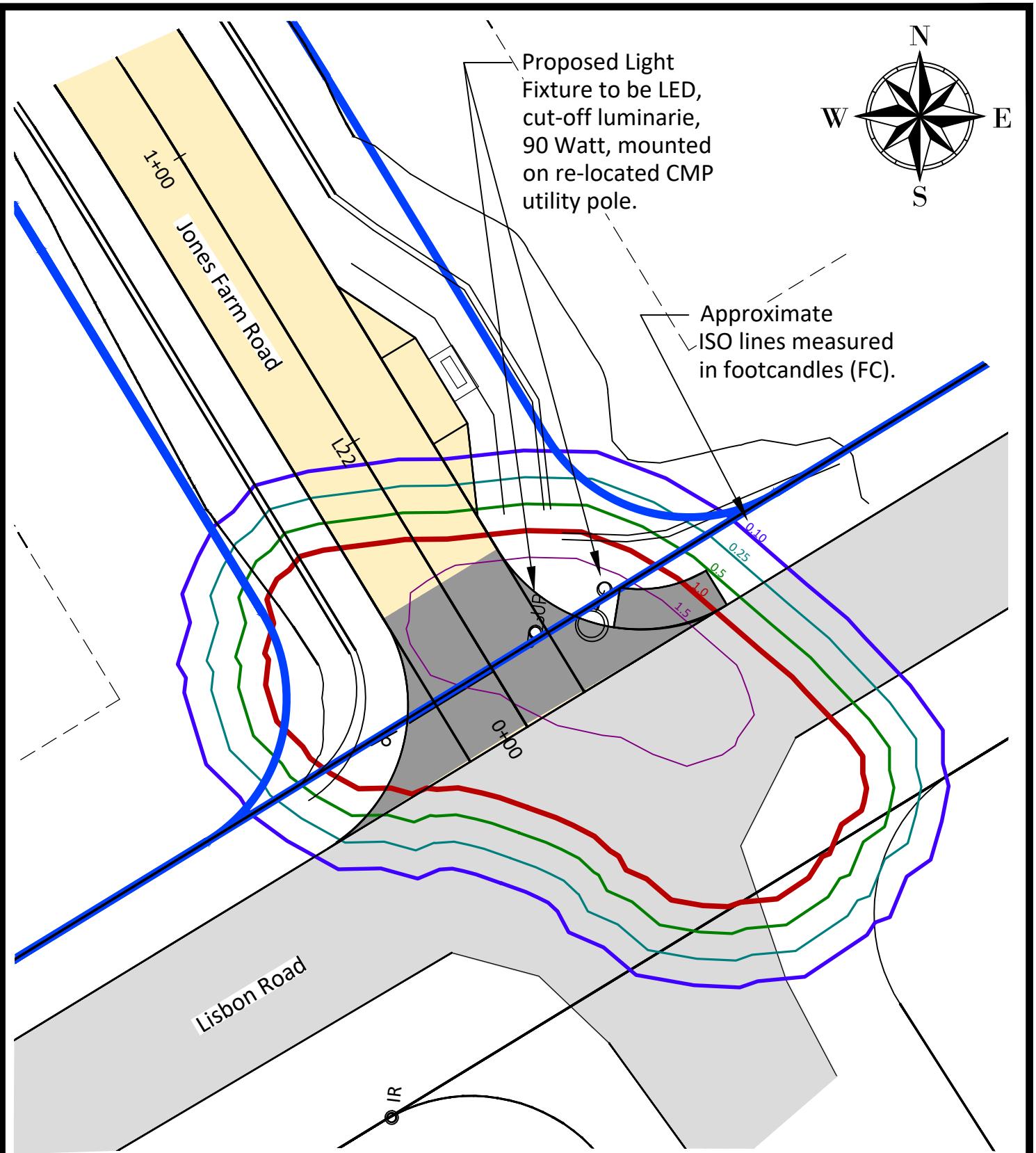
Scale: 1" = 1000'

Date: 1-2-2026

Project #: 162

Figure #: 2





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CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

0 20 40
1 inch = 40 ft.

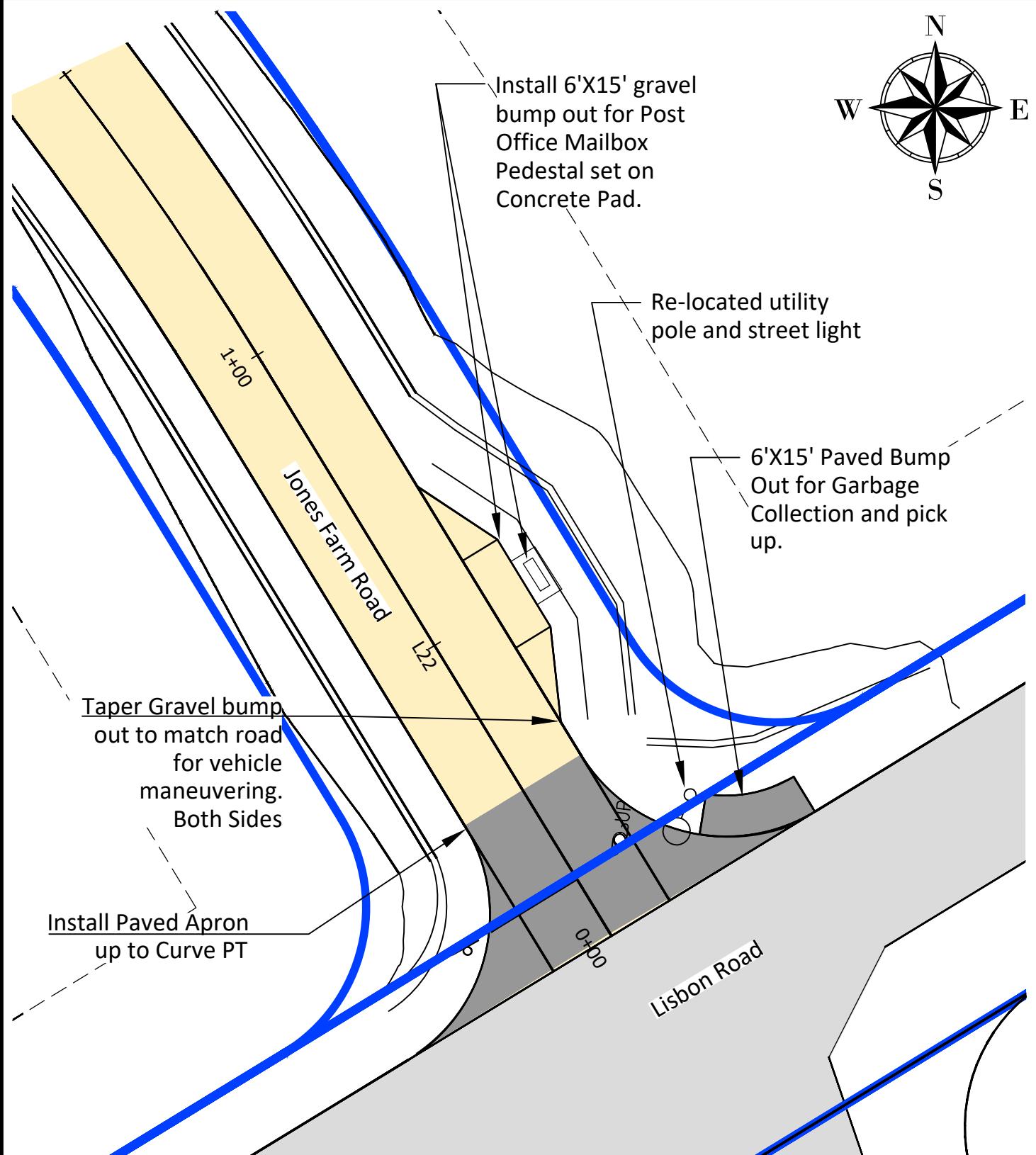
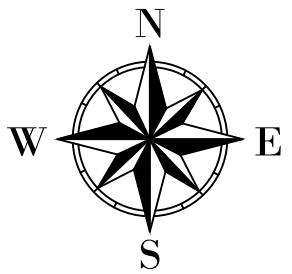
Scale: 1"= 20'

Date: 1-2-2026

Project #: 162

Title:
Lighting Photometric Plan
Proposed Street Light
at Lisbon Road intersection

Figure #: 8



BELANGER
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CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

0 20 40
1 inch = 40 ft.

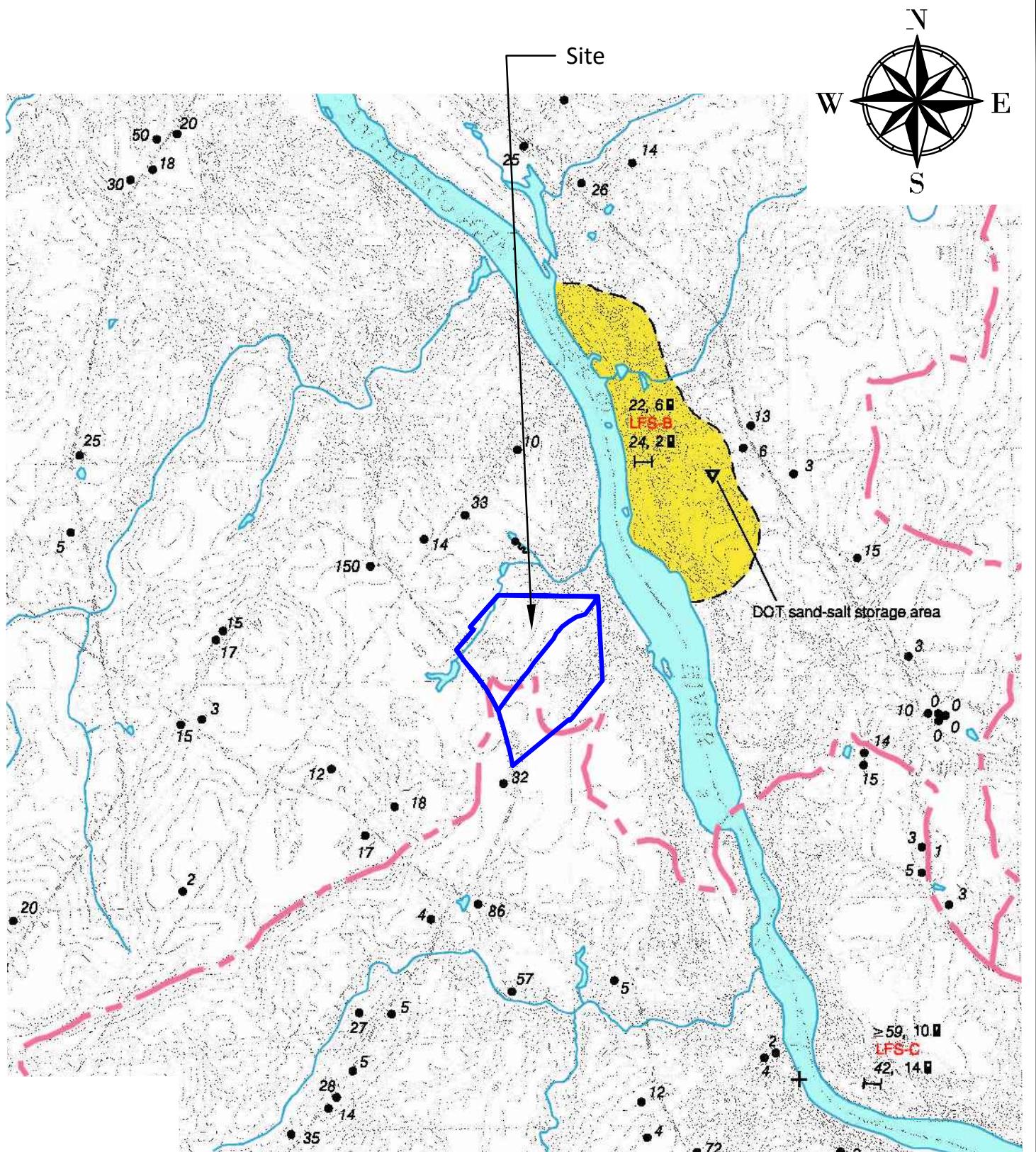
Scale: 1" = 20'

Date: 1-2-2026

Project #: 162

Title:
Post Office mailbox pedestal
and turnout plan

Figure #: 9



BELANGER ENGINEERING

Prepared For:
Jones Farm Estates, 0
Lisbon Road Brunswick,
Maine

Title:
**Sand and Gravel Aquifer Map
Lisbon Falls South 7.5' Quadrangle**

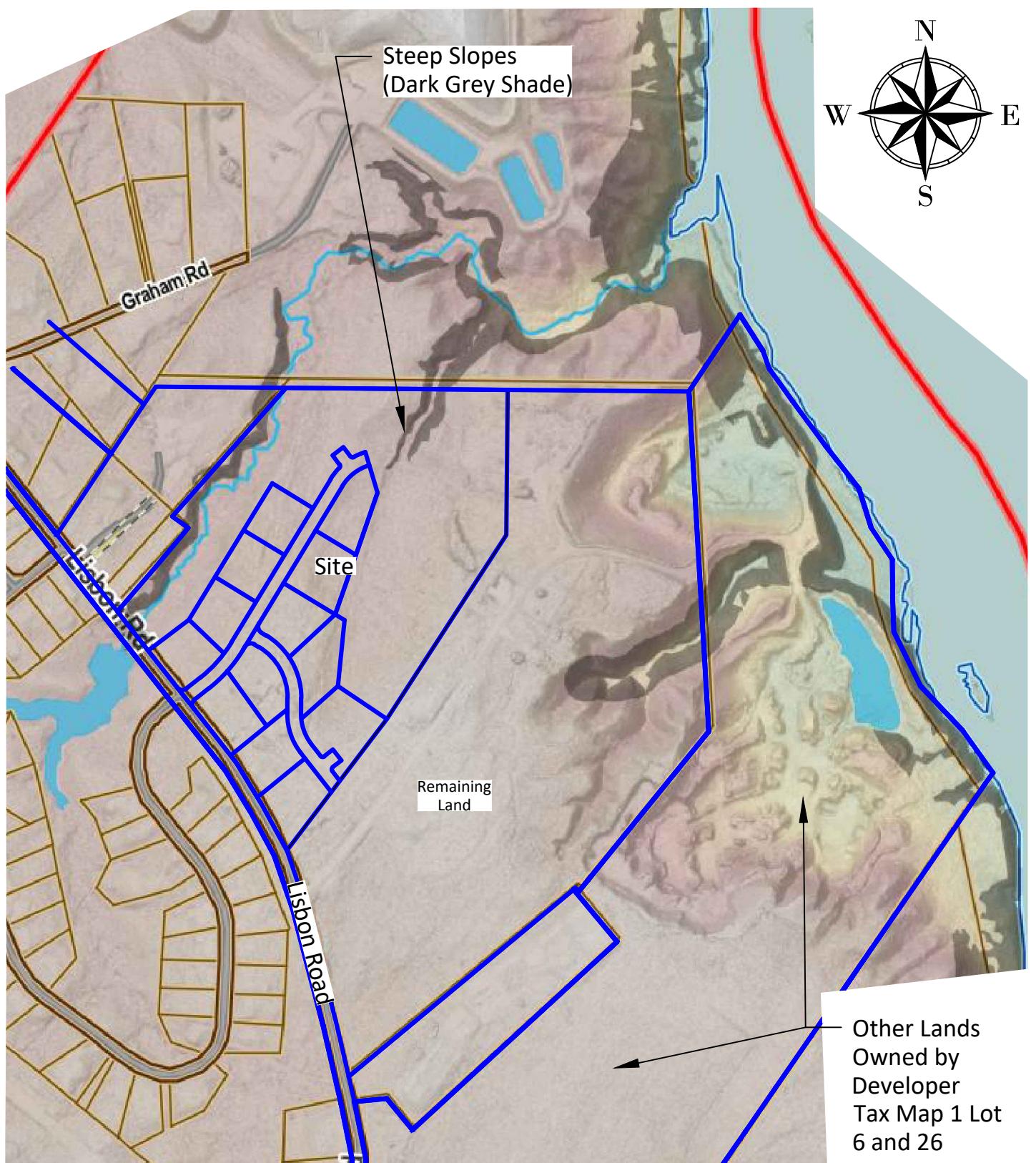
0 1000 2000

1 inch = 2000ft.

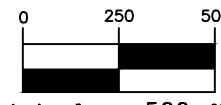
Scale: 1" = 2000'

Date: September 1, 2024 Project #: 162

Figure #:
10



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1 inch = 500 ft.

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

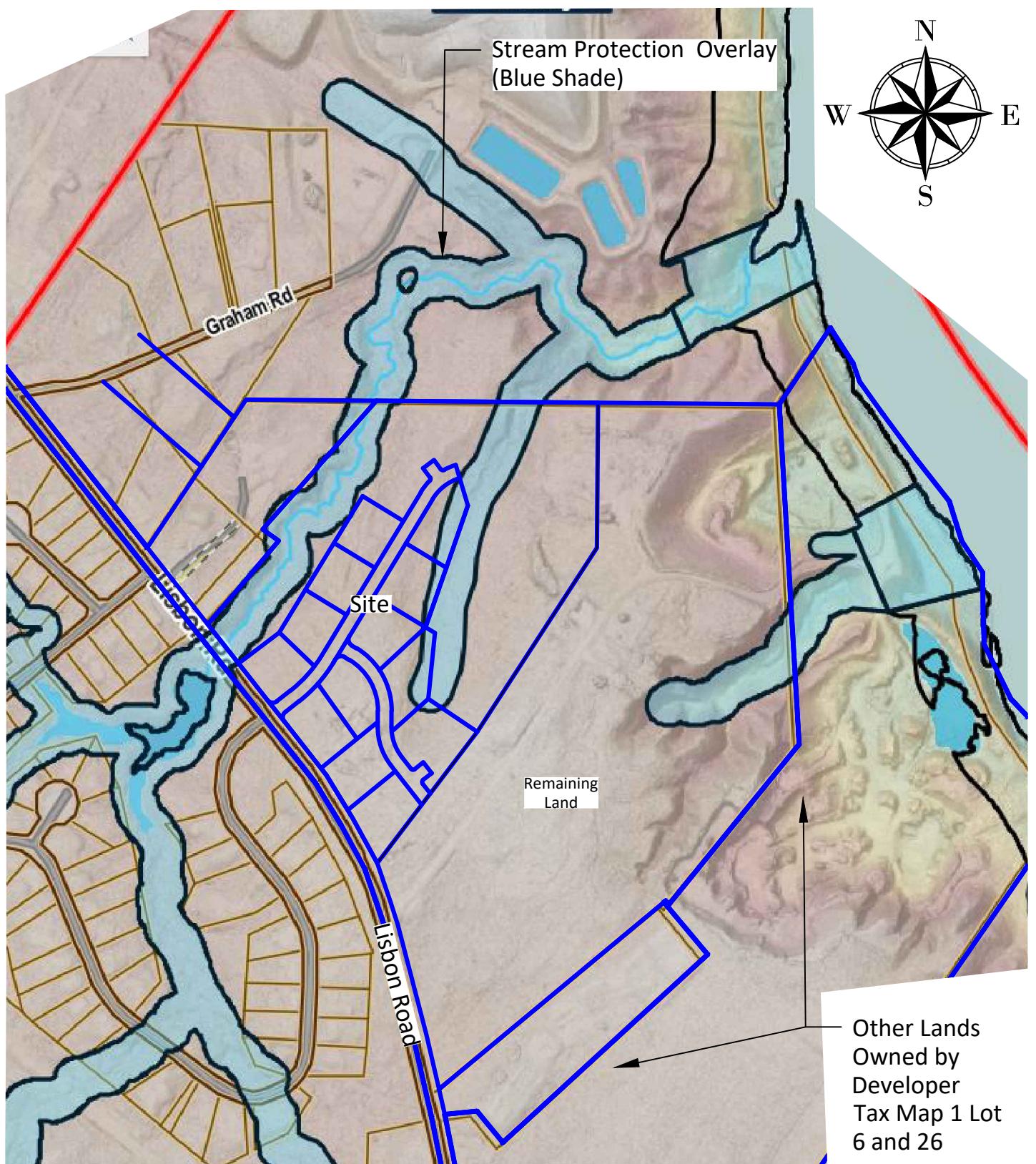
Scale: 1" = 500'

Date: 1-2-2026

Project #: 162

Title:
Brunswick GIS
Steep Slopes Overlay
Locus: Tax Map 1 Lot 70

Figure #:
11



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CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

Title:
Brunswick GIS
Stream Protect District Overlay
Locus: Tax Map 1 Lot 70

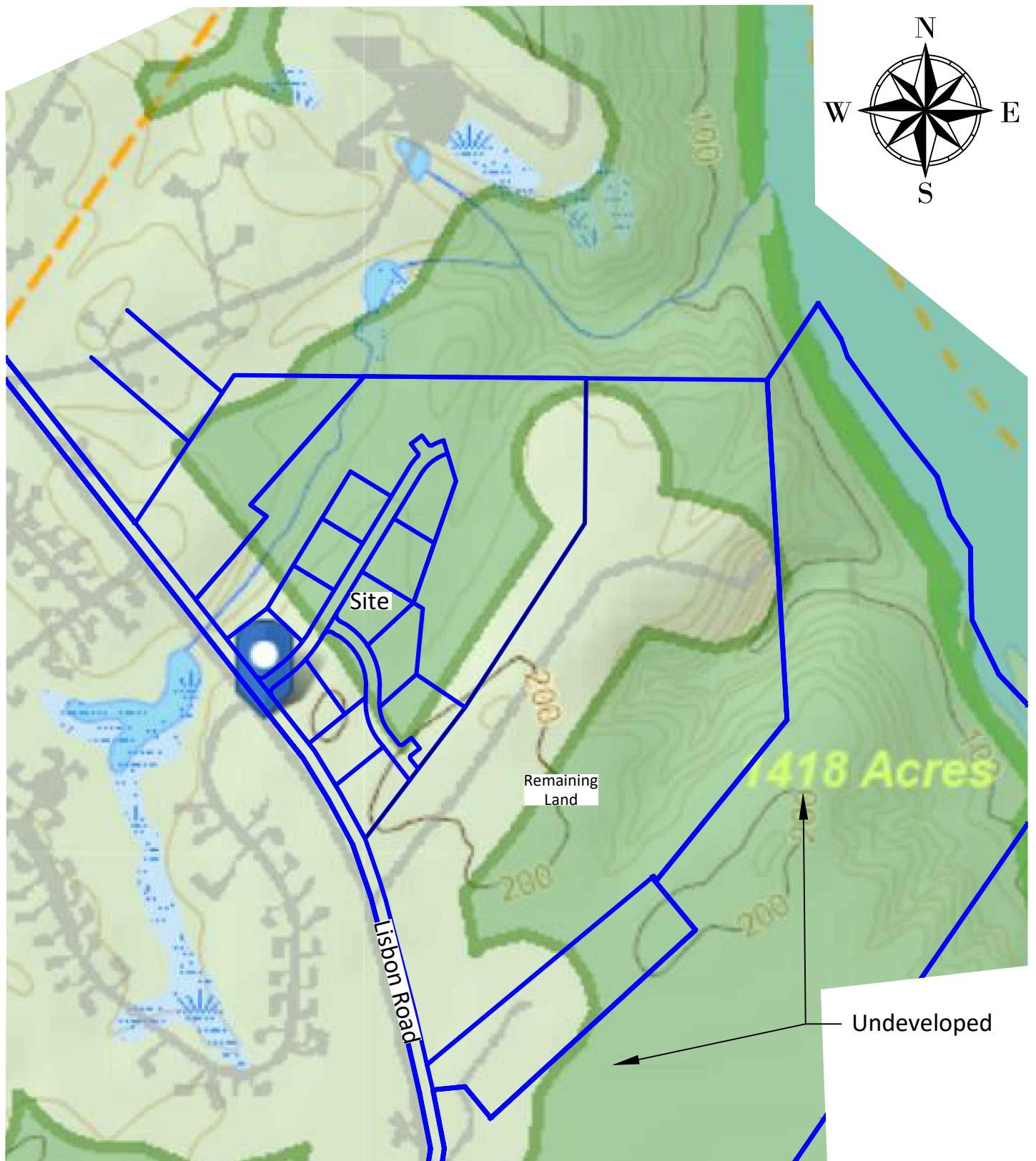
0 250 500
1 inch = 500 ft.

Scale: 1"= 500'

Date: 1-2-2026

Project #: 162

Figure #:
12



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1 inch = 500 ft.

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

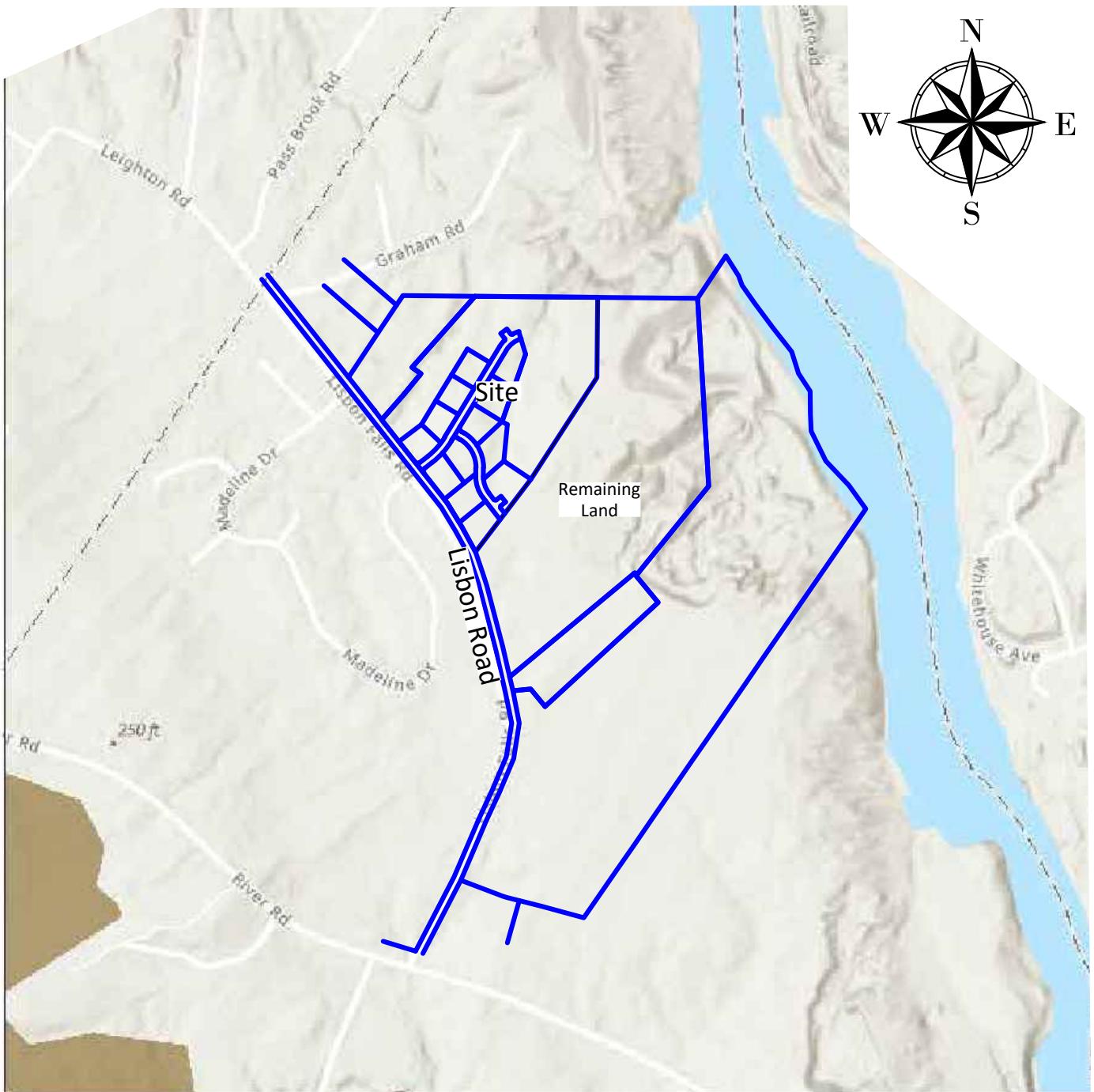
Scale: 1"= 500'

Date: 1-2-2026

Project #: 162

Title:
Brunswick GIS
Undeveloped Habitat Overlay
Locus: Tax Map 1 Lot 70

Figure #:
13



8/9/2025

Wildlife Protection Overlay WPO Block

World_Hillshade



Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

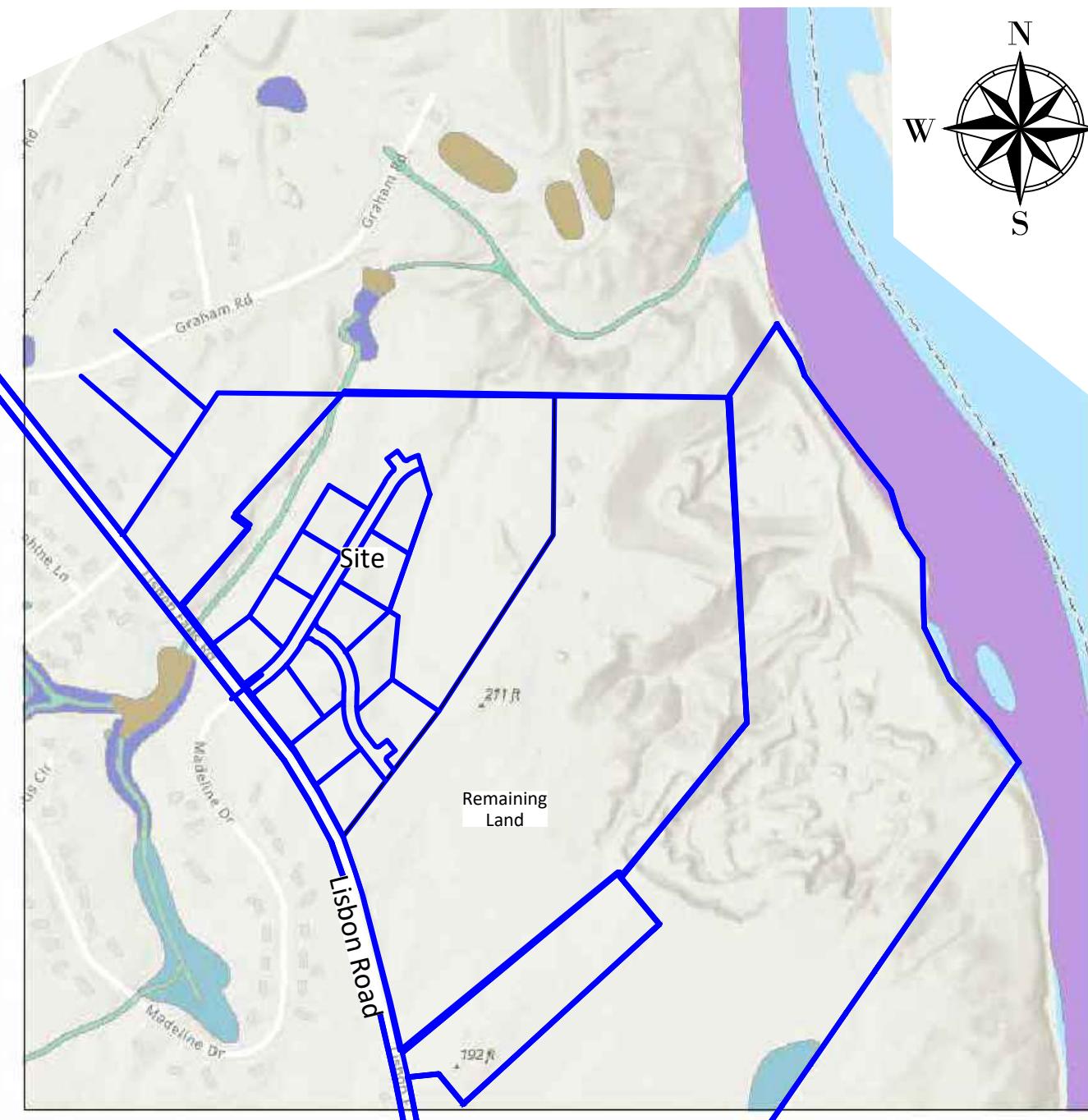
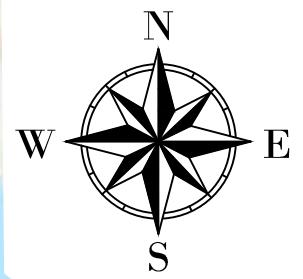
Scale: 1"= 1000'

Date: 1-2-2026

Title:
Brunswick GIS
Wildlife Protection Overlay
Locus: Tax Map 1 Lot 70

Project #: 162

Figure #:
14



8/9/2025

National Wetlands Inventory NW 2017

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

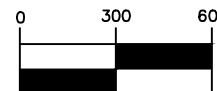
Lake

Riverine

World_Hillshade



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1 inch = 600 ft.

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

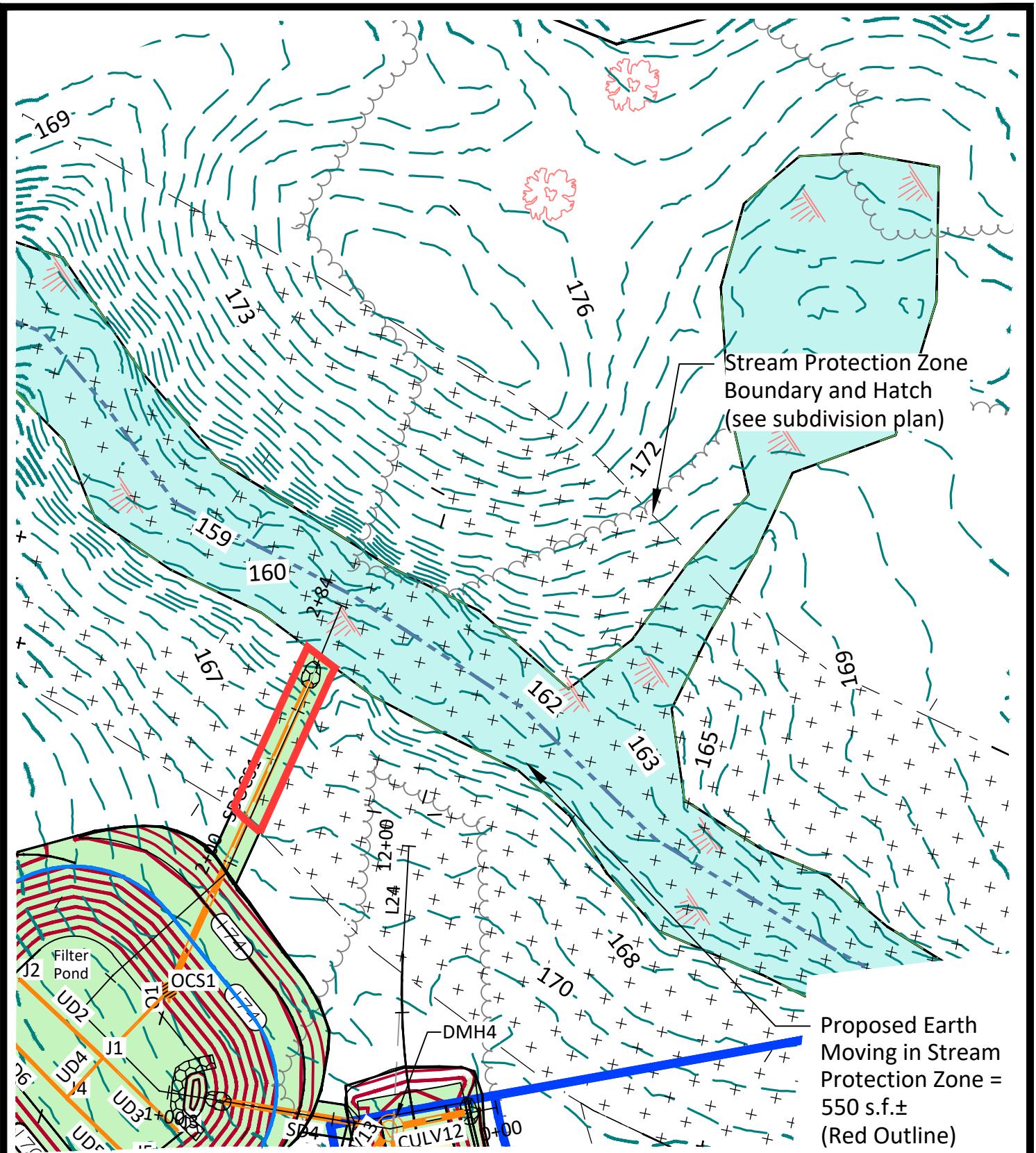
Scale: 1"= 600'

Date: 1-2-2026

Title:
Brunswick GIS
National Wetlands Inventory Overlay
Locus: Tax Map 1 Lot 70

Project #: 162

Figure #:
15



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0 20 40
1 inch = 40 ft.

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

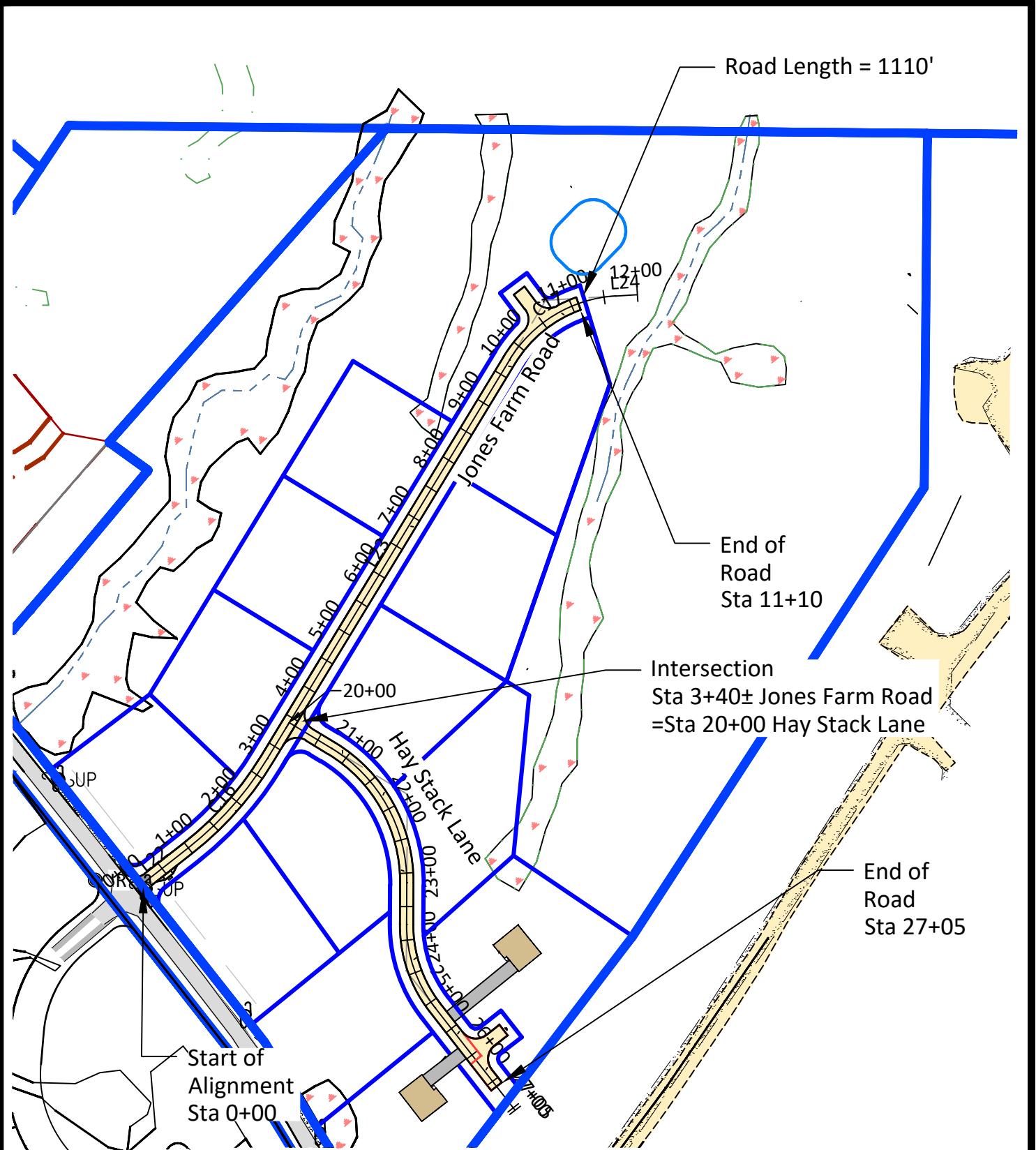
Scale: 1" = 40'

Date: 1-2-2026

Project #: 162

Title:
Proposed Earth Moving
In Stream Protection Zone

Figure #: 16



BELANGER
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Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

Title:
Proposed Dead End Road
Calculations

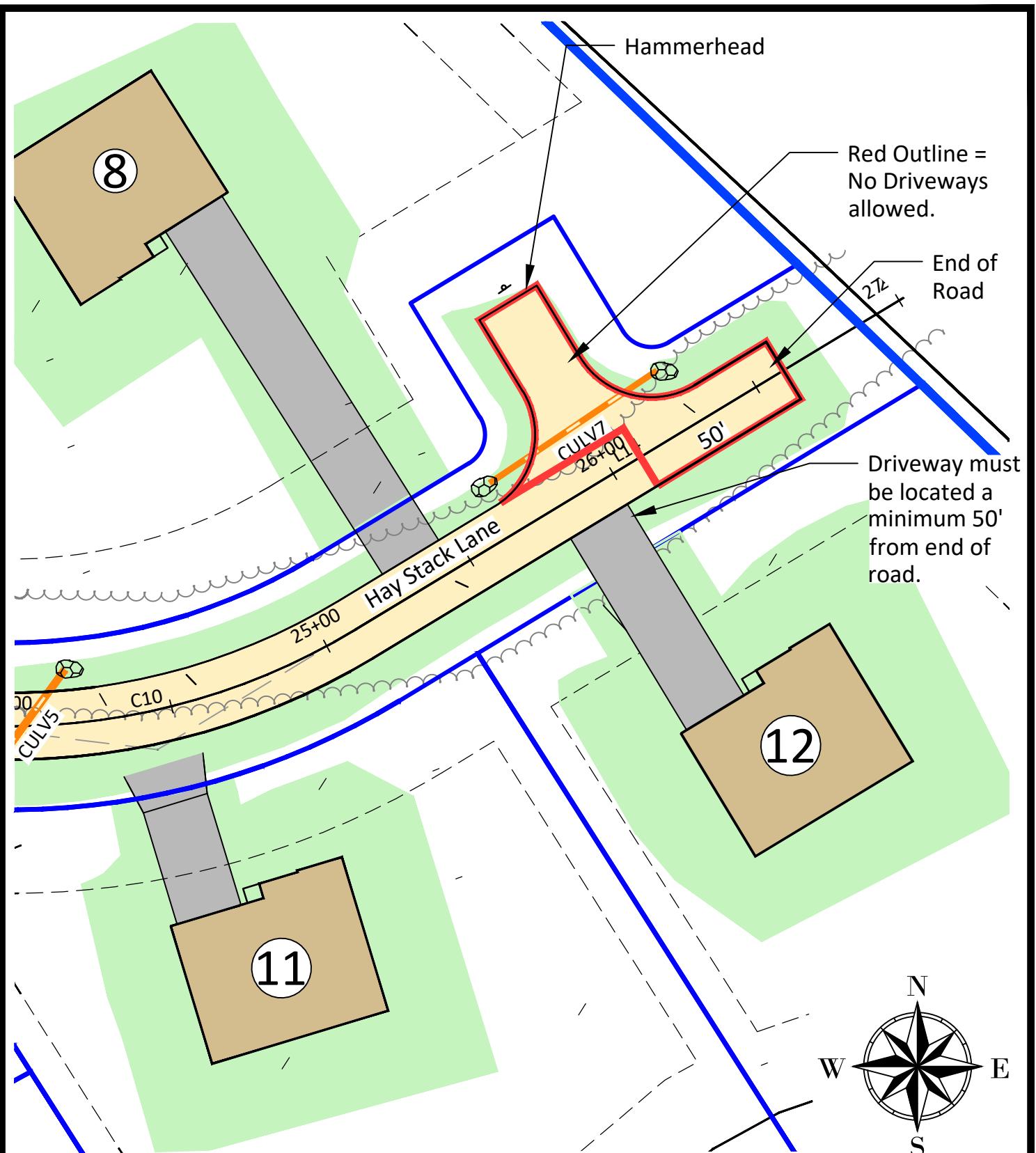
0 20 40
1 inch = 40 ft.

Scale: 1" = 40'

Date: 1-2-2026

Project #: 162

Figure #: 17



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Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

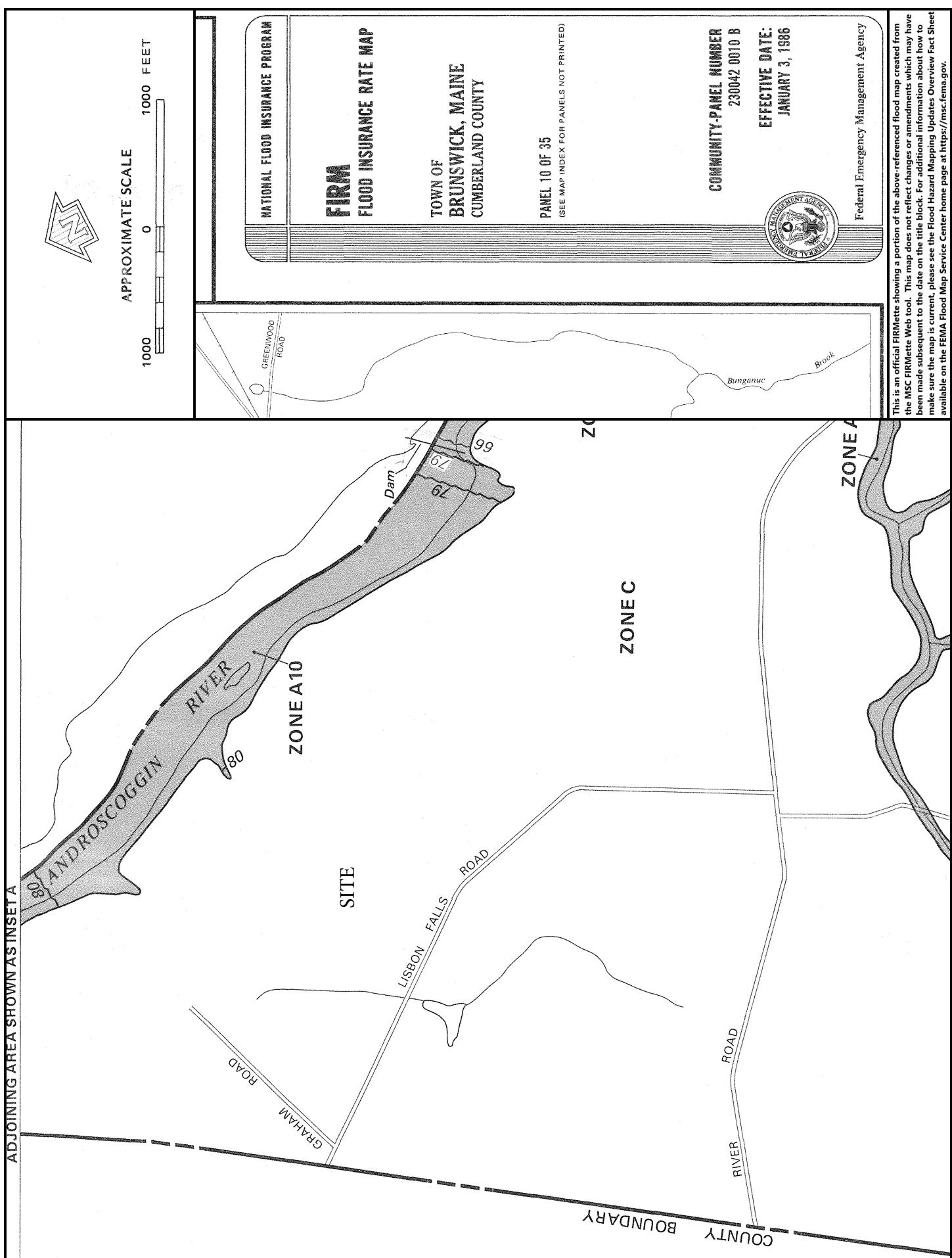
0 20 40
1 inch = 40 ft.

Scale: 1" = 40'

Date: 1-2-2026

Project #: 162

Figure #:
18



Site Photos – Taken September 27, 2022



Standing at the Pit Road entrance looking left (Southwest)



Standing at the Pit Road entrance looking right (Northeast)



Pit Road and Gate



Pit Road



Approximate Entrance



Site Photos



Lisbon Road at Culvert Crossing



Lisbon Road at Pond Culvert Crossing



Off Site House



Madeline Drive



Existing Road across from Proposed Intersection (Madeline Drive)



Existing pond above site draining across Lisbon Road



Culvert Crossing Lisbon Road at Pond Outlet

Single-Family Detached Housing (210)

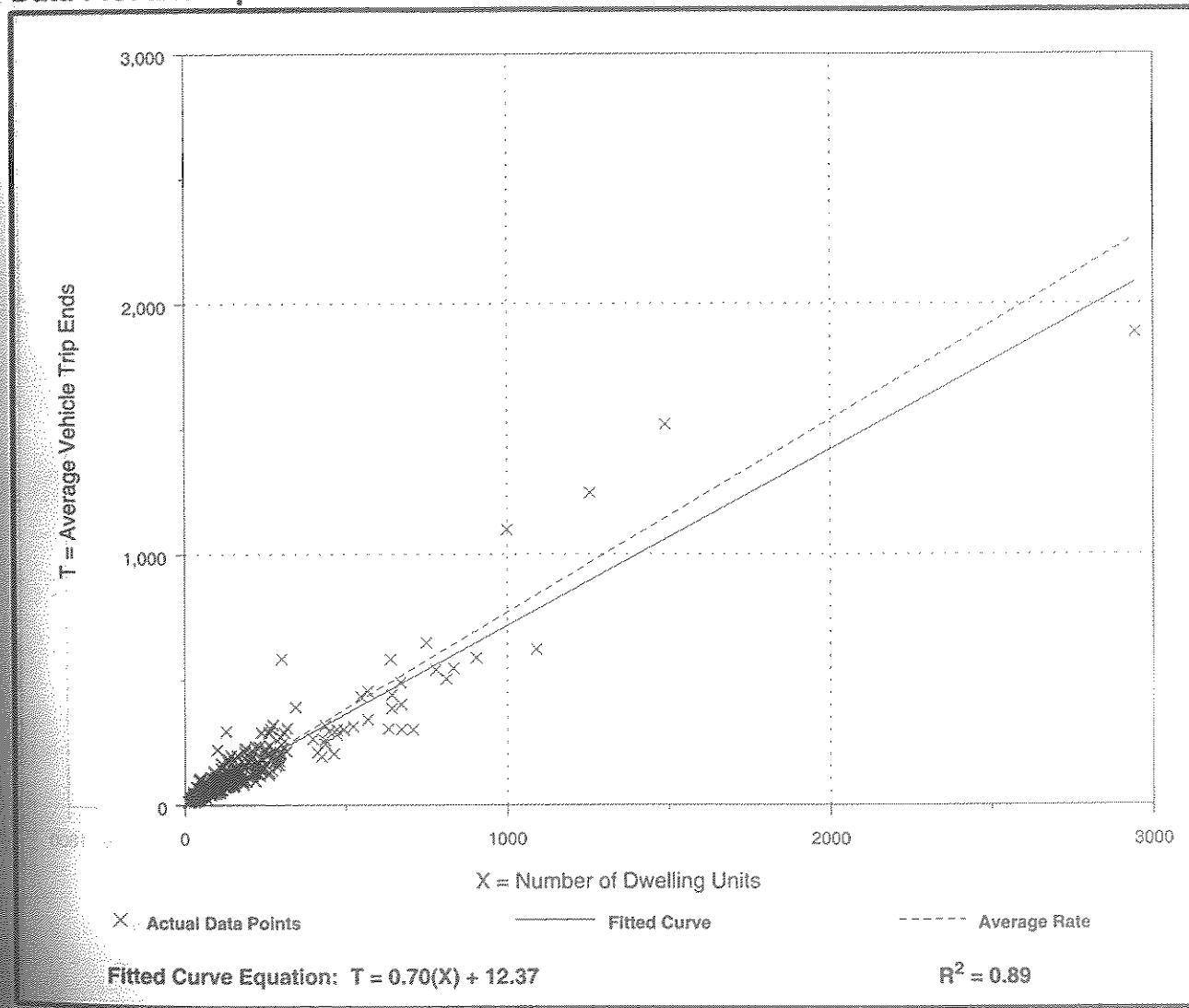
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Single-Family Detached Housing (210)

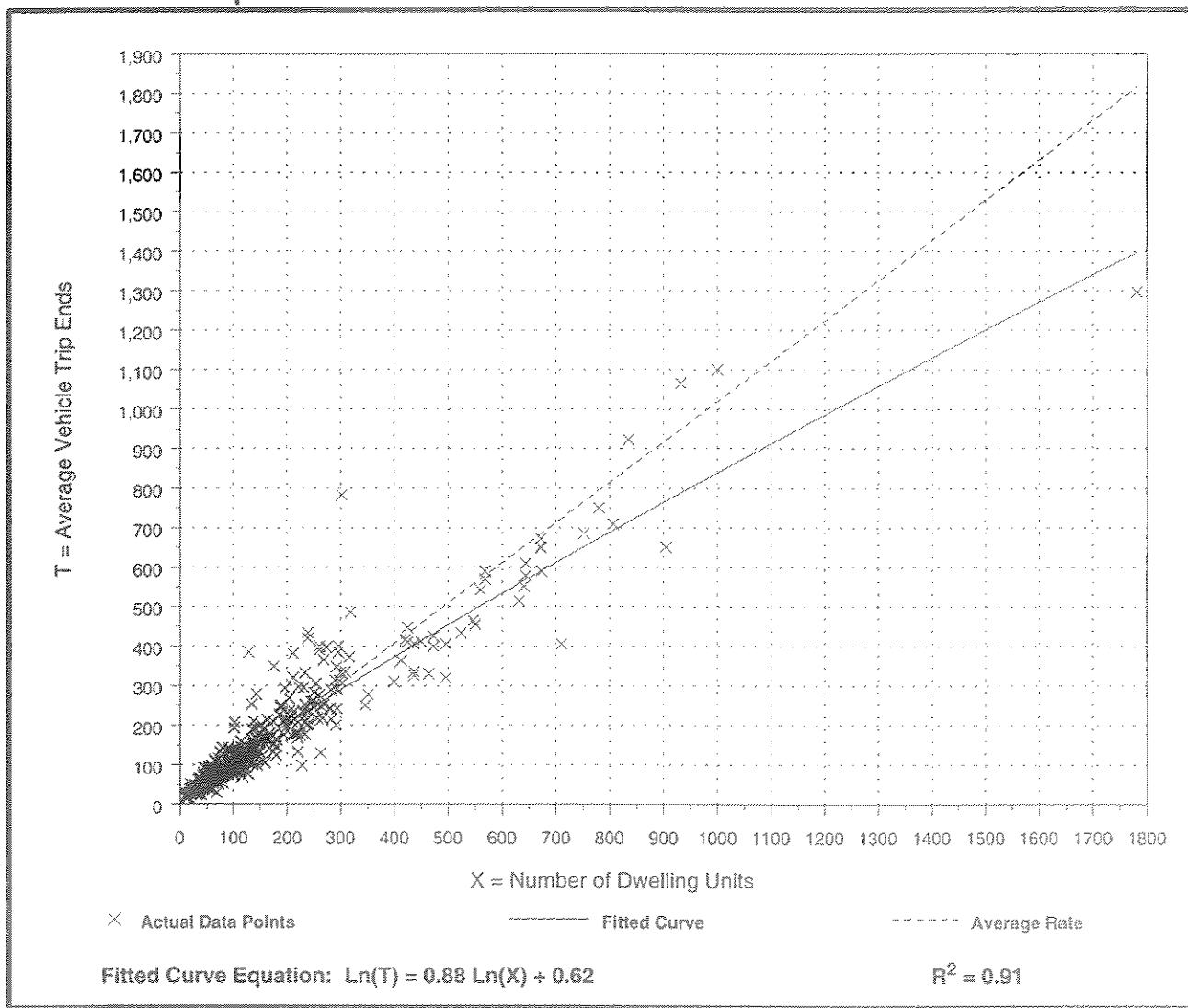
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
Avg. Number of Dwelling Units: 174
Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

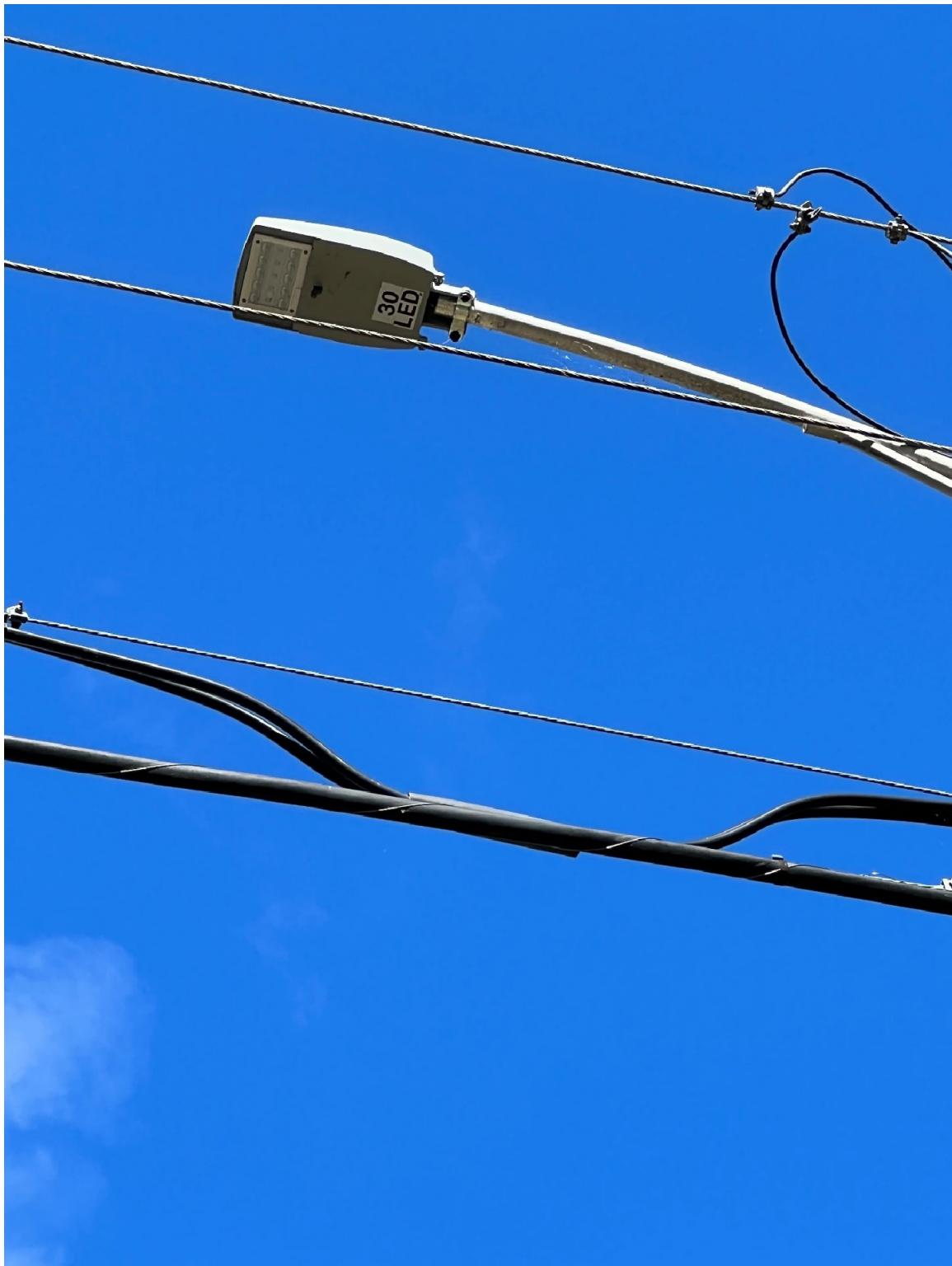
Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation





Typical Street Light on Lisbon Road



Existing LED Light Fixture on Lisbon Road

URB-XXX-XX-18L-90-4K7-4W.ies

BEACON

*URB-XXX-XX-18L-90-4K7-4W

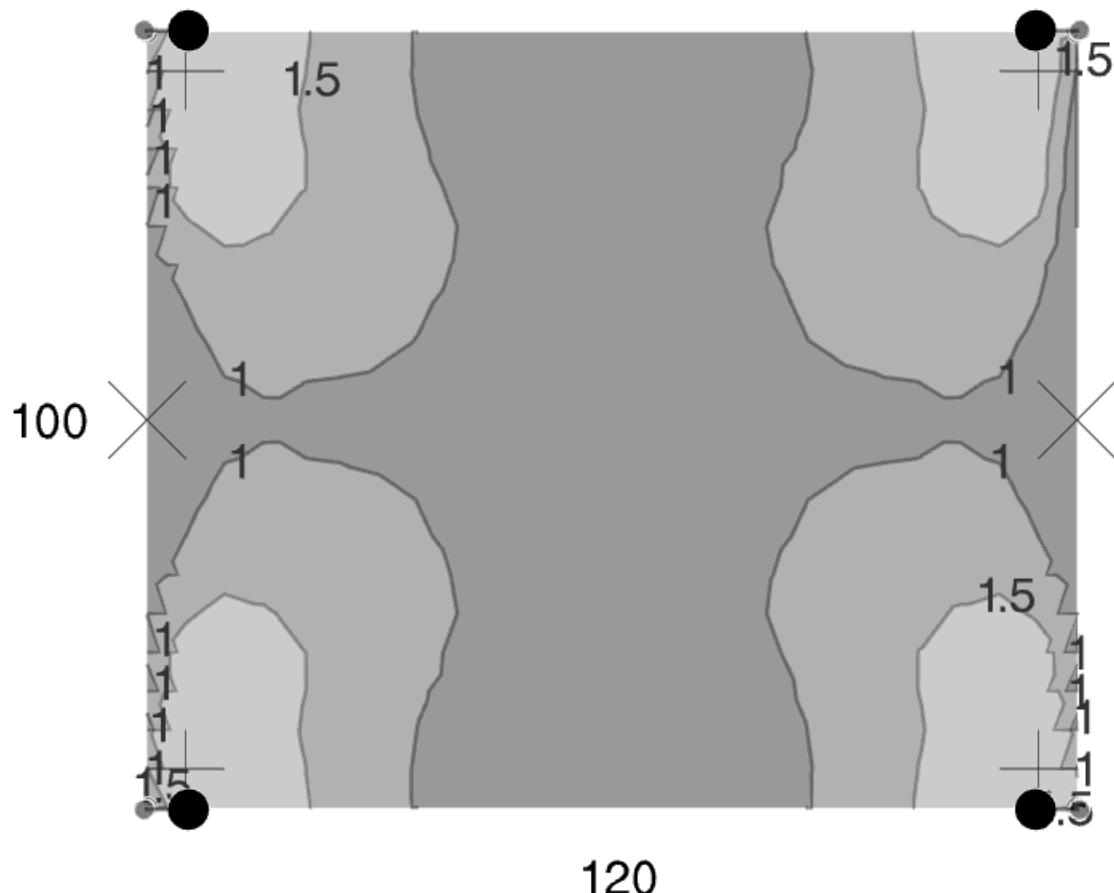
*Urban Decorative Fixture,

Single (Arm)

Luminaire Watts	82	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	7117	lms

120 x 100 ft

19 ft



Min: 0.52 fc

Max/Avg: 2.1

Avg: 1.1 fc

Avg/Min: 2.1

Max: 2.2 fc

Max/Min: 4.3

cbelanger@roadrunner.com

From: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Sent: Thursday, April 10, 2025 2:09 PM
To: cbelanger@roadrunner.com
Subject: RE: Jones Farm, 0 Lisbon Road, Brunswick, Maine Review Update
Attachments: Project Map_ERid8897_ERVerID10388.pdf; MDIFWResponse_ERid8897_ERVerID10388-FINAL.pdf

Chris,

Thanks for your inquiry. Please see the attached review letter and map.

As we discussed today, I do not intend to reply to a duplicate inquiry submitted for this project on Jan 28, 2025 (MDIFW #8897-10289)

My contact info is below in the signature line for your future reference. We encourage folks to still submit inquiries to the IFWEnvironmentalreview@maine.gov email, but you are welcome to reach out to me directly as needed.

Best,

Andrew Wood
Environmental Review Coordinator | Senior Resource Biologist
Environmental Review Program
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 State House Station
Augusta, Maine 04333-0041
Cell: (207) 441-9854
www.mefishwildlife.com



Correspondence to and from this office is considered a public record and may be subject to a request under the Maine Freedom of Access Act. Information that you wish to keep confidential should not be included in email correspondence.

ERID# 8897-10388

From: cbelanger@roadrunner.com <cbelanger@roadrunner.com>
Sent: Tuesday, March 4, 2025 6:09 AM
To: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: Jones Farm, 0 Lisbon Road, Brunswick, Maine Review Update

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To who it may concern.

We are looking for updated review letters for this project as requested by the Town. We have included previous letters issued for the site in the narrative.

Please reply so I know you got it.

Chris



Christopher S. Belanger, P.E.

63 Second Avenue, Augusta, Maine 04330

Phone: 207-622-1462

Email: cbelanger@roadrunner.com

Email: chris@belangerengineeringmaine.com (website email)

Web Site: belangerengineeringmaine.com



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



April 10, 2025

Christopher S. Belanger
Belanger Engineering
63 Second Ave
Augusta, ME 04330

RE: Information Request - 0 Lisbon Road, Subdivision, Brunswick Project ID 8897-10388

Dear Chris:

Per your request received on March 4, 2025, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **0 Lisbon Road, Subdivision, Brunswick** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a 13-lot subdivision and presumes that tree clearing and/or trimming would occur.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of this project.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Based on materials submitted to MDIFW, it appears a wetland delineation has occurred; if any potential vernal pools were identified during the delineation, we recommend these pools be surveyed for vernal pool significance. Once surveys are completed, survey forms should be

April 10, 2025

Letter to Christopher S. Belanger, Belanger Engineering
Comments RE: 0 Lisbon Road, Subdivision, Brunswick

submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

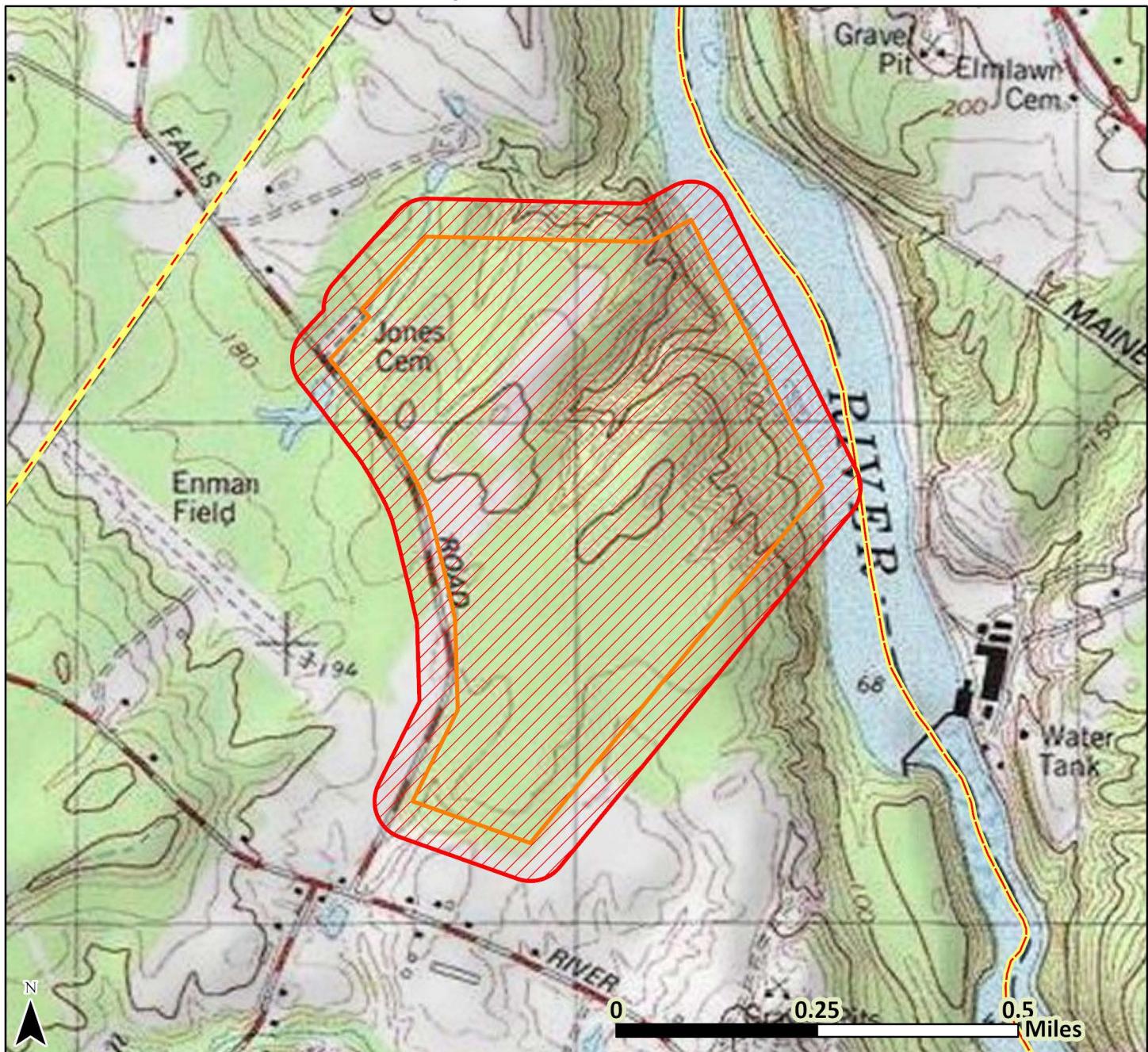
Best regards,



Andrew Wood
Environmental Review Coordinator



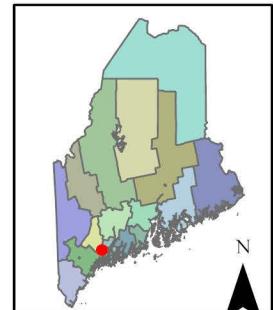
Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats
O Lisbon Road, Subdivision, Brunswick
Project ID 8897, Version ID 10388



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area

Date: 3/13/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

SECTION 8

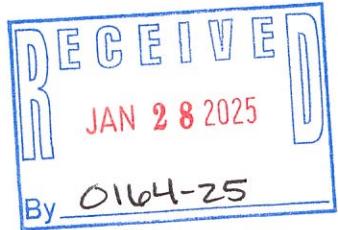
HISTORIC SITES



BELANGER

ENGINEERING

CONSULTING ENGINEERS



January 28, 2025

Mr. Kirk Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
65 State Street Station
Augusta, Maine 04333-0065
Email: Kirk.mohney@maine.gov
Phone: 207-287-3811

**RE: Property Assessment Historic and Arch
Jones Farm Estate LLC, Site & Subdivision Plan Approval
DEP # L-15993-NJ-C-N
0 Lisbon Road, Tax Map 1 Lot 70, Brunswick, Maine**

Dear Mr. Mohney;

Jones Farm Estate LLC is proposing a 13-lot residential subdivision project in Brunswick, Maine. The project is located at 0 Lisbon Road. The project is adjacent to Labbe's gravel pit and pit road. Bob Walton is the owner of Labbe Construction and owns the land to be developed.

In 2006, the Maine Historic Preservation Commission (MHPC) was contacted to determine the presence of mapped structures or archaeological sites of historic significance. Mr. Earle Shettleworth and the MHPC found no significant architectural or archaeological sites was uncovered on the property. See original letter attached.

We are requesting an updated Historic review letter for the project to verify that no significant architectural or archaeological sites existing within the project area. Should you have questions, please call.

Very truly yours,

Christopher S. Belanger, P.E.
Enclosures

cc: Bob Walton, Jones Farm Estate LLC

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

State Historic Preservation Officer
Maine Historic Preservation Commission

2/20/25
Date

cbelanger@roadrunner.com

From: cbelanger@roadrunner.com
Sent: Tuesday, January 28, 2025 8:05 AM
To: Kirk Mohney (kirk.mohney@maine.gov)
Subject: Jones Farm Estate LLC - 13 Lot Residential Subdivision

Hey Kirk

We are hoping to get an updated historic letter for the Jones Farm Subdivision project in Brunswick. The project is located at 0 Lisbon Road, Brunswick. Tax Map 1 Lot 70. The letter and plans are in the link below.

<https://www.dropbox.com/scl/fo/3gcwxtweymcpyif15ifp/Alp10rLXLaJZ-phaEpySjl0?rlkey=xl66w80fsdlxzumdfka8h1aqw&dl=0>

If you require more information, let me know.

Chris



Christopher S. Belanger, P.E.
63 Second Avenue, Augusta, Maine 04330
Phone: 207-622-1462
Email: cbelanger@roadrunner.com
Email: chris@belangerengineeringmaine.com (website email)
Web Site: belangerengineeringmaine.com



January 28, 2025

Mr. Kirk Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
65 State Street Station
Augusta, Maine 04333-0065
Email: Kirk.mohney@maine.gov
Phone: 207-287-3811

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Very truly yours,

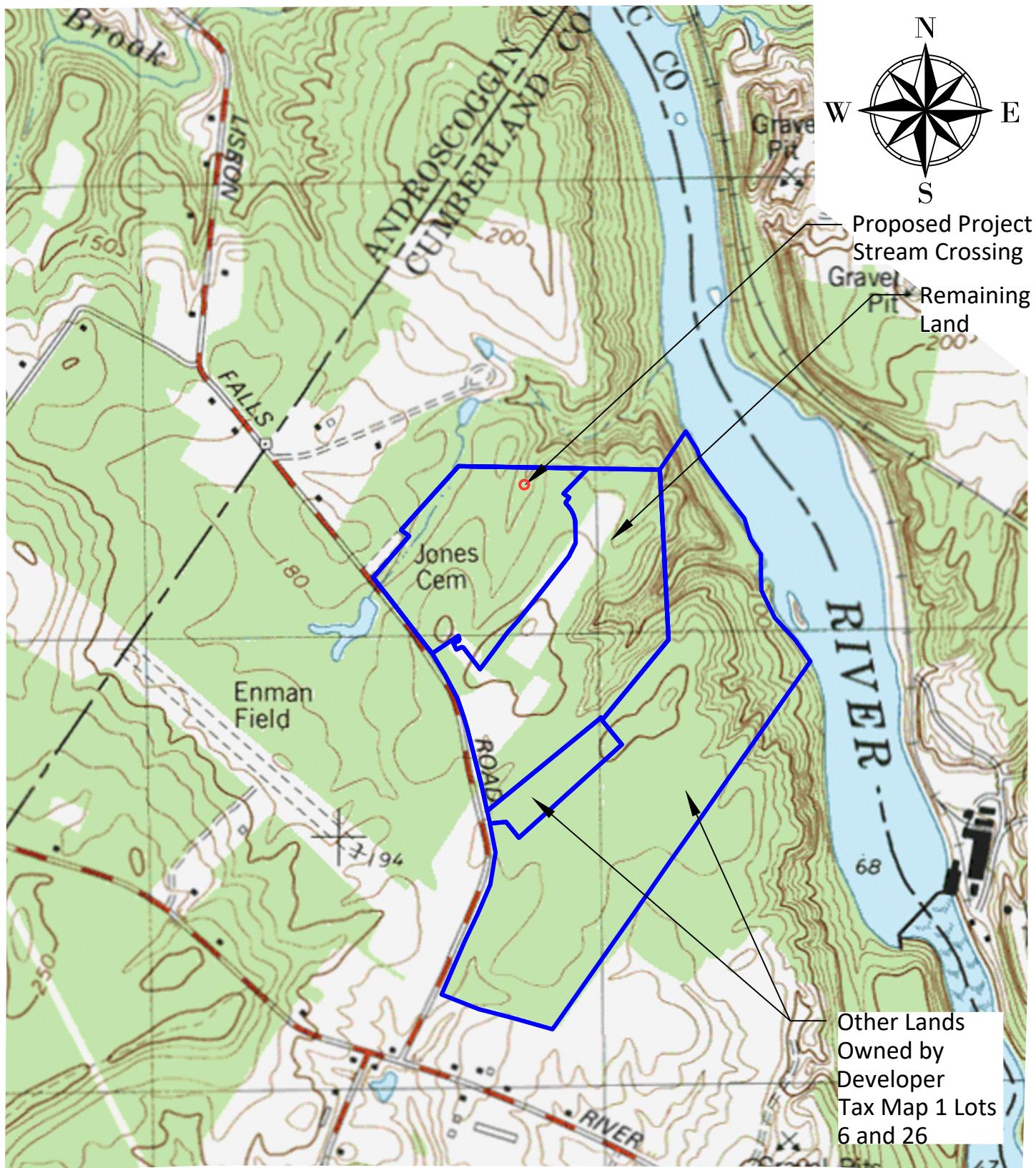
A handwritten signature in black ink that reads "Christopher S. Belanger, P.E." The signature is fluid and cursive, with "Christopher S." on top and "Belanger, P.E." on the line below.

Christopher S. Belanger, P.E.
Enclosures

cc: Bob Walton, Jones Farm Estate LLC

Site Planning and Design *Road and Utility Design*
Commercial Projects *Residential Subdivisions*
63 Second Avenue, Augusta, Maine 04330

Stormwater Management
Town and State Approvals
Phone: (207) 622-1462



BELANGER
ENGINEERING
CONSULTING ENGINEERS



1 inch = 1000 ft.

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

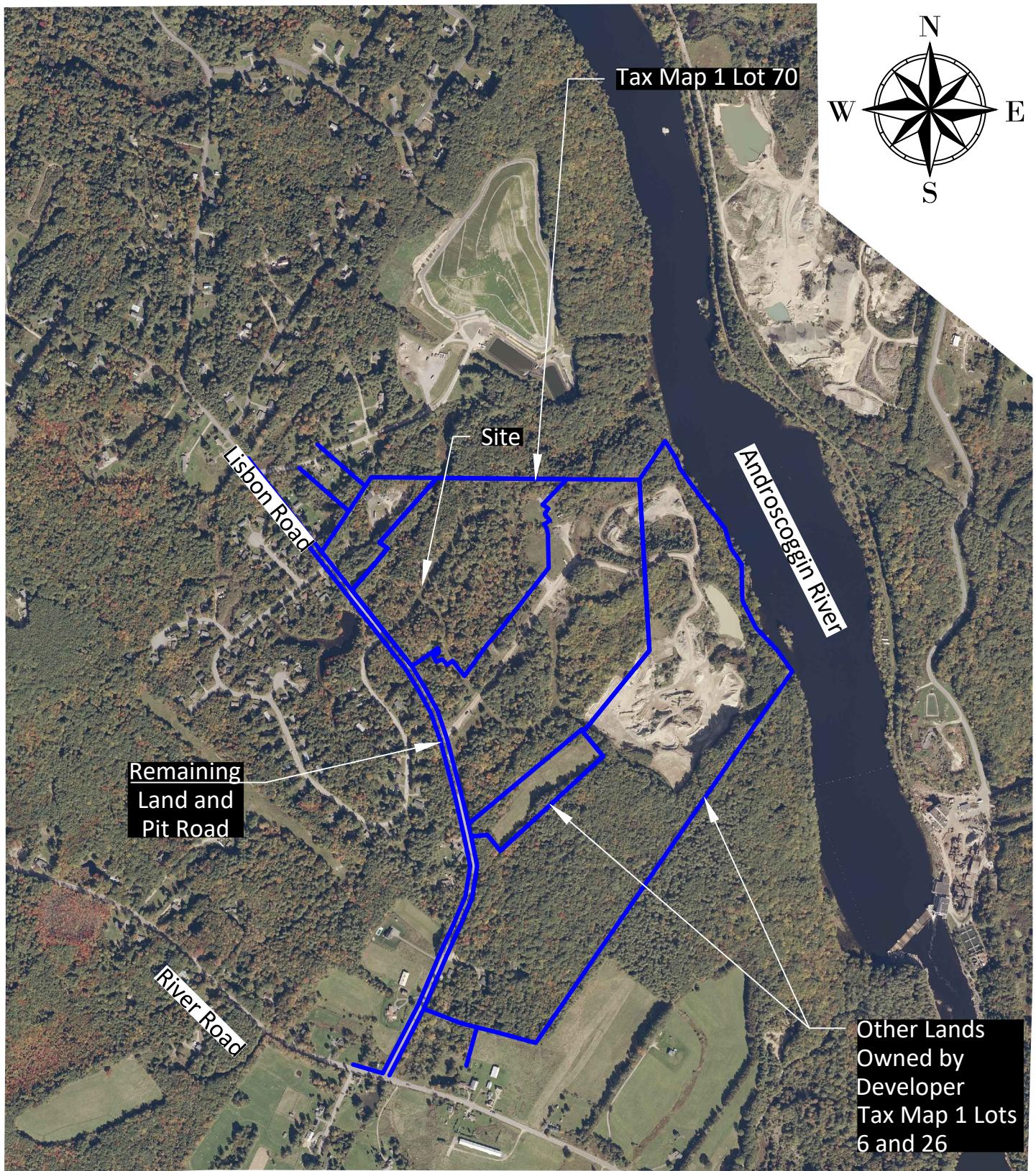
Scale: 1" = 1000'

Date: 11-26-2024

Project #: 162

Title:
USGS Map Overlay
Brunswick 7.5' Quad.

Figure #:
1



BELANGER
ENGINEERING
CONSULTING ENGINEERS

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

Title:
Aerial Map Overlay

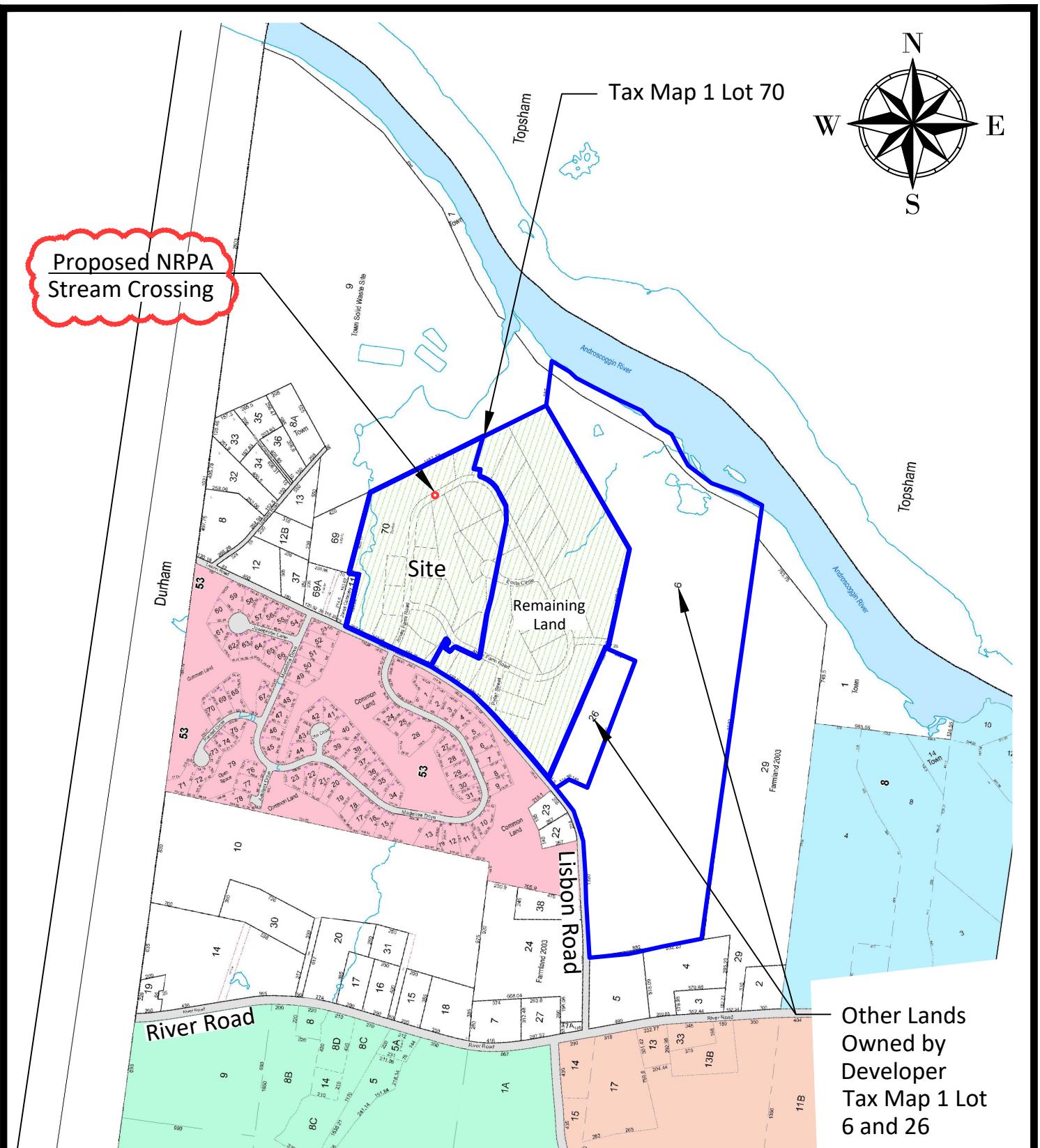
0 500 1000
1 inch = 1000 ft.

Scale: 1" = 1000'

Date: 11-26-2024

Project #: 162

Figure #: 2



BELANGER **ENGINEERING** CONSULTING ENGINEERS

0 500 1000

1 inch \equiv 1000 ft

Prepared For:
Jones Farm Subdivision
0 Lisbon Road
Brunswick, Maine

Scale: 1"=1000'

Date: 11-26-2024

Title: Brunswick Tax Map 1 Overlay
Locus: Tax Map 1 Lot 70

Project #: 162

Figure #:
3



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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

June 23, 2025

Chris Belanger
Belanger Engineering
63 Second Avenue
Augusta, ME 04330

Via email: cbelanger@roadrunner.com

Re: Rare and exemplary botanical features in proximity to: #162, Jones Farm Subdivision, Lisbon Falls Road, Map 1 Lot 70 Brunswick, Maine

Dear Chris Belanger:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received June 19, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Brunswick, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant 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 04330.

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
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

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: #162, Jones Farm Subdivision, Lisbon Falls Road, Map 1 Lot 70, Brunswick, ME**

Common Name	State	State	Global	Date Last	Occurrence	Habitat
Adder's Tongue Fern	E	S1	G4	1905-08-10	7	Non-tidal rivershore (non-forested, seasonally wet), Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadsides (non-forested, wetland)
Climbing Hempweed	PE	SH	G5	1916-08	1	Dry barrens (partly forested, upland), Open wetland, not coastal nor rivershore (non-forested, wetland)
Clothed Sedge	E	S1	G5	1898-06-15	1	Dry barrens (partly forested, upland)
	E	S1	G5	2001-06-01	6	Dry barrens (partly forested, upland)
Dry Land Sedge	SC	S2	G5	2001-06-01	12	Old field/roadsides (non-forested, wetland or upland)
	SC	S2	G5	2007-10-14	13	Old field/roadsides (non-forested, wetland or upland)
Foxtail Bog-clubmoss	E	S1	G5	2000-11-29	2	
Great Blue Lobelia	PE	SX	G5	1900	2	Forested wetland, Non-tidal rivershore (non-forested, seasonally wet)

Mountain Honeysuckle	E	S2	G5	1933-09	4	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Narrow-leaf Arrowhead	SC	S2	G4G5	2000-09-14	1	
Red Maple Swamp	S5	G3G5		2015-07-15	19	
Sassafras	SC	S2	G5	1906	10	Hardwood to mixed forest (forest, upland),Old field/roadside (non-forested, wetland or upland)
Screwstem	T	S1	G5T3T5	2001-09-30	16	
Showy Lady's-slipper	SC	S3	G4G5	1907-07-09	38	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Silver Maple Floodplain Forest	S3	GNR		2011-07-07	39	
Streamshore Ecosystem	S4	GNR		2015-07-15	32	

Unicorn Root

E S1 G5 1884 1 Dry barrens (partly forested, upland)

Date Exported: 6/23/2025

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 critically imperiled (1) to secure (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#	Infraspecific Taxon (trinomial) – The status of infraspecific 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>



SECTION 16

WATER SUPPLY

Groundwater Supply – Proposed Brunswick Subdivision off Lisbon Road

Water Supply Method and Adequacy

The proposed development will be served by private wells for water supply. Wells will be drilled into the underlying bedrock aquifer, which is mapped as Silurian/Ordovician-aged plagioclase-quartz-biotite granofels and gneiss of the Vassalboro Group.

Information provided on Maine Geological Survey (MGS) maps relative to existing bedrock water supply wells in the area indicates that twenty-three wells are located within an approximately 0.25 mile-radius of the project site for which well information is available. The wells mapped by the MGS range from about 84 to 500 feet in depth, and reported yields range from about 1.5 to 50 gpm; the average of the reported yields is approximately 16 gpm. See the attached well data map for this supporting information.

Based on the above information regarding existing bedrock water supply wells in the area, the bedrock aquifer is likely to have adequate capacity to supply potable water to meet domestic demand without resulting in adverse on- or off-site influences such as excessive drawdown.



Scott R. Dixon, CG #GE435
2025-03-20



NOT FOR CONSTRUCTION

PROJECT: PROPOSED SUBDIVISION LISBON ROAD, BRUNSWICK, MAINE	MLDC NO. PROJ. MGR. DRAWN BY: CHECKED BY: REVISION NO. ISSUE DATE: ISSUED FOR:	25-050 SRD HRD SRD N/A 2025-02-14 REVIEW	DRAWING: MGS WELL DATA MAP SCALE: 1" = 500'	MAIN-LAND DEVELOPMENT CONSULTANTS, INC. 69 MAIN ST. LIVERMORE FALLS, MAINE 367 US ROUTE 1 FALMOUTH, MAINE 182 MOOSEHEAD TRAIL, NEWPORT, MAINE PH: (207) 897-6752 FAX: (207) 897-5404 WWW.MAIN-LANDDCI.COM
--------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	------------------------------------------------------------	----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



RESPONSE TO TOWN COMMENT RE: GROUNDWATER QUALITY PROPOSED SUBDIVISION LISBON ROAD, BRUNSWICK, MAINE

PREPARED FOR: MR. WALTON C/O BELANGER ENGINEERING

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
PO BOX Q, 69 MAIN STREET, LIVERMORE FALLS, MAINE 04254
367 U.S. ROUTE 1, N. BUILDING, FALMOUTH, MAINE 04105
182A MOOSEHEAD TRAIL, NEWPORT, MAINE 04953
(207) 897-6752



January 05, 2025

Mr. Robert Walton
c/o Belanger Engineering
63 Second Avenue, Augusta, Maine 04330
Attention: Mr. Chris Belanger, P.E.

Subject: Main-Land Response to Town Comment
Regarding Potential Groundwater Impacts from Closed Graham Road Landfill
Proposed Subdivision off Lisbon Road, Brunswick, Maine

Dear Bob and Chris,

It is understood that you recently presented the subject project to the Town of Brunswick Planning Board as part of the Local subdivision review and approval process. Main-Land had previously provided input for your application on aspects of the project related to private water supply and subsurface wastewater disposal. The Town provided a comment related to project groundwater quality with respect to a landfill located north of the project site. Main-Land is pleased to submit the following response to that Town comment.

Review of Existing Information

The landfill in question is the so-called Graham Road Landfill; this is currently a closed landfill administered by the Town. The Town made available an Annual Report from 2024 compiled by Woodard & Curran which includes descriptions of monitoring wells installed around the landfill to monitor groundwater quality.

The attached *Location Sketch* by Main-Land depicts the subject project site and its location south-southwest of the Graham Road Landfill. The Sketch also depicts the groundwater monitoring well for the landfill which has bearing on the subject project site, i.e., a well located between the subject site and the landfill itself. Specifically, attention is called to groundwater monitoring well “MW-L1” which is located on the landfill’s southern side directly between the closed landfill area and the project site. It is noted that the northern boundary line of the subject project site lies approximately 650 feet south of this well.

The narrative for the 2024 Annual Report (Section 2 of page 2-1 of that report) states that “Monitoring Well MW-L1 is an *upgradient well* that provides *background water quality to the south of the landfill*” (emphasis added by Main-Land). The key pieces of information in this brief description are:

- *upgradient* describes the hydraulic location of MW-L1 in terms of groundwater flow direction, with upgradient indicating that groundwater flows from the area of higher groundwater elevation at the well, toward lower groundwater elevations at the landfill, and ultimately toward the Androscoggin River which is the regional hydraulic “low” or “sink” to which groundwater must flow.

- *Background water quality to the south of the landfill* further describes the upgradient nature of MW-L1 in that sampling of this well provides data on groundwater prior to its flow into and beneath the landfill site.

(Note: a copy of the first five pages of the 2024 Annual Report are attached should the Reviewer want to read the accompanying context for this description of MW-L1)

Based on this description and a review of groundwater elevations measured at MW-L1 and other landfill monitoring wells, groundwater flows beneath the landfill from west to east and cannot flow south-southwestward toward the subject project site. This general direction of groundwater flow is depicted on the Sketch using a blue arrow.

To further support the physical fact that groundwater cannot flow from beneath the landfill toward the subject project site (or other existing residential developments south and southwest of the landfill), the Annual Report states that MW-L1 is no longer monitored for chemical parameters (so-called “detection monitoring”), but only undergoes groundwater “assessment monitoring” whereby characteristic parameters such as temperature, dissolved oxygen, etc. are measured. This clearly indicates that groundwater quality to the south and southwest of the landfill has been deemed by the Maine DEP and the Town’s consultants to be **not at risk** with respect to the closed landfill.

Main-Land appreciates the opportunity to provide input for this project, and we look forward to providing future input as needed.

Sincerely,
Main-Land Development Consultants, Inc.



Scott R. Dixon, P.E., C.G., L.S.E.
Senior Chief Environmental Scientist and GeoEngineer

Attachments: *Location Sketch*

Copy of Initial Five Pages of 2024 Annual Report, including title and TOC pages

References: Woodard & Curran, *Graham Road Landfill – 2024 WQM Annual Report*, for the Town of Brunswick, dated April 2025.

300 0 150 300
(IN FEET)
1 INCH = 300 FT

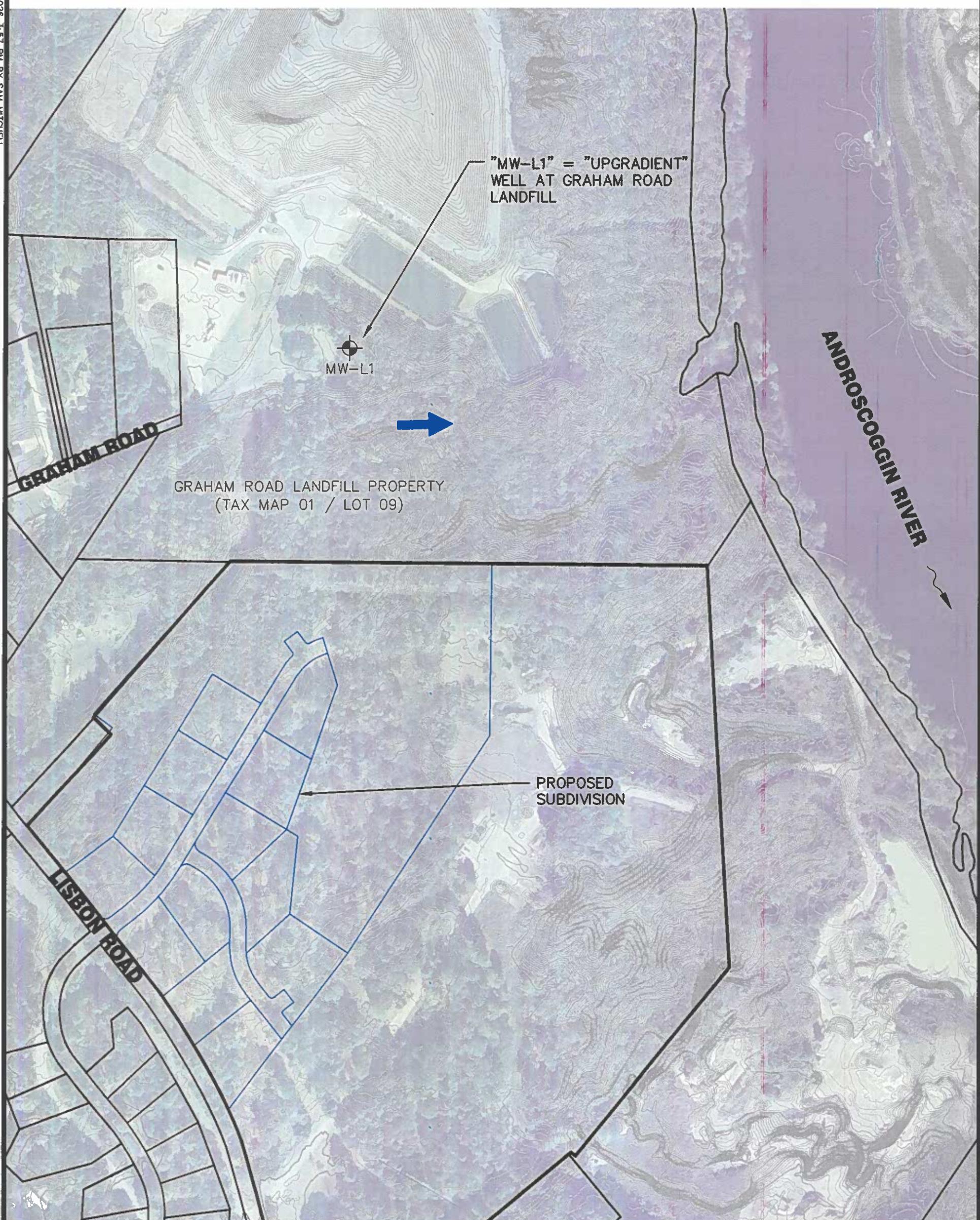
LEGEND

MW-L1

EXISTING LANDFILL
GROUNDWATER
MONITORING WELL



GENERAL INTERPRETED
GROUNDWATER
FLOW DIRECTION



LOCATION
SKETCH

PROJECT
PROPOSED BRUNSWICK SUBDIVISION
LISBON ROAD, BRUNSWICK, ME
MADE FOR
BELANGER ENGINEERING
63 SECOND AVENUE, AUGUSTA, ME

MLDC NO. 25-050
PROJ. MGR. SRD
DRAWN BY. SJM
CHECKED BY. SRD
REVISION NO. N/A
ISSUE DATE. 2026-01-05
ISSUED FOR. REVIEW

NOT FOR CONSTRUCTION

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DEVELOPMENT
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**GRAHAM
ROAD
LANDFILL,
BRUNSWICK**

2024

**ANNUAL
REPORT**

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woodardcurran.com

0232348.28
Brunswick, ME
April 2025



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1. INTRODUCTION

This Annual Report of the Graham Road Landfill, Brunswick, Maine, is provided to the Maine Department of Environmental Protection (MaineDEP) to fulfill the requirements of Solid Waste Regulation 06-096 C.M.R. Chapters 401.6 Post-Closure Monitoring and Maintenance, 405.3 (C) Reporting Requirements for water quality monitoring, and conditions of the Solid Waste Closure License #S-008458-WN-AC-N.



2. GROUNDWATER MONITORING

Woodard & Curran evaluates the results of the Water Quality Monitoring Program (WQMP) at the Graham Road Landfill in Brunswick, Maine. The purpose of the WQMP is to detect and monitor the effects that the closed landfill may have on the surrounding environment, specifically groundwater quality. The WQMP includes MaineDEP Assessment Monitoring at all 11 monitoring locations (MW-3D, MW-3S, MW-4SR, MW-4D, MW-L2S, MW-L2D, MW-L1, MW-L3, MW-5, MW-6, and MW-7) and 1 leachate sample location (LS-01) at the Graham Road Landfill site. Monitoring well MW-L1 is an upgradient well that provides background water quality to the south of the landfill, and MW-L2S and MW-L2D are upgradient wells that provide background water quality in the shallow and deep bedrock fracture systems on the north side of the Landfill.

Two monitoring wells along the west side of the Landfill, MW-2S, and MW-2D, were decommissioned in June of 1998, prior to construction of Phase 3 in 1998; these wells were replaced by MW-L2S and MW-L2D. Monitoring well MW-4S, which was replaced by MW-4SR in 1999, was properly abandoned in October of 2004, and MW-1 was also decommissioned in October of 2004 to facilitate the construction of the wood waste processing facility. In the spring of 2021, the sampling location DW was eliminated with the demolition of the scale house as part of the landfill's closing. A site plan of the Graham Road Landfill showing all the monitoring locations is included in Appendix A of this Report.

Water quality monitoring is conducted at the Graham Road Landfill two times per year. The current monitoring schedule requires sampling events in the spring (March-April), fall (October-November), and a mercury sample taken on a rotating schedule. In 2024, the spring sampling events occurred on April 29th and 30th as well as May 13th and the fall sampling events occurred into the winter season on December 19th and 20th as well as January 2nd due to non-conformances during lab analysis. The annual mercury sample was collected during the December 20th event. The laboratory results for 2024 were submitted electronically to the MaineDEP following each sampling event. Copies of the 2024 laboratory reports are provided in Appendix B of this Report.

2.1 Summary of Past Reports

Annual and/or semi-annual reports have been issued for the Town of Brunswick Graham Road Landfill WQMP since 1993. The original Statistical Analysis Report (May 14, 1993) identified several parameters that indicated increasing trends in wells downgradient from the Phase 1 landfill. The organic parameter results indicated that low concentrations of several chlorinated compounds were detected in these downgradient wells. The original report recommended increasing the analytical parameters at seven monitoring locations to the MaineDEP Assessment Monitoring parameter suite. Two of the upgradient wells (MW-L2S and MW-L2D) and the domestic well (DW) were also added to the list of assessment monitoring wells in 1993 for comparison purposes. In 1996, low-flow sampling methodologies were implemented at the site; no noticeable changes in parameter concentrations were attributed to this change.

In August of 2011, as permitted by MaineDEP Solid Waste Management Rules (SWMR Ch. 405), a comprehensive evaluation was conducted on the results of water quality monitoring since 2001. The MaineDEP approved the recommendations that several parameters be eliminated from the analysis requirements for the facility. In July of 2012, the MaineDEP requested that Methane be added to the WQMP for two years, in exchange for the elimination of additional parameters. In February of 2015, the MaineDEP requested an extension of Methane sampling, in exchange for a reduction in sampling frequency from three to two times per year (to occur in the spring and fall).



Upon review of the 2013 Water Quality Monitoring Annual Report, the MaineDEP requested in April of 2014 that the following wells be removed from the list of detection monitoring wells and added to the list of assessment monitoring wells: MW-11, MW-13, MW-5, MW-6, and MW-7. Assessment monitoring is currently conducted at all active monitoring wells.

Upon review of the 2016 Water Quality Monitoring Annual Report, the MaineDEP recommended that VOC analysis be eliminated from all groundwater monitoring locations except MW-3S, MW-3D, and MW-4SR; the MaineDEP also recommended that zinc be eliminated from the sampling requirements for several monitoring wells (MW-6, MW-7, MW-11, and MW-13). On September 26, 2017, the MaineDEP approved the request to discontinue zinc sampling from the remaining two groundwater monitoring wells (MW-5 and MW-3D), such that zinc has been eliminated from the sampling requirements for all groundwater monitoring wells. These revisions to the WQMP were implemented during the 2018 sampling events.

Upon review of the 2018 Water Quality Monitoring Annual Report, the MaineDEP recommended that methane monitoring be discontinued at DW, MW-5, MW-7, and MW-11. This change was implemented during the 2020 sampling period and a revised WQMP was issued on August 31, 2020. Additionally, as recommended by Matt Hight in May of 2020, the WQMP was revised to specify that the mercury sample be collected in alternating calendar quarters moving forward, such that samples will be obtained in all four calendar quarters over the period of four years.

2.2 Sample Collection

Sampling for the WQMP at the Graham Road Landfill occurred in April, May, and December of 2024 and into January 2025. Groundwater samples were collected by personnel from SGS North America (SGS), formerly Katahdin Analytical Services, during all sampling rounds in 2024. The spring samples were analyzed by Katahdin Analytical Services in Scarborough, Maine, a Maine Bureau of Health-approved laboratory. The fall samples were analyzed by SGS in Orlando, Florida. The complete laboratory analytical results for the 2024 sampling events were submitted electronically to the MaineDEP in EDD format. Copies of the 2024 laboratory reports are provided in Appendix B of this Report for your reference.

Groundwater samples are collected using U.S. Environmental Protection Agency (USEPA) standard procedures. Low-flow or minimum-stress collection methodologies are employed to collect groundwater samples. The low-flow purge procedure emphasizes low pumping rates and negligible water level draw down to collect samples with minimal alterations in water chemistry. Bladder pumps are used at the monitoring wells that have deeper groundwater depths, and a peristaltic pump is used to collect groundwater samples at locations with shallower groundwater depths. Each of the wells has its own unique screen depth and recharge rate; therefore, each well is set up and pumped on an individual basis. Detailed records of purge rates, water levels during purge, and field parameters are recorded for each monitoring well on field data sheets. These records document the sampling procedures and conditions for each sampling event.

Monitoring well DW was decommissioned in 2022. MW-5 is difficult to sample due to the little available groundwater in the well and slow recharge. Historically, there has been only two to six feet of groundwater in MW-5 and the recharge has been very slow. The method used to sample MW-5 consists of recording one set of field parameters then collecting a groundwater sample. Once the sample is collected, another set of field parameters is recorded. Monitoring well MW-7 is sampled following low-flow procedures with dedicated polyethylene tubing and a peristaltic pump. The water level drawdown is difficult to stabilize at MW-7 and, therefore, the pump is turned off after one set of field parameters are recorded; the well is then allowed to recharge prior to collecting the sample. Once the sample is collected, another set of field

SECTION 17

WASTEWATER DISPOSAL



UPDATED WASTEWATER DISPOSAL FEASIBILITY AND NITRATE ASSESSMENT PROPOSED SUBDIVISION LISBON ROAD, BRUNSWICK, MAINE

PREPARED FOR: MR. WALTON C/O BELANGER ENGINEERING

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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367 U.S. ROUTE 1, N. BUILDING, FALMOUTH, MAINE 04105
182A MOOSEHEAD TRAIL, NEWPORT, MAINE 04953
(207) 897-6752



March 20, 2025

Updated January 05, 2026

Mr. Robert Walton
c/o Belanger Engineering
63 Second Avenue, Augusta, Maine 04330
Attention: Mr. Chris Belanger, P.E.

Subject: **Updated Subsurface Wastewater Disposal Feasibility and Concepting and Nitrate-Nitrogen Impact Assessment**
Proposed Subdivision
Lisbon Road, Brunswick, Maine

Dear Bob and Chris,

In conjunction with Maine DEP SLODA and Local permitting requirements which you are pursuing on Mr. Walton's behalf, Main-Land is pleased to submit the following septic feasibility and nitrate-nitrogen impact assessment for the proposed project. **Please note that this assessment has been updated from the original one dated 3/20/25 for changes in subdivision lot layout which resulted in new lots and/or new concept leachfield locations.**

Subsurface Wastewater Disposal Feasibility

The purpose of the on-site soils investigation conducted for the subject parcel was to confirm that soils suitable for on-site subsurface wastewater disposal exist within the proposed lots. The investigation included observations of natural features such as slopes and wetter areas, as well as site features including property lines, ditches, existing grading, and details of neighboring lots.

Main-Land investigated feasible leachfield locations on the proposed original and reconfigured lots using hand-auger test borings to approximately 1.5' to 4', sufficient to determine suitability according to the current standards of the *Maine Subsurface Wastewater Disposal Rules* (hereinafter the Rules). Please see the attached Drawing E1.0 – *Updated Concept Leachfield Locations*, with test boring and locations as well as concepted leachfield footprints, locations, and orientations. Logs of the test borings are provided in Appendix A. These logs include applicable ones from 2025 (labeled “TB-2”, for instance) and new ones for updated lots and/or leachfield layouts (labeled “TB-2B”, for instance).

Soil conditions are summarized on the attached soil logs. Soil conditions are generally consistent with fine sandy loams, silt loams, and fine sand. The limiting factors were encountered at depths ranging from about 11" to 45" represented by mottling associated with the seasonal high groundwater level. The gradation of the sandy loam glacial tills, the silt loam glaciolacustrine deposits, and fine sand stratified glacial drifts classifies as Soil Profiles 2, 3, 4, 5, or 8 per the Rules. The soil conditions meet the current

standards of the Rules for wastewater disposal. The ground surface slopes ranging from about 2% to 14% in the areas investigated also meet Rules standards.

For a proposed 4-bedroom house, the sizes of concepted leachfield footprints with the use of Eljen in-drain leachfield units are summarized in the following table:

SOIL PROFILE	CONCEPT NUMBER OF ELJEN UNITS	CONCEPT LEACHFIELD SIZE
4, 5	20 (configured as 2 rows of 10 units/row)	8' x 40'
2, 3	27 (configured as 3 rows of 9 units/row)	13' x 36'
8	33 (configured as 3 rows of 11 units/row)	13' x 44'

Attached in Appendix A also please find a wastewater disposal field cross section representative of general site soil conditions.

In summary, in the areas investigated, **the proposed previous and updated subdivision lots do contain soil conditions suitable for on-site domestic wastewater disposal.** Some Code setbacks which might apply to the locations investigated include the leachfield needing to be at least 20' from a below-grade house foundation, 100-feet from a new well, and 10' from any property boundaries.

Nitrate Assessment

The majority of the concept leachfields serving the proposed development are considered exempt from a nitrate-nitrogen assessment. This is because they are either oriented such that subsurface wastewater flow will be toward the interior of the project site in the direction of topographic and inferred groundwater gradients, or they are oriented toward a groundwater divide which precludes further migration toward an exterior property boundary (i.e., Lots #1, 2, 3, and 13 at northwestern side of site which slope toward a ravine). Based on this, nitrate-nitrogen impact assessments have not been made for these leachfields as flow from them is not directly toward and is not anticipated to impact a downgradient property boundary.

For this updated assessment, there was only one new conceptual leachfield location identified for its potential to flow toward the subject project's property boundary. This conceptual leachfield location is identified by its associated soil test boring and lot designations: TB-3B (southern Lot #11).

Main-Land performed a nitrate-nitrogen attenuation analysis for soil conditions at this lot based on the Baetsle equation for modeling migration of a substance (nitrate) dissolved in groundwater through porous media. This approach allows an estimate of nitrate plume concentrations relative to time, distance, and initial concentration from a constant point source. Ultimately, this approach allows an estimate of the distribution of steady state plume concentrations downgradient from the constant point source (leachfield).

As an example, conceptual leachfield area TB-3B will be used to show input parameters for the Baetsle equation which include the following:



Main-Land estimated hydraulic conductivity (k) of the mapped Belgrade soils based on the average of k values provided in the USDA SCS *Soil Survey of Cumberland County Area, Maine*. The average k value over the upper 65 inches of Belgrade soil is approximately 1 feet/day. Main-Land also performed grain size analyses on samples collected in the field in order to provide another estimate of k (approximately 1 feet/day).

Based on soil type and estimated in-situ density, the average effective porosity, n, of 0.38 has been assigned. Based on Main-Land's review of provided topographic site plan, soil logs, and observations during our field visit, the gradient of the seasonal high groundwater surface at area TB-3 is approximately 2%. Based on this, the groundwater seepage velocity, v, is found as:

$$V = ki/n = (1 \text{ ft/day})(0.02)/0.38 = 0.05 \text{ ft/day}$$

This velocity is used to determine dispersion coefficients for the x, y, and z directions downgradient of the leachfield used in the Baetsle analysis.

For TB-3B, with the concept leachfield oriented as shown on Drawing E1.0 and groundwater migration southward, the nearest downgradient property boundary is approximately 250 feet to the south. The steady state (after about 10 years of flow time) nitrate concentration at that boundary is approximately 1.8 mg/l.

Placement of the above leachfield as shown on the Drawing provides enough distance to a downgradient property boundary such that the nitrate is attenuated and the 10mg/l threshold is not exceeded. As noted above, the other concept leachfield locations either drain toward the interior of the project site or drain toward surface drainage divides beyond which nitrate migration would not occur.

A summary of the Baetsle analyses conducted for the concepted leachfield area is provided in Table 1 below.

Table 1. Summary of Nitrate attenuation calculations using the Baetsle equation.

Conceptual Leachfield Site	Estimated Ksat Value	Estimated Nitrate Concentration at Property Boundary	Estimated Distance to 10 mg/l Nitrate Isocon Downgradient from Leachfield**
TB-3B (southern lot)	1 ft/day	1.78 mg/l at 250'	168'

**Please see Drawing E1.0 for estimated shape and length of the 10 mg/l plumes downgradient of the TB-3B concept leachfield area.

This analysis was made assuming an initial nitrate concentration of 40 mg/l in wastewater, with no dilution by coincident rainwater.

Selected Baetsle analysis printouts (Note: for both the 10 mg/l distance and the concentration at the property line) for the estimated nitrate plume concentrations at the TB-3B area are attached in Appendix B.

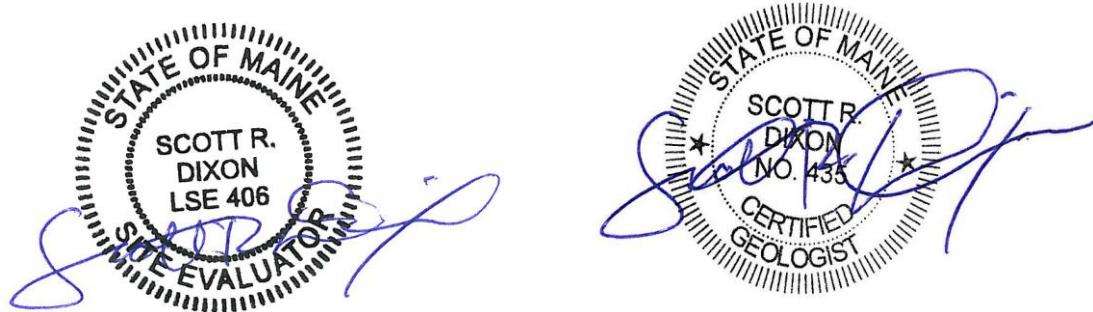
In summary, for the concept leachfield location evaluated, the estimated nitrate concentration does not exceed approximately 2 mg/l at the nearest downgradient property boundary, which is less than and



meets the 10 mg/l threshold set by State subdivision regulations. The analyses indicate that the steady state nitrate concentration in soils downgradient of the leachfield is reached after approximately 10 years.

Main-Land appreciates the opportunity to provide environmental consulting services for this project, and we look forward to providing future input as needed.

Sincerely,
Main-Land Development Consultants, Inc.



Scott R. Dixon, P.E., C.G., L.S.E.
Senior Chief Environmental Scientist and GeoEngineer

Attachments:

Drawing E1.0 – *Updated Concept Leachfield Locations*

Appendix A: Updated Preliminary Soil Logs
Generalized Disposal Area Cross Section

Appendix B: Laboratory Grain Size Analyses
Kozeny-Carmen permeability, K estimates
Baetsle nitrate attenuation analysis printouts for the TB-3B area

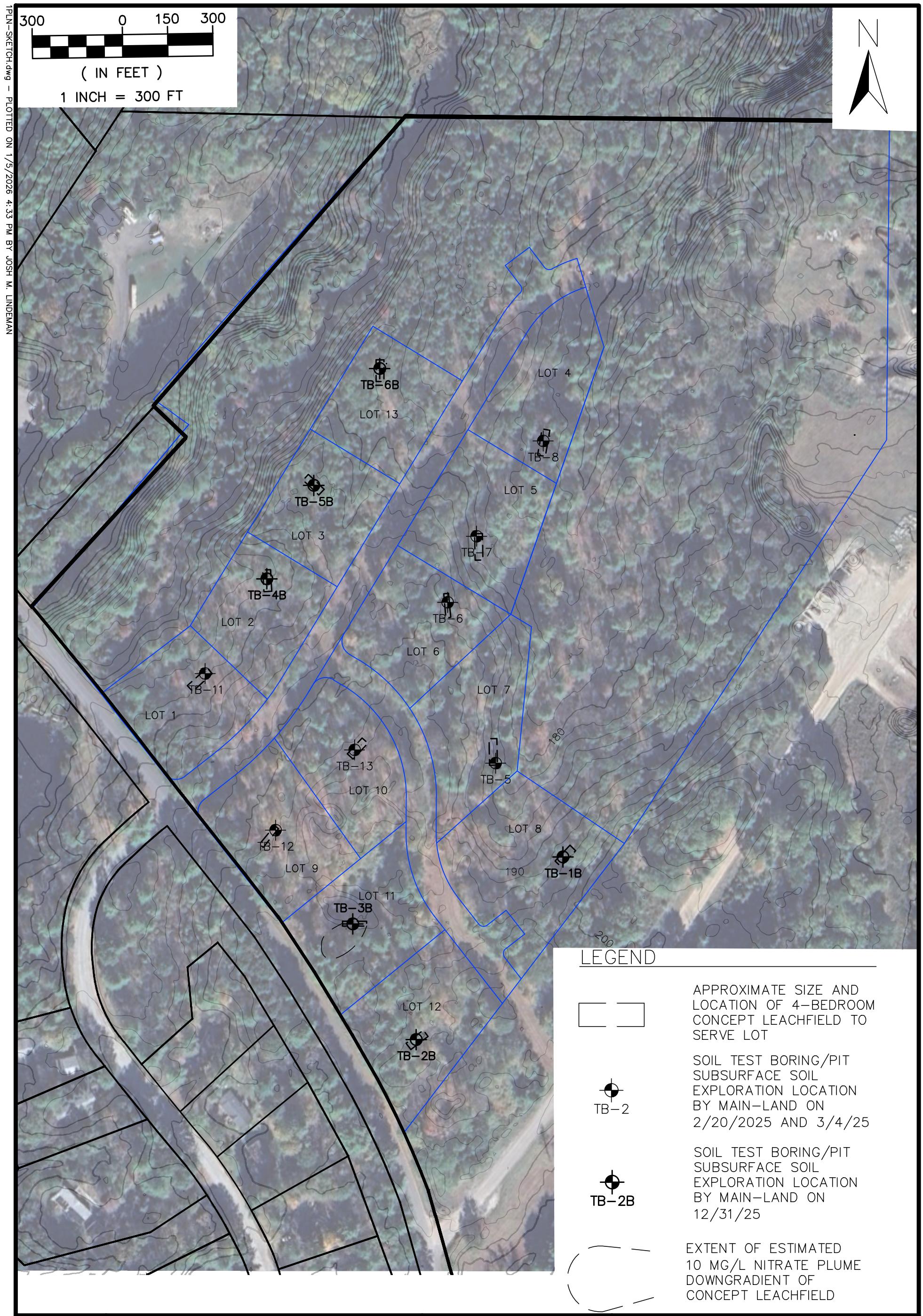
References

Chang, Tan-yueh "Philip", et. al., *Utilizing Baetsle's Equation to Model the Fate and Transport of MTBE in Groundwater*, Proceedings of the Petroleum Hydrocarbons and Organic Chemicals in Ground Water Prevention, Detection, and Remediation Conference, 1998, Houston, Texas.

Domenico, Patrick A., and Schwartz, Franklin W., 1990, Physical and Chemical Hydrogeology, John Wiley & Sons, Inc. publisher, New York City, New York, pp. 24-27

United States Dept. of Agriculture, Soil Conservation Service, Issued August 1974, *Soil Survey of Cumberland County Area, Maine*



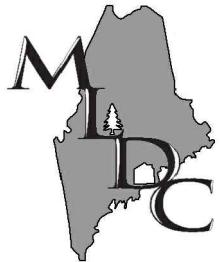


E1.0
 1 OF 1

PROJECT
UPDATED CONCEPT LEACHFIELD
LOCATIONS BRUNSWICK SUBDIVISION
 LISBON ROAD, BRUNSWICK, ME
 MADE FOR
BELANGER ENGINEERING
 63 SECOND AVENUE, AUGUSTA, ME

MLDC NO. 25-050
 PROJ. MGR. SRD
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Updated Subsurface Wastewater Disposal Feasibility and Concepting
And Nitrate-nitrogen impact assessment
Proposed Subdivision
Lisbon Road, Brunswick, Maine

APPENDIX A

Preliminary Soil Logs (Original and New)

Generalized Disposal Area Cross Section



MAIN-LAND DEVELOPMENT CONSULTANTS, INC
www.main-landdevelopment.com

Updated 1/5/24 for locations which
are no longer applicable (N/A)

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
PROPOSED BRUNSWICK SUBDIVISIONApplicant Name:
MR. WALTON C/O BELANGER ENGRG.Project Location (municipality):
BRUNSWICK, ME

Exploration Symbol # TP-1 (N/A) Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. 174±
48 " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
0 Dense Fill	Dense and Firm	Dark Brown	None
10			
20			
30			
40			
50			
60			
S.E. ►	Soil Classification <u>5</u> C Profile Condition	Slope <u>2.5</u> Percent Depth	Limiting Factor <u>45</u> " Depth Groundwater Restrictive Layer Bedrock
S.S. ►	Soil Series/Phase Name: Hydric Non-hydric	Hydrologic Soil Group	

Exploration Symbol # TB-2 (N/A) Test Pit Boring Probe
1 " Organic horizon thickness Ground surface elev. 170±
40 " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
0 Fine Sandy Loam	Very Friable	Dark Brown	None
10			
20			
30			
40			
50			
60			
S.E. ►	Soil Classification <u>8</u> D Profile Condition	Slope <u>7</u> Percent Depth	Limiting Factor <u>13</u> " Depth Groundwater Restrictive Layer Bedrock
S.S. ►	Soil Series/Phase Name: Hydric Non-hydric	Hydrologic Soil Group	

Exploration Symbol # TB-3 (N/A) Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. 180±
48 " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
0 Loamy Fine Sand	Very Friable	Dark Brown	None
10		Brown	
20		Light Brown	
30		Light Grayish Brown	Few, Faint
40			
50			
60			
S.E. ►	Soil Classification <u>5</u> C Profile Condition	Slope <u>3</u> Percent Depth	Limiting Factor <u>30</u> " Depth Groundwater Restrictive Layer Bedrock
S.S. ►	Soil Series/Phase Name: Hydric Non-hydric	Hydrologic Soil Group	

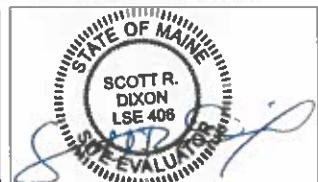
Exploration Symbol # TB-4 (N/A) Test Pit Boring Probe
1 " Organic horizon thickness Ground surface elev. 196±
36 " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
0 Fine Sandy Loam	Very Friable	Brown	None
10			
20			
30			
40			
50			
60			
S.E. ►	Soil Classification <u>2</u> C Profile Condition	Slope <u>12</u> Percent Depth	Limiting Factor <u>29</u> " Depth Groundwater Restrictive Layer Bedrock
S.S. ►	Soil Series/Phase Name: Hydric Non-hydric	Hydrologic Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Date 3/20/2025Name Printed SCOTT R. DIXONCert/Lic/Reg. # LSE 406

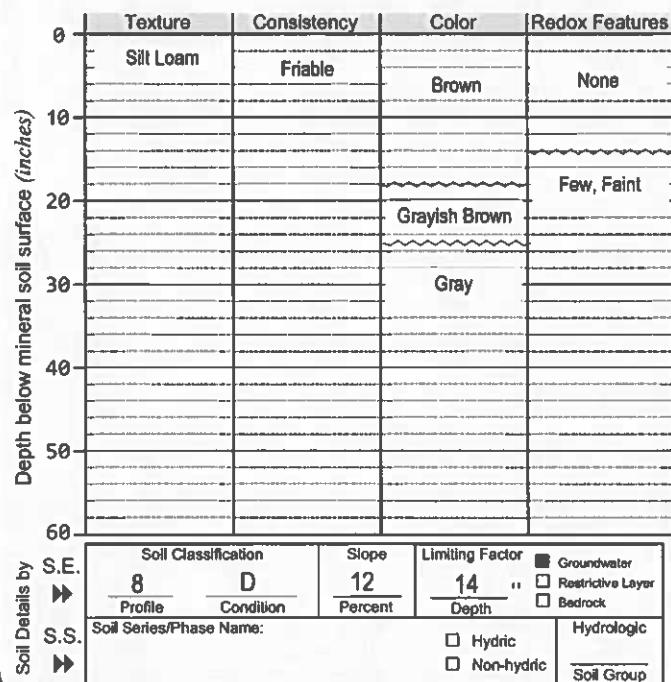
Title

 Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer


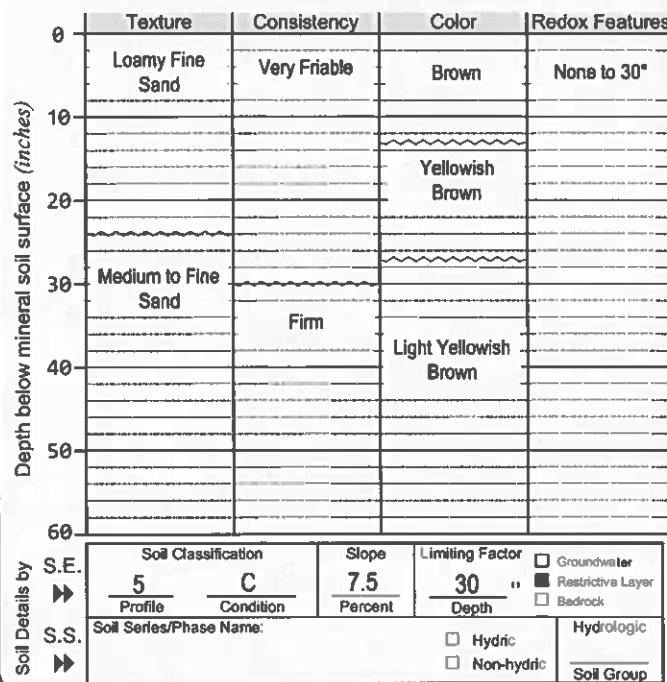
SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
PROPOSED BRUNSWICK SUBDIVISIONApplicant Name:
MR. WALTON C/O BELANGER ENGRG.Project Location (municipality):
BRUNSWICK, ME

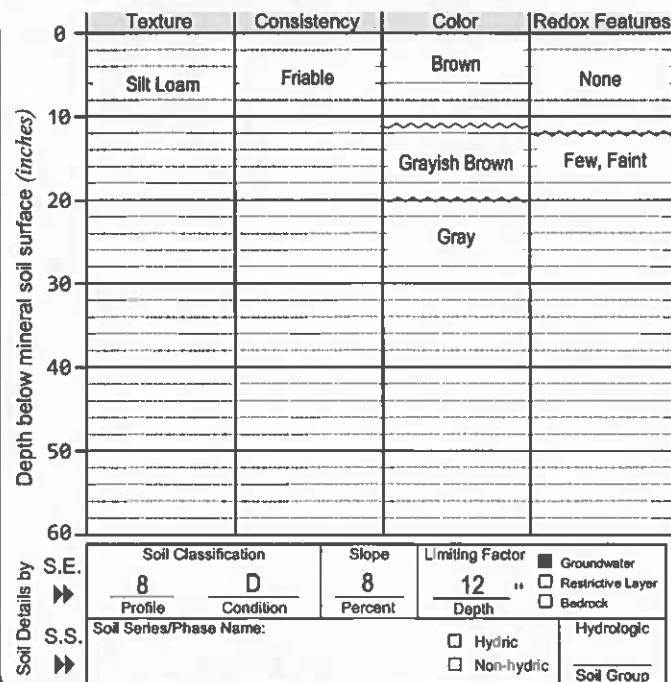
Exploration Symbol # TB-5 Test Pit Boring Probe
1 " Organic horizon thickness Ground surface elev. 182±
48 " Depth of exploration or to refusal



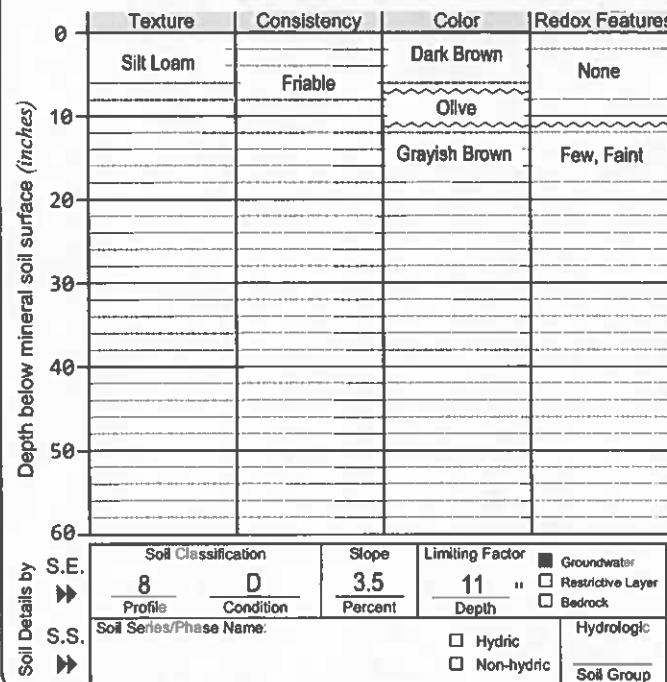
Exploration Symbol # TB-6 Test Pit Boring Probe
1 " Organic horizon thickness Ground surface elev. 186±
30 " Depth of exploration or to refusal



Exploration Symbol # TB-7 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. 178±
48 " Depth of exploration or to refusal



Exploration Symbol # TB-8 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. 172±
48 " Depth of exploration or to refusal



INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

3/20/2025

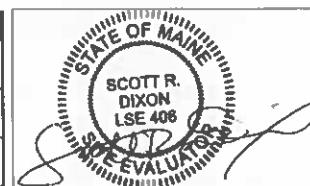
Name Printed

SCOTT R. DIXON

Cert/Lic/Reg. #

LSE 406

Title

 Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer


SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
PROPOSED BRUNSWICK SUBDIVISIONApplicant Name:
MR. WALTON C/O BELANGER ENGRG.Project Location (municipality):
BRUNSWICK, MEExploration Symbol # TB-9 *N/A* Test Pit Boring Probe
1 "Organic horizon thickness" Ground surface elev. 180'±
48 "Depth of exploration or to refusal"

Texture	Consistency	Color	Redox Features
0 Silt Loam	Friable	Brown	None
10			
20		Grayish Brown to Gray	Common, Distinct
30			
40			
50			
60			
S.E. ►	Soil Classification 8 Profile	Slope 10 Percent	Limiting Factor 12 Depth "
S.S. ►	Condition D		Groundwater Restrictive Layer Bedrock
	Soil Series/Phase Name:	<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TB-10 *N/A* Test Pit Boring Probe
1 "Organic horizon thickness" Ground surface elev. 178'±
48 "Depth of exploration or to refusal"

Texture	Consistency	Color	Redox Features
0 Silt Loam	Friable	Dark Brown	None
10		Brown	
20		Grayish Brown	Few, Faint
30			
40			
50			
60			
S.E. ►	Soil Classification 8 Profile	Slope 7.5 Percent	Limiting Factor 15 Depth "
S.S. ►	Condition C		Groundwater Restrictive Layer Bedrock
	Soil Series/Phase Name:	<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric	Hydrologic Soil Group

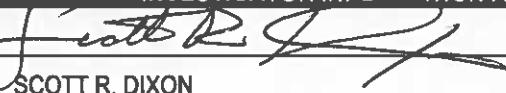
Exploration Symbol # TB-11 Test Pit Boring Probe
1 "Organic horizon thickness" Ground surface elev. 176'±
48 "Depth of exploration or to refusal"

Texture	Consistency	Color	Redox Features
0 Silt Loam	Friable	Brown	None
10		Grayish Brown	Few, Faint
20		Gray	Common, Distinct
30			
40			
50			
60			
S.E. ►	Soil Classification 8 Profile	Slope 10.5 Percent	Limiting Factor 11 Depth "
S.S. ►	Condition D		Groundwater Restrictive Layer Bedrock
	Soil Series/Phase Name:	<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TB-12 Test Pit Boring Probe
0 "Organic horizon thickness" Ground surface elev. 190'±
33 "Depth of exploration or to refusal"

Texture	Consistency	Color	Redox Features
0 Fine Sandy Loam	Friable	Dark Brown	None
10		Brown	
20		Yellowish Brown	
30			Few, Faint
40			
50			
60			
S.E. ►	Soil Classification 5 Profile	Slope 5 Percent	Limiting Factor 29 Depth "
S.S. ►	Condition C		Groundwater Restrictive Layer Bedrock
	Soil Series/Phase Name:	<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric	Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Date
3/20/2025Name Printed
SCOTT R. DIXONCert/Lic/Reg. #
LSE 406Title Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer

SCOTT R. DIXON LSE 406	EVALUATOR
---------------------------	-----------

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:
PROPOSED BRUNSWICK SUBDIVISION

Applicant Name:
MR. WALTON C/O BELANGER ENGRG.

**Project Location (municipality):
BRUNSWICK, ME**

Exploration Symbol # TB-13 Test Pit Boring Probe
1 " Organic horizon thickness Ground surface elev. 192'±
48 " Depth of exploration or to refusal

Exploration Symbol # _____ Test Pit Boring Probe
____ " Organic horizon thickness Ground surface elev. _____
____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
	0			
10				
20				
30				
40				
50				
60				

Soil Details by S.E. ► S.S. ►	Soil Classification		Slope	Limiting Factor	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
	Profile	Condition	Percent	Depth	..
Soil Series/Phase Name:					<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic
					Soil Group

Exploration Symbol # _____ Test Pit Boring Probe
____ "Organic horizon thickness" Ground surface elev. _____
____ "Depth of exploration or to refusal"

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
	0			
10				
20				
30				
40				
50				
60				

Soil Details by S.E. ►	Soil Classification		Slope	Limiting Factor	Groundwater Restrictive Layer Bedrock
	Profile	Condition	Percent	Depth	
S.S. ►	Soil Series/Phase Name:		<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric		Hydrologic
					Soil Group

Exploration Symbol # _____ Test Pit Boring Probe
____ "Organic horizon thickness" Ground surface elev. _____
____ "Depth of exploration or to refusal"

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date 3/20/2025

Name Printed

2200000000000000

Cert/Lic/Reg. #

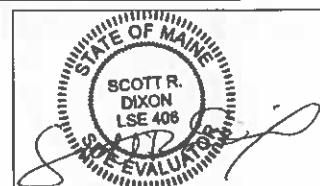
Title

■ 11 - 1285-4-4

Page 48 of 50

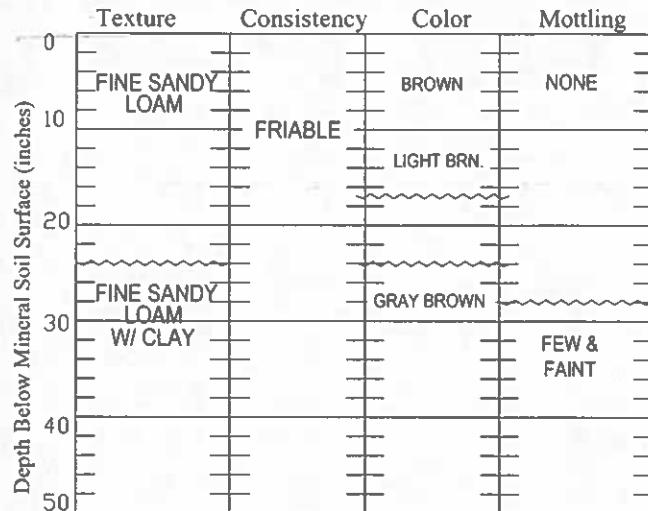
Page 45 of 45

■ B61-15-1



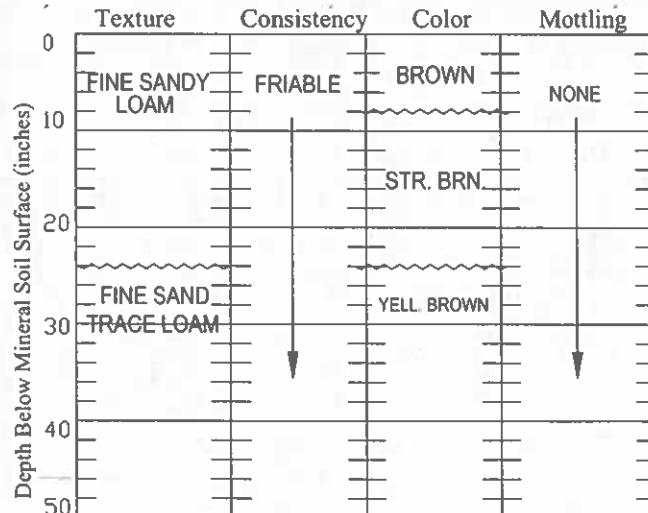
SOIL PROFILE/CLASSIFICATION INFORMATION			DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES		
Project Name: PROPOSED BRUNSWICK SUBDIVISION	Applicant Name: MR. WALTON C/O BELANGER ENGRG.	Project Location (municipality): BRUNSWICK, ME.			

Exploration Symbol # TP-1B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 193' ±
38 " Depth of exploration or to refusal



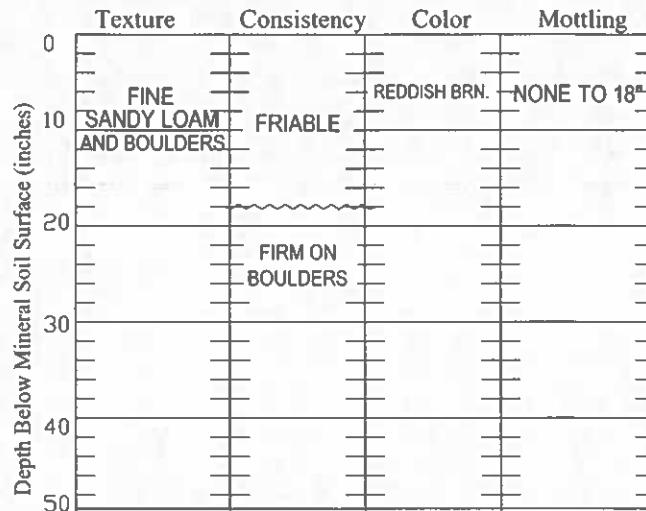
Soil Details by S.E. 3 C Profile Condition Slope 28 " Limiting Factor Groundwater Restrictive Layer Bedrock
Soil Series/Phase Name: Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # TB-2B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 198' ±
18 " Depth of exploration or to refusal



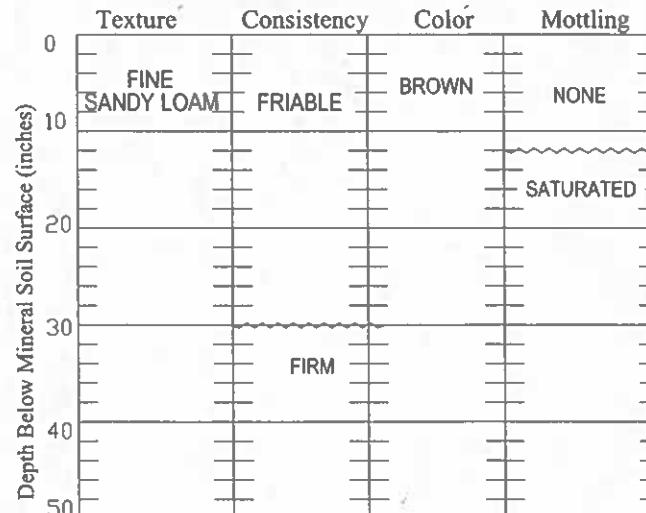
Soil Details by S.E. 4 C Profile Condition Slope >36 " Limiting Factor Groundwater Restrictive Layer Bedrock
Soil Series/Phase Name: Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # TB-2B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 198' ±
18 " Depth of exploration or to refusal



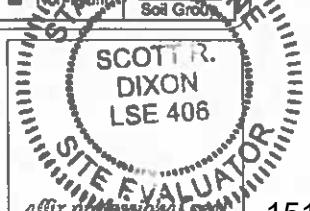
Soil Details by S.E. 3 C Profile Condition Slope 18 " Limiting Factor Groundwater Restrictive Layer Bedrock
Soil Series/Phase Name: Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # TB-4B Test Pit Boring Probe
3" " Organic horizon thickness Ground surface elev. 178' ±
30 " Depth of exploration or to refusal



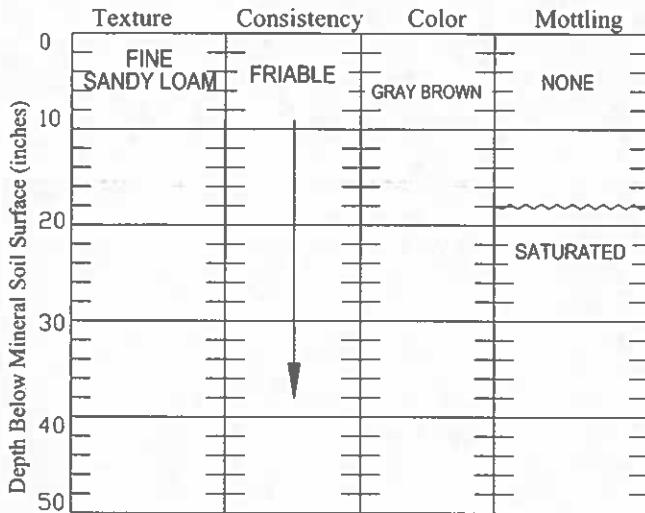
Soil Details by S.E. 3 D Profile Condition Slope 12 " Limiting Factor Groundwater Restrictive Layer Bedrock
Soil Series/Phase Name: Hydric Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE					
Signature			Date	11/5/26	
Name Printed	SCOTT R. DIXON		Cert/Lic/Reg. #	SE #406	
Title	<input type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer				

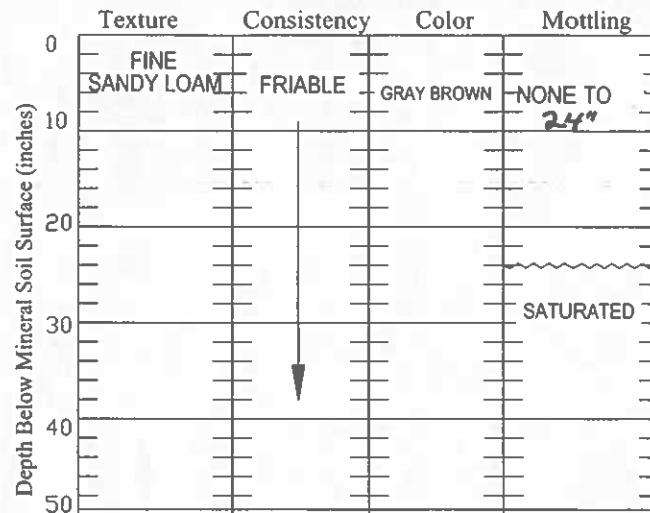


SOIL PROFILE/CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES	
Project Name: PROPOSED BRUNSWICK SUBDIVISION	Applicant Name: MR. WALTON C/O BELANGER ENGRG.	Project Location (municipality): BRUNSWICK, ME.	

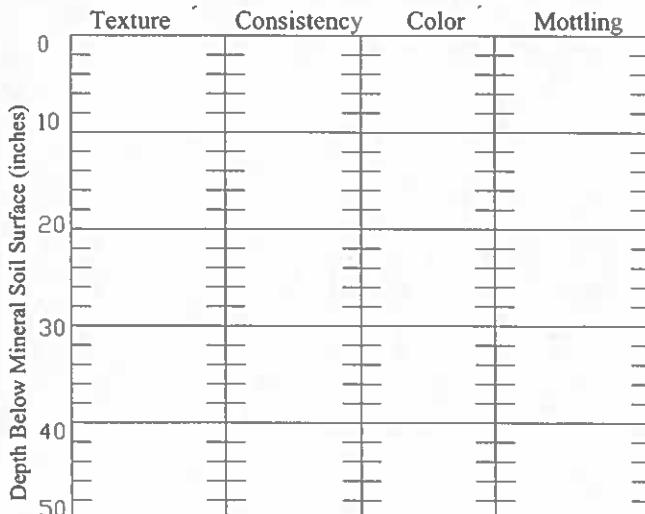
Exploration Symbol # TP-5B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 184'
38 " Depth of exploration or to refusal



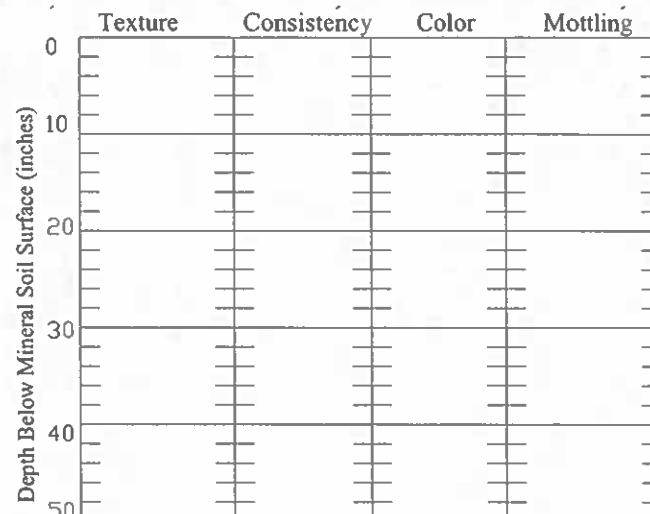
Exploration Symbol # TB-6B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 178'
18 " Depth of exploration or to refusal



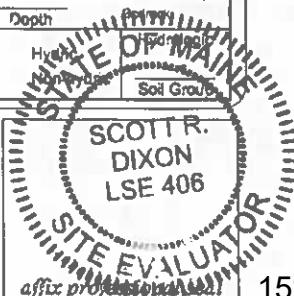
Exploration Symbol # TP-5B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 184'
38 " Depth of exploration or to refusal



Exploration Symbol # TP-5B Test Pit Boring Probe
2" " Organic horizon thickness Ground surface elev. 184'
38 " Depth of exploration or to refusal



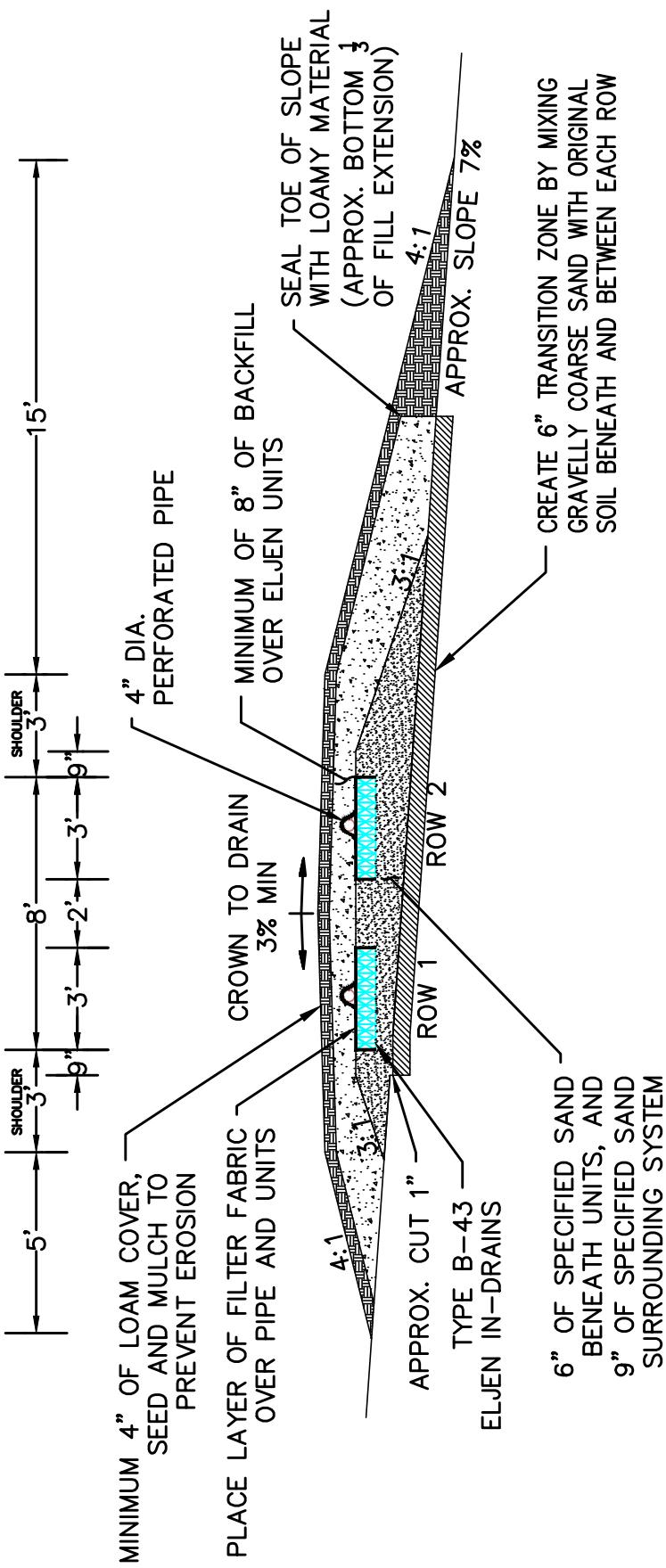
Signature 
Name Printed SCOTT R. DIXON
Title Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer

Date 1/5/26
Cert/Lic/Reg. # SE #406


INVESTIGATOR INFORMATION AND SIGNATURE

SCOTT R.
DIXON
LSE 406

SITE EVALUATOR
affix project number



NOTE:
 SPECIFIED SAND: THE SYSTEM MUST BE INSTALLED USING A MEDIUM TO COARSE SAND WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0MM, NO GREATER THAN 10% PASSING A #100 SIEVE AND 5% PARTICLES LARGER THAN 0.375"; OR MATERIALS MEETING THE ASTM C35 SPECIFICATION WITH LESS THAN 10% PASSING A #200 SIEVE. WASHED CONCRETE SAND EASILY MEETS THE ABOVE SPECIFICATION AND IS A RELIABLE CHOICE. SUITABILITY OF BANK RUN SAND MUST BE VERIFIED.

DEPTH OF FILL (UPSLOPE): $24" \pm$
 DEPTH OF FILL (DOWNSLOPE): $32" \pm$

NOTE: BACKFILL MEANS GRAVELLY COARSE SAND

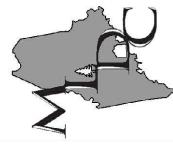
GENERALIZED DISPOSAL AREA CROSS SECTION

LOCATION: **PROPOSED SUBDIVISION
LISBON STREET
BRUNSWICK, ME**

DRAWN BY: HRD
CHECKED BY: SRD

SCALE 1"=5'

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST, LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM



DESIGN COMPLETED FOR:
BELANGER ENGINEERING

APPENDIX B

Laboratory Grain Size Analyses

Kozeny-Carmen permeability, K estimates

Baetsle nitrate attenuation analysis printouts for the TB-3B area



Updated Subsurface Wastewater Disposal Feasibility and Concepting
And Nitrate-nitrogen impact assessment
Proposed Subdivision
Lisbon Road, Brunswick, Maine



MAIN-LAND DEVELOPMENT CONSULTANTS, INC

www.main-landdevelopment.com

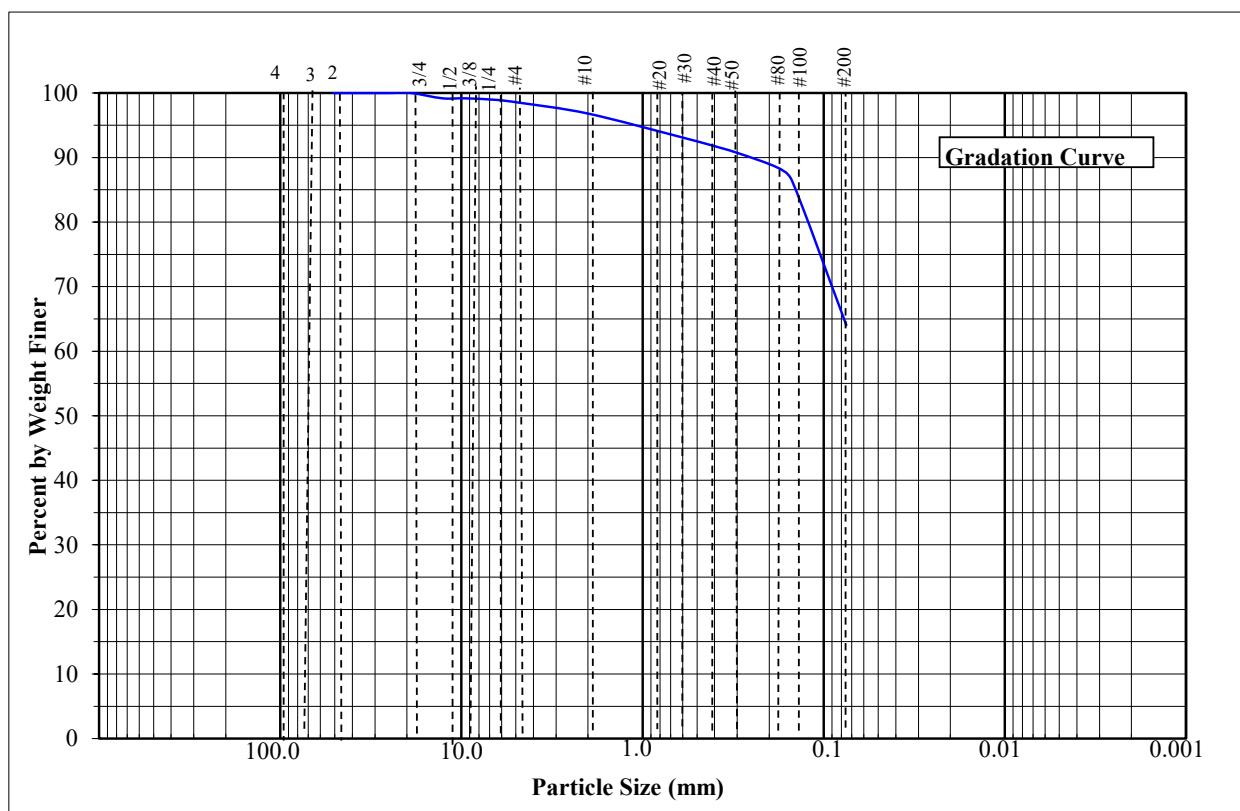
GRAIN SIZE ANALYSIS - ASTM D422

PROJECT NAME: Proposed Brunswick Subd.
 CLIENT: Mr. Walton/Belanger Engrg.
 M-L SOIL DES:
 SOURCE: Adjacent to TB-3
 DATE: February 17, 2025

PROJECT #: 25-050
 MAIN-LAND SAMPLE: S1
 INTENDED USE: Gradation
 SPECIFICATION: N/A
 TECHNICIAN: JLD

DATA

PARTICLE SIZE mm	% BY WT FINER	STRUCTURAL FILL	
		SPECIFICATION	COMMENTS
50.80 (2 in)	100.0	N/A	N/A
38.10 (1-1/2 in)	100.0		
25.40 (1 in)	100.0		
19.05 (3/4 in)	100.0		
12.70 (1/2 in)	99.2		
9.53 (3/8 in)	99.2		
6.35 (1/4 in)	98.9		
4.75 (No. 4)	98.5		
2.00 (No. 10)	96.8		
0.60 (No. 30)	93.1		
0.43 (No. 40)	92.0		
0.30 (No. 50)	90.7		
0.18 (No. 80)	88.4		
0.15 (No. 100)	86.5		
0.075 (No. 200)	64.0		



REMARKS:

Reviewed: Scott R. Dixon, P.E.
 Date: 3/17/25

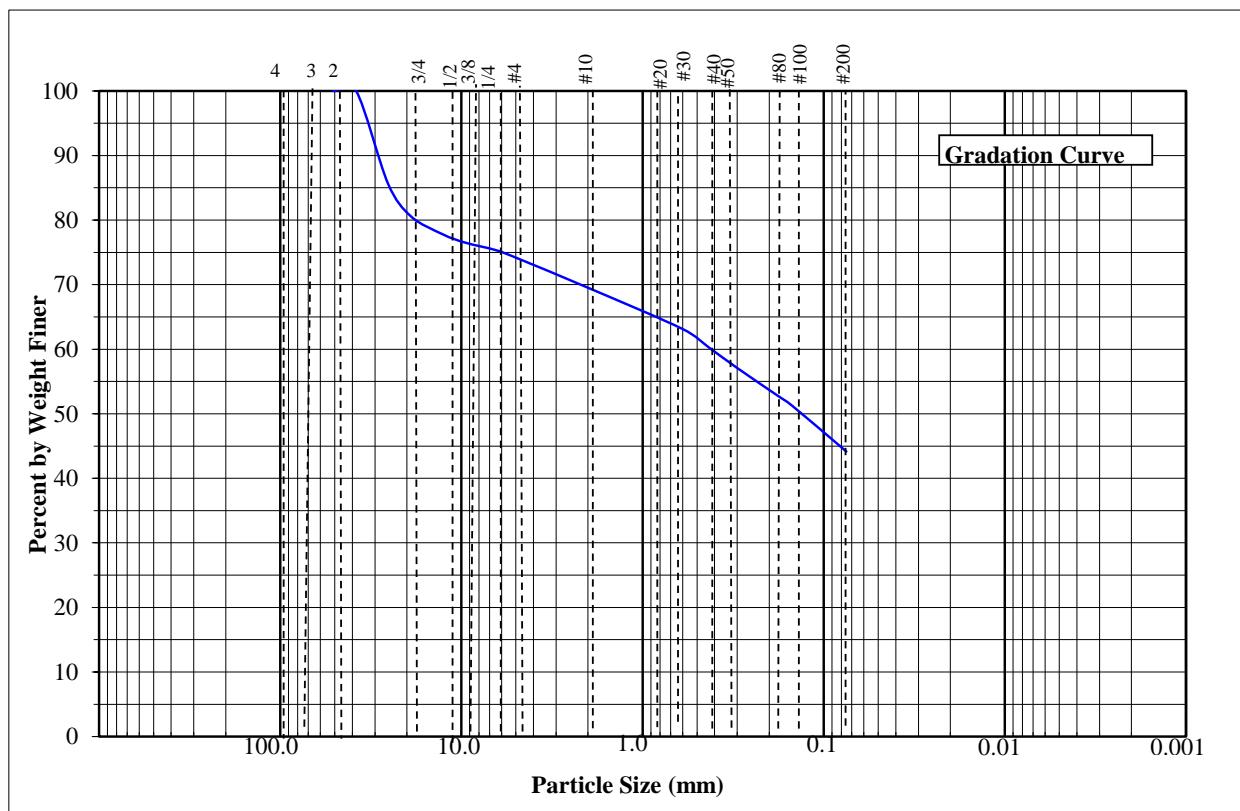
GRAIN SIZE ANALYSIS - ASTM D422

PROJECT NAME: Proposed Brunswick Subd.
 CLIENT: Mr. Walton/Belanger Engrg.
 M-L SOIL DES:
 SOURCE: Adjacent to TB-4
 DATE: February 17, 2025

PROJECT #: 25-050
 MAIN-LAND SAMPLE: (TP-2)
 INTENDED USE: Gradation
 SPECIFICATION: N/A
 TECHNICIAN: JLD

DATA

PARTICLE SIZE mm	% BY WT FINER	STRUCTURAL FILL		COMMENTS
		SPECIFICATION		
50.80 (2 in)	100.0		N/A	N/A
38.10 (1-1/2 in)	100.0			
25.40 (1 in)	85.6			
19.05 (3/4 in)	80.6			
12.70 (1/2 in)	77.8			
9.53 (3/8 in)	76.5			
6.35 (1/4 in)	75.3			
4.75 (No. 4)	73.9			
2.00 (No. 10)	69.5			
0.60 (No. 30)	63.1			
0.43 (No. 40)	60.3			
0.30 (No. 50)	57.1			
0.18 (No. 80)	52.8			
0.15 (No. 100)	51.3			
0.075 (No. 200)	44.2			



REMARKS:

Reviewed: Scott R. Dixon, P.E.
 Date: 3/17/25

Brunswick adjacent to TB-3

Sieve Sizes			Gradation Results		
Sieve size metric	U.S. Standard Sieve No.	D _{ave} cm	% Pass	F _i	F _i /D _{ave}
10	4	8.407395	100		
7.5	3	5.880468	100	0	0
5	2	4.206612	100	0	0
3.75	1.5	2.942273	100	0	0
2.5	1	2.121418	100	0	0
1.9	3/4	1.480055	100	0	0
1.25	1/2	1.061444	99.17	0.83	0.56079
0.95	3/8	0.74406	99.16	0.01	0.009421
0.63	1/4	0.532803	98.92	0.24	0.322555
0.475	#4	0.284117	98.5	0.42	0.788285
0.2	#10	0.120398	96.81	1.69	5.948256
0.085	#20	0.056413	94	2.81	23.3392
0.0425	#40	0.025572	92	2	35.45303
0.018	#80	0.013188	88.44	3.56	139.2175
0.0106	#140	0.008667	73	15.44	1170.739
0.0075	#200	0.004582	64.04	8.96	1033.768
0.00325	hyd #1	0.002499	0	64.04	13975.13
0.00207	Hyd#2	0.001506		0	0
0.0012	Hyd#3	0.000984		0	0
0.00085	hyd#4	0.000696		0	0
0.0006	hyd#5	0.0004		0	0
0.0003	hyd#6	0.000175		0	0
0.00012	hyd#7		0	64.04	34841.21

D_o est (cm)

0.0007

Sum= 51226.49

porosity, n= 0.38

void ratio, e= 0.612903

Shape Factor					
Shape	SF	k=		k=	
Spherical	6	k=	0.0003001 cm/sec	k=	0.850656 feet/day
Rounded	6.1	k=	0.0002903 cm/sec	k=	0.822994 feet/day
Worn	6.4	k=	0.0002638 cm/sec	k=	0.747646 feet/day
Sharp	7.4	k=	0.0001973 cm/sec	k=	0.559233 feet/day
Angular	7.7	k=	0.0001822 cm/sec	k=	0.516505 feet/day

Sieve Sizes			Gradation Results				
Sieve size metric	U.S. Standard Sieve No.	D _{ave} cm	% Pass	F _i	F _i /D _{ave}		
10	4	8.407395	100				
7.5	3	5.880468	100	0	0		
5	2	4.206612	100	0	0		
3.75	1.5	2.942273	100	0	0		
2.5	1	2.121418	85.6	14.4	4.894176		
1.9	3/4	1.480055	80.6	5	2.356915		
1.25	1/2	1.061444	77.8	2.8	1.891821		
0.95	3/8	0.74406	76.5	1.3	1.224746		
0.63	1/4	0.532803	75.3	1.2	1.612773		
0.475	#4	0.284117	73.9	1.4	2.627615		
0.2	#10	0.120398	69.5	4.4	15.48658		
0.085	#20	0.056413	65	4.5	37.37594		
0.0425	#40	0.025572	60.3	4.7	83.31462		
0.018	#80	0.013188	52.8	7.5	293.2952		
0.0106	#140	0.008667	47	5.8	439.7855		
0.0075	#200	0.004582	44.2	2.8	323.0524		
0.00325	hyd #1	0.002499	0	44.2	9645.548		
0.00207	Hyd#2	0.001506		0	0		
0.0012	Hyd#3	0.000984		0	0		
0.00085	hyd#4	0.000696		0	0		
0.0006	hyd#5	0.000404		0	0		
0.0003	hyd#6	0.000175		0	0		
0.00012	hyd#7		0	44.2	26357.09		
			D _o est (cm)				
			0.0006				
			Sum=	37209.56			
			porosity, n=	0.38			
			void ratio, e=	0.612903			
Shape Factor							
Shape	SF						
Spherical	6	k=	0.0005688 cm/sec	k=	1.612255 feet/day		
Rounded	6.1	k=	0.0005503 cm/sec	k=	1.559828 feet/day		
Worn	6.4	k=	0.0004999 cm/sec	k=	1.417021 feet/day		
Sharp	7.4	k=	0.0003739 cm/sec	k=	1.05992 feet/day		
Angular	7.7	k=	0.0003453 cm/sec	k=	0.978937 feet/day		

Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfld. at TB-3B (southern lot #11) - 10mg/l isogra
Brunswick Subdivision

$$C(x,y,z,t) = [CoVo/8(\pi t)^{1.5}((DxDyDz)^{.5})] e[-((x-vt)^2/4Dxt)-(y^2/4Dyt)-(z^2/4Dzt)]$$

Co = nitrate initial concetration

Vo = daily volume

T = time in days

D_{xyt} = Dispersion coefficient in x,y,z directions

x = distance of interest from source, parallel to g.w. flow

v = g.w. velocity

n = porosity 0.38

D = av

a_x = dispersivity in x direction = (0.83)[(log₁₀(L_p)]^{2.414}

L_p = vt

k=hydr. Cond 1 ft/day

i=gradient 0.02 ft/ft from site plan

Variables:

g.w. velocity 0.05 ft/day

time 3650 days

x, from source 168 feet 10.01277 mg/l AFTER 10.0 years

y, from source cl 0 feet

z, from source cl 1.5 feet

Volume 360 gal/day 48.1283422 cubic feet

L_p, plume length

to center of mass 192.1052632 feet

a_x 10.7690079

a_y 3.5896693

a_z 0.538450395

D_x 0.566789889

D_y 0.188929963

D_z 0.028339494

Initial concen 40

Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfld. at TB-3B (southern lot #11) - 10mg/l isogra
 Brunswick Subdivision

$$C(x,y,z,t) = [CoVo/8(\pi t)^{1.5}((DxDyDz)^{.5}) e[-((x-vt)^2/4Dxt)-(y^2/4Dyt)-(z^2/4Dzt)]]$$

Co = nitrate initial concetration

Vo = daily volume

T = time in days

Dxyt = Dispersion coefficient in x,y,z directions

x = distance of interest from source, parallel to g.w. flow

v = g.w. velocity

n = porosity 0.38

D = av

ax = dispersivity in x direction = $(0.83)[(\log_{10}(Lp))]^{2.414}$

Lp = vt

k=hydr. Cond 1 ft/day

i=gradient 0.02 ft/ft from site plan

Variables:

g.w. velocity 0.05 ft/day

time 3650 days

x, from source 250 feet 1.78049 mg/l AFTER 10.0 years

y, from source cl 0 feet

z, from source cl 1.5 feet

Volume 360 gal/day 48.1283422 cubic feet

Lp, plume length

to center of mass 192.1052632 feet

ax 10.7690079

ay 3.5896693

az 0.538450395

Dx 0.566789889

Dy 0.188929963

Dz 0.028339494

Initial concen 40



To: Colliers Engineering
41 Church Road
Brunswick, ME 04011

Date: November 30, 2022

From: Alexander A. Finamore, CWS, LSE
Mainely Soils, LLC

Re: Jones Farm Estates, Brunswick, ME – Wetland Delineation
Memorandum

At the request of Colliers Engineering (the "Client"), Mainely Soils conducted on-site wetland and waterbody delineations on a portion of three parcels, approximately 2.24, 3.82 and 34 acres in size located on Lisbon Road in Brunswick, Maine. These field investigations were performed to provide baseline environmental data to inform the client of potential development/use of the site. The natural resources assessments described in this memorandum were completed in November of 2022. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within the Rural Farm and Forest District along the Lisbon Road corridor in the Town of Brunswick. The site is currently occupied by a residential dwelling in the northeastern extent of the site and vacant forested land comprising the rest of the site. Surrounding land use of the site is residential to the south and west, municipal land to the north, and an aggregate pit to the east. Proposed use of the site is to develop residential houselots. Access to the site is currently from Lisbon Road to the southwest. In total, the wetland and waterbody delineation survey area encompassed approximately 40 acres, identified by the Town of Brunswick as Tax Map 1, Lots 69, 69A, and 70.

SITE DESCRIPTION

The Study Area occurs in the Southern Coastal biophysical region of Maine (McMahon, 1990). The Southern Coastal biophysical region is characterized by relatively flat terrain, with elevations generally ranging up to 100 feet above sea level. Bedrock is frequently exposed and covered by thin glacial deposits. Along the immediate coast, soils are generally deep sands (where beaches occur) or shallow sandy loams that are well to excessively drained. Extensive coarse-grained glaciomarine deposits occur in the central portion of the South Coastal Region and along its western margin. The survey area is located within the Lower Androscoggin watershed (Hydrologic Unit Classification (HUC) 8 identification 01040002).

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site as being formed primarily in wind or water deposited material having a high content of silt and very fine sand. They are on lake plains and low benches on uplands (Hartland, Nicholville, and Suffield series). In the central portion of the site, the soils were formed within lodgment till on hills, drumlins, till plains, and ground moraines (Paxton series). (Web Soil Survey, 2022).

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area in November of 2022. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and recorded in the field

using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Six distinct wetland areas were delineated throughout the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainely Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. Two streams were delineated within the study area.

Study Results

Using the methodologies described above, a wetland delineation was performed on November 15, 2022. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of six distinct features. Five of the wetlands (Wetlands A, B, D, E, and F) were seasonally saturated palustrine forested wetlands found in shallow narrow drainages. Dominant wetland vegetation within the consisted of red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), balsam fir (*Abies balsamea*), white pine (*Pinus strobus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), fringed sedge (*Carex crinita*), and goldthread (*Coptis trifolia*). The soils within the wetland generally had a thin, dark mucky surface overlaying a depleted sandy loam substratum meeting hydric soil criteria A1: Depleted Below Dark Surface. Evidence of wetland hydrology included saturation to the mineral soil surface, water stained leaves, drainage patterns, and buttressed tree roots at the time of field investigations.

Wetland C was a forested floodplain wetland associated with stream S2 draining in a northerly direction in the central portion of the study area. Dominant vegetation included red maple, yellow birch, eastern hemlock (*Tsuga canadensis*), balsam fir, speckled alder (*Alnus incana*), winterberry (*Ilex verticillata*), rough stemmed goldenrod (*Solidago rugosa*), and fringed sedge. The soils within the wetland generally had a thin, dark mucky surface overlaying a depleted sandy loam substratum meeting hydric soil criteria A1: Depleted Below Dark Surface. Evidence of wetland hydrology included saturation to the mineral soil surface, water stained leaves, drainage patterns, and buttressed tree roots at the time of field investigations.

One intermittent stream and one perennial stream were delineated within the Study Area. Stream S1 was an intermittent stream flowing in a northerly direction within Wetland A. The stream was approximately 2-3 feet wide with approximately 2 inches of flowing water and a silt/sand substrate and 1 foot inch vertical banks. Stream S1 originated within Wetland A onsite and flowed offsite to the north towards the Androscoggin River..

Stream S2 was a perennial stream flowing in a northerly direction, approximately 4-5 feet wide with 5 inches of flowing water, a sandy substrate and 12 inch vertical banks. Stream S2 originated offsite to the south and flowed into the Androscoggin River to the north1.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support

permitting needs. Five wetlands were delineated on the site and were identified as Wetlands A, B, C, D, E and F. The wetland features were located within sandy loam soils in depressional swales. The wetlands generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater discharge, floodflow alteration, wildlife habitat, and stormwater/water quality maintenance functions. Two streams were identified on the site.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as “wetlands of special significance” (WOSS). Wetlands within 25 feet of both streams may be considered WOSS's. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe.1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.

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Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine Using Ecological Systems.

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<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Attachments:

1. Representative Site Photographs

Jones Farm Estates, Brunswick, ME – Wetland Delineation Memorandum
Page 4 of 4
November 30, 2022

Attachment 1
Representative Site Photographs

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 1: View looking southerly within Wetland A from flag 13



Photo 2: View looking easterly at Wetland A from flag 74

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 3: View looking westerly across Wetland B from flag 5



Photo 4: View looking westerly across Wetland B from flag 16

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 5: View looking westerly across Wetland C from flag 20



Photo 6: View looking southerly within Wetland C from flag 28

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 7: View looking southerly across Wetland D from flag 3



Photo 8: View looking northerly across Wetland D from flag 9 along Lisbon Road

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 9: View looking westerly within Wetland E near flag 5



Photo 10: View looking southerly within Wetland F near flag 2

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 11: View looking upstream along Stream S1



Photo 12: View looking downstream along Stream S1

Natural Resource Photographs – 11/15/2022
Jones Farm Estates, Brunswick, Maine



Photo 13: View looking upstream along Stream S2



Photo 14: View looking downstream along Stream S2

cbelanger@roadrunner.com

From: DEP, DLRR Admin Support <DLRRAdminSupport.DEP@maine.gov>
Sent: Monday, December 23, 2024 3:15 PM
To: bob@raylabbeandsons.com
Cc: Stehr, April A; cbelanger; IFW Environmental Review; jlusk@brunswickme.org
Subject: Stormwater permit, # L-15993-NJ-C-N located in Brunswick - Jones Farm Estate LLC
Attachments: Jones_Farm_Estates_LLC_L15993CN.pdf

Hello,

Attached to this email you will find a signed copy of your **Stormwater** permit, # **L-15993-NJ-C-N** located in **Brunswick** from the Bureau of Land Resources, Maine Department of Environmental Protection. Please take a few minutes to review your permit carefully. You will note that the permit includes a description of your project, findings of fact that relate to the approval criteria the Department used in evaluating your project, and conditions that are based on those findings and the particulars of your project. Please read your permit carefully, paying particular attention to the conditions of the approval. The Department reviews every application thoroughly and strives to formulate reasonable conditions of approval within the context of the Department's environmental laws. At the end of the document, you'll find an information sheet describing the Department's appeal procedures.

This electronic version of your permit is an Adobe Acrobat .pdf file. If you don't have the Adobe Acrobat Reader on your computer, you can click on this link to download the free reader.

<http://www.adobe.com/products/acrobat/readstep2.html>

If you have any questions about the permit or thoughts on how the Department processed this application please get in touch with your project manager **April Stehr** directly. She can be reached at **(207) 446-6117** or at April.A.Stehr@maine.gov.

Thank you!



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

JONES FARM ESTATE LLC) STORMWATER MANAGEMENT LAW
Brunswick, Cumberland County)
JONES FARM RESIDENTIAL SUBDIVISION)
L-15993-NJ-C-N (Approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. § 420-D, and Chapters 500 and 502 (06-096 C.M.R. ch. 500 and 502, last amended August 12, 2015) of the Department's Regulations, the Department of Environmental Protection (Department) has considered the application of JONES FARM ESTATE LLC (applicant) with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History: In Department Order #L-15993-80-A-N, dated July 27, 1989, the Department approved the operation of a 13-acre gravel extraction facility on a 178-acre parcel of land. In Department Order #L-15993-L3-B-N, dated February 6, 2008, the Department approved the development of a 36-lot residential subdivision. The project was not constructed and the license expired. The applicant purchased the property in 2021. The project site is located on the east side of Lisbon Falls Road in the Town of Brunswick.

B. Summary: The applicant proposes to construct a stormwater management system for a 13-lot, single-family-home subdivision and one lot to be retained by the owner. The subdivision will result in approximately 1.07 acres of impervious area and 2.92 acres of developed area. The project is indicated on a set of plans the first of which is entitled "Jones Farm Residential Subdivision Project, 13 Residential Lots, Lisbon Road, Brunswick, Maine, 3-24-2023, Planning Board and DEP Submission Set," prepared by Belanger Engineering, and dated March 24, 2023, with a latest revision date on any of the sheets of November 26, 2024. The project site is located off of Lisbon Road in the Town of Brunswick.

The applicant is also proposing to alter 3,524 square feet of forested freshwater wetland to construct one driveway and a stream crossing, which is exempt from Department review pursuant to the Natural Resources Protection Act (NRPA), 38 M.R.S. § 480-Q(17). Additionally, the applicant submitted a NRPA Permit by Rule Notification Form (PBR #81313) pursuant to Chapter 305 Permit by Rule Standards Section 10 (06-096 Ch. 305, § 10, last amended June 8, 2012) for stream crossings which was accepted by the Department on December 18, 2024.

The applicant submitted a Notice of Intent (NOI# 77260) to comply with the standards and requirements of the Maine Construction General Permit which was accepted by the Department on July 10, 2023.

C. Current Use of the Site: The project parcel is approximately 171 acres in size and has undeveloped woodland and a gravel pit facility with associated roadway and stockpiles. The parcel is identified as Lots 70, 6, and 26 on Map 1 of the Town of Brunswick's tax maps. The proposed project site is primarily undeveloped woodland on Lot 70.

D. Public Comment: The Department received comments on the application from an abutter regarding potential adverse effects to the Androscoggin River watershed as a result of the proposed project. The Department's review of the proposed stormwater management system is summarized in Findings 2(A) and 2(B). The abutter is also concerned that the project will unreasonably affect public safety, traffic, and rural character and cause greenhouse gas emissions from construction; these aspects will be filed with the record, but this information does not pertain to the criteria for obtaining a permit under the Stormwater Management Law and thus could not be considered in the Department's analysis of whether the applicant's permit application should be approved.

The interested person further requested that the Board of Environmental Protection (Board) take jurisdiction over the review of the proposed project. Based upon the information submitted by the interested person and pursuant to the Department's Chapter 2, Rule Concerning the Processing of Applications and Other Administrative Matters (06-096 CMR 2, effective August 1, 1994 and last revised June 9, 2018) and the criteria set forth in 38 M.R.S. § 341-D(2) and in Chapter 2, §17(C) (last amended June 9, 2018), the Department determined in a letter, dated August 17, 2023, that the criteria for Board assumption of jurisdiction of the application were not met and recommended that the Board exercise its discretion to not assume jurisdiction over the processing of the application. Subsequently, the Department did not receive any further comments from the interested person in regard to the proposed project.

2. **STORMWATER STANDARDS:**

The proposed project includes approximately 2.92 acres of developed area of which 1.07 acres is impervious area. It lies within the watershed of tributaries to the Androscoggin River. The applicant submitted a stormwater management plan based on the Basic and General Standards contained in Department Rules, Chapter 500. The proposed stormwater management system consists of one grassed underdrained soil filter and one wooded stormwater treatment buffer.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine

Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of, the Bureau of Land Resources (BLR).

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. This plan was reviewed by, and revised in response to the comments of, BLR. The applicant will be responsible for the maintenance of all common facilities including the stormwater management system.

Storm sewer grit and sediment materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(B) provided that grit and sediment materials removed from the stormwater management structures during maintenance activities are disposed of in compliance with Maine Solid Waste Management Rules.

B. General Standards: The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation is being achieved by using Best Management Practices.

The proposed project meets the definition of "a linear portion of a project" and is required to treat no less than 75% of the impervious area and 50% of the developed area per Chapter 500, § 4(C)(5)(c). The proposed project will control runoff from no less than 78% of the linear impervious area and no less than 72% of the linear developed area.

The forested, no disturbance stormwater buffer on lot 7 will be protected from alteration through the execution of a deed restriction. The applicant proposes to use the deed restriction language contained in Appendix G of Chapter 500.

Prior to the start of construction, the location of the forested buffer on lot 7 must be permanently marked on the ground.

The deed for each lot that contains any portion of the designated buffer must contain deed restrictions relative to the buffer and have attached to it a plot plan for the lot, drawn to scale, that specifies the location of the buffer on the lot. The applicant shall execute and record all required deed restrictions, including the appropriate buffer deed restrictions, within 60 days of the date of this Order unless the deed restriction is to be placed on a subdivision lot. In that situation, the applicant shall execute and record the required deed restriction prior to the start of construction on the lot. The applicant shall submit a copy of the recorded deed restriction, including individual lot plot plans, to the BLR within 60 days of its recording.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards and recommended that the applicant's design engineer or other qualified professional oversee the construction of the grassed underdrained soil filter to ensure that it is installed in accordance with the details and notes specified on the approved plans.

Within 30 days from completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicant must submit a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection to the BLR for review.

Within six months of completion of the development, the applicant must submit as-built drawings for the stormwater control structures, including the stormwater BMPs, to BLR.

Based on the stormwater system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic and General Standards provided that as-built plans are submitted to the BLR for review; and construction of the stormwater management structures is overseen, documented, recorded, and submitted; all as described above.

The Department further finds that the proposed project will meet the Chapter 500 standards for discharge to wetlands.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. § 420-D and Chapter 500 of the Department's Regulations:

A. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; (3) housekeeping; and (4) grading and construction activity provided that grit and sediment materials removed from the stormwater management structures during maintenance activities are disposed of in compliance with Maine Solid Waste Management Rules, as outlined in Finding 2(A).

B. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards provided that as-built drawings for the stormwater management system are submitted to the BLR, deed restrictions are recorded and submitted, stormwater management buffers are marked on the ground prior to the start of construction and stormwater construction oversight, inspections, and reports are completed, as outlined in Finding 2(B).

C. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 standards for discharge to wetlands.

THEREFORE, the Department APPROVES the above noted application of JONES FARM ESTATE LLC to construct a stormwater management system as described above in Brunswick, Maine, SUBJECT TO THE FOLLOWING CONDITIONS, and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this order, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. The applicant shall include in all conveyances of subdivision lots deed restrictions making the conveyance subject to all terms and conditions of this Department Order, particularly those conditions related to maintenance of the stormwater management system. These terms and conditions may be incorporated by specific and prominent reference to the permit in the deed. All conveyances required by this approval to contain restrictions shall include in the restrictions the requirement that any subsequent conveyance shall specifically include the same restrictions.
5. The applicant shall execute and record all required deed restrictions, including the appropriate buffer deed restrictions, within 60 days of the date of this Order unless the deed restriction is to be placed on a subdivision lot. In that situation, the applicant shall execute and record the required deed restriction prior to the start of construction on the lot. The applicant shall submit a copy of the recorded deed restriction, including individual lot plot plans, to the BLR within 60 days of its recording.
6. Storm sewer grit and sediment materials removed from stormwater control structures shall be disposed of in compliance with the Maine Solid Waste Management Rules.

7. Prior to the start of construction, the location of forested buffer on individual lots shall be permanently marked on the ground.
8. The applicant shall retain the design engineer or other qualified professional to oversee the construction of the stormwater management structures according to the details and notes specified on the approved plans.
9. Within 30 days of completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicant shall submit a log of inspection reports detailing the items inspected, photographs taken, and dates of each inspection to the BLR for review.
10. The applicant shall submit copies of as-built drawings for the stormwater management system within six months of completion of construction to the BLR for review.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 21ST DAY OF DECEMBER, 2024.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 

For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

AAS/L15993CN/ATS91189

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

- (1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the permittee. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S. §420-D(8) and is subject to penalties under 38 M.R.S. §349.
- (2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- (3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted **WITH CONDITIONS**, and indicates where copies of those conditions may be obtained.
- (4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.
- (5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- (6) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the permittee, and the permittee and each contractor and subcontractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

- (7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the Department. If maintenance responsibility is to be transferred from the permittee to another entity, a transfer request must be filed with the Department which includes the name and contact information for the person or entity responsible for this maintenance. The form must be signed by the responsible person or agent of the responsible entity.
- (8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.
 - (a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - (b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.
 - (c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.
 - (d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.
 - (e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.
- (9) Transfer of property subject to the license. If any portion of the property subject to the license containing areas of flow or areas that are flooded are transferred to a new property owner, restrictive covenants protecting these areas must be included in any deeds or leases, and recorded at the appropriate county registry of deeds. Also, in all transfers of such areas and areas containing parts of the stormwater management system, deed restrictions must be included making the property transfer subject to all applicable terms and conditions of the permit. These terms and conditions must be incorporated by specific and prominent reference to the permit in the deed. All transfers must include in the restrictions the requirement that any subsequent transfer must specifically include the same restrictions unless their removal or modification is approved by the Department. These restrictions must be written to be enforceable by the Department and must reference the permit number.
- (10) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.



DEP INFORMATION SHEET

Appeals to the Board of Environmental Protection

Date: November 2024 Contact: Clerk.BEP@maine.gov or (207) 314-1458

SUMMARY

This document provides information regarding a person's rights and obligations in filing an administrative or judicial appeal of: (1) a final license decision made by the Commissioner of the Department of Environmental Protection ("DEP"); or (2) an insurance claim-related decision ("Clean-up and Response Fund decision") made by the Commissioner or the Office of State Fire Marshal pursuant to [38 M.R.S. § 568-A](#).

Except as explained below, there are two methods available to an aggrieved person seeking to appeal a license decision made by the Commissioner or a Clean-up and Response Fund decision: (1) an administrative appeal before the Board of Environmental Protection ("Board"); or (2) a judicial appeal before Maine's Superior Court. An aggrieved person seeking review of a license decision or Clean-up and Response Fund decision made by the Board may seek judicial review in Maine's Superior Court.

An appeal of a license decision made by the DEP Commissioner or the Board regarding an application for an expedited wind energy development ([35-A M.R.S. § 3451\(4\)](#)), a general permit for an offshore wind energy demonstration project ([38 M.R.S. § 480-HH\(1\)](#)), or a general permit for a tidal energy demonstration project ([38 M.R.S. § 636-A](#)) must be taken to the Supreme Judicial Court sitting as the Law Court.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

A person filing an appeal with the Board should review the applicable rules and statutes, including the DEP's Chapter 2 rule, [*Processing of Applications and Other Administrative Matters \(06-096 C.M.R. ch. 2\)*](#); Organization and Powers, [38 M.R.S. §§ 341-D\(4\)](#) and [346](#); and the Maine Administrative Procedure Act, 5 M.R.S. § [11001](#).

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

Within 30 calendar days of the date of: (1) a final license decision of the Commissioner; or (2) a Clean-up and Response Fund decision, an aggrieved person may appeal to the Board for review of that decision.

"Aggrieved person" means any person whom the Board determines may suffer a particularized injury as a result of a Commissioner's license decision or a Clean-up and Response Fund decision. A complete appeal must be received by the Board no later than 5:00 p.m. on the 30th calendar day of the decision being appealed. With limited exception, untimely appeals will be dismissed.

HOW TO SUBMIT AN APPEAL TO THE BOARD

An appeal to the Board may be submitted via postal mail or electronic mail (e-mail) and must contain all signatures and required appeal contents. An electronic filing must contain the scanned original signature of the appellant(s). The appeal documents must be sent to the following address.

Chair, Board of Environmental Protection
c/o Board Clerk
17 State House Station
Augusta, ME 04333-0017
Clerk.BEP@maine.gov

The DEP may also request the submittal of the original signed paper appeal documents when the appeal is filed electronically. The risk of material not being received in a timely manner is on the sender, regardless of the method used.

At the time an appeal is filed with the Board, the appellant must send a copy of the appeal to: (1) the Commissioner of the DEP (Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333-0017); (2) the licensee, if the appellant is not the licensee; and (3) if a hearing was held on the application, any intervenors in that hearing proceeding. For appeals of Clean-up and Response Fund decisions made by the State Fire Marshal, the appellant must also send a copy of the appeal to the State Fire Marshal. **Please contact the Board Clerk at clerk.bep@maine.gov or DEP staff at 207-287-7688 with questions or for contact information regarding a specific license or Clean-up and Response Fund decision.**

REQUIRED APPEAL CONTENTS

A written appeal must contain the information specified in Chapter 2, section 23(B) or section 24(B), as applicable, at the time the appeal is submitted. **Please carefully review these sections of Chapter 2**, which is available online at <https://www.maine.gov/sos/cec/rules/06/chaps06.htm>, or contact the Board Clerk to obtain a copy of the rule. Failure to comply with the content of appeal requirements may result in the appeal being dismissed pursuant to Chapter 2, section 23(C) or section 24(C).

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with the administrative record.* Generally, the record on which the Board decides an appeal is limited to the record prepared by the agency in its review of the application, any supplemental evidence admitted to the record by the Board Chair and, if a hearing is held on the appeal, additional evidence admitted during the hearing. A person who seeks to appeal a decision to the Board is encouraged to contact the DEP (or State Fire Marshal for Clean-up and Response Fund decisions made by that agency) to inspect the record before filing an appeal.
2. *Be familiar with the applicable rules and laws.* An appellant is required to identify the licensing criterion or standard the appellant believes was not satisfied in issuing the decision, the bases of the objections or challenges, and the remedy sought. Prior to filing an appeal, review the decision being appealed to identify the rules and laws that are applicable to the decision. An appellant may contact the DEP or Board staff with any questions regarding the applicable rules and laws or the appeal procedure generally.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a separate stay of the decision is requested and granted (see Chapter 2, section 23(M)), the licensee may proceed with an approved project pending the outcome of the appeal. Any activity initiated in accordance with the approved license during the pendency of the appeal comes with the risk of not knowing the outcome of the appeal, including the possibility that the decision may be reversed or modified by the Board.
4. *Alternative dispute resolution.* If the appeal participants agree to use mediation or another form of alternative dispute resolution (“ADR”) to resolve the appeal and so notify the Board, the Board will not hear the matter until the conclusion of that effort, provided the participants engaged in the alternative dispute resolution demonstrate satisfactory progress toward resolving the issues. See Chapter 2, section 23(H) or contact the Board Executive Analyst (contact information below) for more information on the ADR provision.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will acknowledge receipt of each appeal and develop a service list of appeal participants and any interested persons for use in the appeal proceeding. Electronic mail (e-mail) is the preferred method of communication during an appeal proceeding; however, the Board reserves the right to require paper copies of all filings. Once the Board Chair rules on the admissibility of all proposed supplemental evidence, the licensee (if the licensee is not the appellant) may respond to the merits of the appeal. Instructions specific to each appeal will be provided in correspondence from the Board Executive Analyst or Board Chair.

Generally, once all filings in an appeal proceeding are complete, the DEP staff will assemble a packet of materials for the Board (Board packet), including a staff recommendation in the form of a proposed Board Order. Once available, appeal participants will receive a copy of the Board packet and an agenda with the meeting location and start time. Once finalized, the meeting agenda will be posted on the Board's webpage <https://www.maine.gov/dep/bep/index.html>. Appeals will be considered based on the administrative record on appeal and oral argument at a regular meeting of the Board. *See Chapter 2, Section 23(I).* The Board may affirm all or part of the decision under appeal; affirm all or part of the decision under appeal with modifications, or new or additional conditions; order a hearing to be held as expeditiously as possible; reverse the decision under appeal; or remand the decision to the Commissioner or State Fire Marshal, as applicable, for further proceedings.

II. JUDICIAL APPEALS

The filing of an appeal with the Board is not a prerequisite for the filing of a judicial appeal. Maine law generally allows aggrieved persons to appeal final license decisions to Maine's Superior Court (*see 38 M.R.S. § 346(1); Chapter 2; 5 M.R.S. § 11001; and M.R. Civ. P. 80C*). A judicial appeal by a party to the underlying proceeding must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other aggrieved person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. *See 38 M.R.S. § 346(4), the Maine Administrative Procedure Act, statutes governing a particular license decision, and the Maine Rules of Civil Procedure for substantive and procedural details applicable to judicial appeals.*

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal procedure, for administrative appeals contact the Board Clerk at clerk.bep@maine.gov or 207-287-2811 or the Board Executive Analyst at bill.hinkel@maine.gov or 207-314-1458, or for judicial appeals contact the court clerk's office in which the appeal will be filed.

Note: This information sheet, in conjunction with a review of the statutory and rule provisions referred to herein, is provided to help a person to understand their rights and obligations in filing an administrative or judicial appeal, and to comply with notice requirements of the Maine Administrative Procedure Act, 5 M.R.S. § 9061. This information sheet is not intended to supplant the parties' obligations to review and comply with all statutes and rules applicable to an appeal and insofar as there is any inconsistency between the information in this document and the applicable statutes and rules, the relevant statutes and rules apply.

STAFF REVIEW COMMITTEE AGENDA
Brunswick Town Hall - Room 206
85 Union Street
WEDNESDAY, JULY 12th, 2023 @ 10:00 A.M.

There is an opportunity to attend this meeting in person or via Zoom

How to watch and comment via Zoom:

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/83653133726?pwd=d0VHOWFyQU5zMUD3a0pnUjk0eHNIZz09>

Passcode: 6K080X

Or **One tap mobile:**

US: +13017158592,88452558965#,,,*442223# or +13092053325,,88452558965#,,,*442223#

Or **Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 876 9923 or +1 646 931 3860 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 836 5313 3726

Passcode: 570173

International numbers available: <https://us02web.zoom.us/u/kd9fv59KV>

All votes to be taken via roll call.

The public may provide comment via email (fmaloney@brunswickme.org) prior to the meeting, OR they may provide live comment at the meeting via Zoom or in person.

1. **Case No. 23-030 – 305 Bath Rd – Multifamily Site Amendment:** The Staff Review Committee will review and provide a recommendation to the Planning Board for a **Major Development Review Final Plan** application submitted by A.R. Building Company for a multi-family residential development and site plan modification for case #22-009. The subject property is located at 305 Bath Rd (Map 45, Lot 34) and 0 Bath Road (Map 45 Lots 2C) and within the **Growth Mixed Use 1 (GM1) Zoning District** and **Growth Industrial (GI) Zoning District**.
2. **Case No. 23-032 – 0 Lisbon Rd – Jones Farm Subdivision:** The Staff Review Committee will review and provide a recommendation to the Planning Board for a **Major Development Review Subdivision Sketch Plan** application submitted by Belanger Engineering, on behalf of the property owner, Bob Walton (Ray Labbe & Sons), for a 13-lot residential subdivision. The subject property is located at 0 Lisbon Rd (Map 1, Lot 70) and within the **Rural Farm and Forest (RF) Zoning District**.
3. **Other Business**



Town of Brunswick, Maine
DEPARTMENT OF PLANNING &
CODES
85 UNION STREET, BRUNSWICK, ME 04011

Planning Board Meeting Agenda
Brunswick Town Hall
85 Union Street – Council Chambers
Tuesday, August 8th, 2023 @ 6:00 PM

There is an opportunity to attend this meeting in person or view the meeting via Zoom, TV 3, or live stream.

How to watch and comment via Zoom:

<https://www.brunswickme.org/313/Brunswick-Cable-TV3>

Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

How to watch via TV3 or Live Stream:

The link to view or listen to the meeting on TV3 (Channel 3 on Comcast) or via live stream from the Town's website: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

All Votes to be Taken Via Roll Call

The public may provide comment via email (nthomsen@brunswickme.org) prior to the meeting OR they may provide live comment at the meeting via Zoom or in person.

1. **Case No. 23-022 – 38 East Marginal Rd – Recreational Dock:** The Planning Board will review and act on a **Major Development Review Sketch Plan** application submitted by Atlantic Environmental, LLC on behalf of the property owners, Wynn Segall and Anna Jenefsky, for a recreational dock. The property is located at 38 East Marginal Rd (Map MP1, Lot 11) and within the **Rural Protection Stormwater Overlay (RPSMO)**, **Shoreland Protection Overlay (SPO)**, **Shoreland Protection Overlay Resource Protection (2 Acres, 20% Steep Slope) (SPO-RP)**, and **Special Flood Hazard Area** overlays.
2. **Case No. 23-024 – 305 Bath Rd – Multifamily Site Amendment:** The Planning Board will review and act on a **Major Development Review Final Plan** application submitted by A.R. Building Company for a multi-family residential development and site plan modification for case #22-009. The subject property is located at 305 Bath Rd (Map 45, Lot 34) and 0 Bath Road (Map 45 Lots 2C) and within the **Growth Mixed Use 1 (GM1) Zoning District** and **Growth Industrial (GI) Zoning District**.
3. **Case No. 23-029 – 0 Adams Rd – Solar Array:** The Planning Board will review and act on a **Condition Use Permit** application submitted by Thomas Moore for a twenty-four (24) -panel ground-mounted solar array. The subject property is located at 0 Adams Rd (Map 43 Lot 29) and within the **Rural Protection 1 (RP1) Zoning District** and **Rural Protection Stormwater Management Overlay (RPSMO)**, **Shoreland Protection Overlay (SPO)**, **Shoreland Protection Overlay Recourse Protection (SPO-RP 2 Acre, 20% Steep Slope)**, **Shoreland Protection Overlay**

This agenda is mailed to owners of property within 200 feet of proposed development sites and 300 feet for Conditional Use or Special Use Permits. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

Resource Protection (SPO-RP FEMA 100 Floor [Tidal River]), Shoreland Protection Stream Protection Subdistrict (SPO-SP), and Special Flood Hazard (FEMA) overlays.

4. **Case No. 23-032 – 0 Lisbon Rd – Jones Farm Subdivision:** The Planning Board will review and act on a **Major Development Review Subdivision Sketch Plan** application submitted by Belanger Engineering, on behalf of the property owner, Bob Walton (Ray Labbe & Sons), for a 13-lot residential subdivision. The subject property is located at 0 Lisbon Rd (Map 1, Lot 70) and within the **Rural Farm and Forest (RF) Zoning District**.
5. **Case No. 23-034 – 410 River Road – Androscoggin River Crossing Water Main Project II – Sketch:** The Planning Board will review and act on a **Major Development Review Sketch** application submitted by Wright-Pierce, on behalf of the Brunswick/Topsham Water District, to install a transmission water main underneath the Androscoggin River. The subject property is located at 410 River Road (Map 15 Lot 36) and within the **Rural Farm and Forest (RF) Zoning District** and within the **Special Flood Hazard Area (FEMA), Shoreland Protection Overlay (SPO), Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP), FEMA 100 Flood [Tidal-River] (SPO-RP), Shoreland Protection Overlay – Rural Protection 2 Acre, 20% Steep Slope (SPO-RP), and the Aquifer Protection 1 (APO 1) overlay zones.**
6. **Case No. 23-034 – 410 River Road – Androscoggin River Crossing Water Main Project II – Final:** The Planning Board will review and act on a **Major Development Review Final** application submitted by Wright-Pierce, on behalf of the Brunswick/Topsham Water District, to install a transmission water main underneath the Androscoggin River. The subject property is located at 410 River Road (Map 15 Lot 36) and within the **Rural Farm and Forest (RF) Zoning District** and within the **Special Flood Hazard Area (FEMA), Shoreland Protection Overlay (SPO), Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP), FEMA 100 Flood [Tidal-River] (SPO-RP), Shoreland Protection Overlay – Rural Protection 2 Acre, 20% Steep Slope (SPO-RP), and the Aquifer Protection 1 (APO 1) overlay zones.**
7. **Case No. 23-015 – 125 Howards Pt Ln – Howard's Point Subdivision:** The Planning Board will review and act on a **Major Development Review Subdivision Final Plan** application submitted by Sitelines, PA on behalf of the property owners, Lisa Evans and Jeffrey Smith for a residential subdivision/ lot split. The subject property is located at 125 Howards Pt Ln (Map 43, Lot 10) within the **Rural Protection 1 (RP1) Zoning District** and within the **Special Flood Hazard Area (FEMA), SPO (Shoreland Protection Overlay), SPO-RP (FEMA 100 Flood [Tidal-River]), SPO-RP (2 Acre, 20% Steep Slope), and Rural Protection Stormwater Management Overlay (RPSMO) overlays.**
8. **Case No. 23-028 – 0 Pennell Way Map Amendment – SPO-SP:** The Planning Board will host a **PUBLIC HEARING** to review and act on a zoning map change for 0 Pennell Way (Map 32, Lot 46) regarding an SPO-SP (Shoreland Protection Overlay – Stream Protection Sub-District) overlay.
9. **Case No. 23-037 – 74 Neptune Dr – Zoning Change Request Workshop:** The Planning Board will host a **PUBLIC HEARING** to review and act feedback on a zoning change request for 74 Neptune Dr (Map 40, Lot 751) from Growth Residential 1 (GR1) to Growth Mixed-Use 7 (GM7).
10. **Case No. 23-038 – Uses in Growth Residential 1 (GR1) – Zoning Ordinance Text Amendment Workshop:** The Planning Board will host a **PUBLIC HEARING** to review and act on a zoning ordinance text amendment to permit offices in the Growth Residential 1 (GR1) zoning district.
11. **Case No. 23-039 – Contract Zoning – Zoning Ordinance Text Amendment:** The Planning Board will host a **PUBLIC HEARING** to review and act on a zoning ordinance text amendment submitted by the Town of Brunswick to add an option for contract zoning into the ordinance.
12. **Case No. 23-040 – 125 Church Rd Map Amendment – SPO-SP:** The Planning Board will host a **WORKSHOP** to review and provide feedback on a zoning map change for 125 Church Rd (Map U32, Lot 2) regarding an SPO-SP (Shoreland Protection Overlay – Stream Protection Sub-District) overlay.

13. Other Business

14. Adjourn

4. Adjourn

Town of Brunswick

PLANNING & CODES

Committee:	Staff Review Committee		
Date of Meeting:	July 16, 2025	Time:	10:00 AM
Minutes Prepared By:	Susan Karnes, Administrative Floater	Location:	Town Hall, Council Chambers / Zoom
1. Purpose of Meeting (Weekly meeting, Training, Workshop, etc....)			
Weekly meeting			

2. Attendance

Staff:	Julie Erdman, Planning & Development Director Ryan Leighton, Director of Public Works Matthew James, Land Use Planner Jimmy Dealaman, Principal Planner Sally Costello, Director of Economic Development Chrissy Adamowicz, Project Manager, Economic Development Taylor Burdin, Code Enforcement Officer/Zoning Administrator Trey Crews, Town Engineer Josh Shean, Deputy Fire Chief Taylor Burns, Town Assessor Paul Hansen, Patrol Commander
Non-SRC Staff:	
Applicants:	Christopher S. Belanger, P.E., Belanger Engineering
Public:	

3. Meeting Agenda

Case No. 25-001 – Jones Farm Estates: The Staff Review Committee will review and make a recommendation to the Planning Board on a Major Development Review Sketch/Final Plan application submitted by Belanger Engineering on behalf of Bob Walton of Labbe Construction and the property owner, Jones Farm Estates, LLC, for a phased 13-lot subdivision. The subject property is located on Lisbon Road (Map 1, Lot 70) and within the Rural Farm and Forest (RF) Zoning District.

4. Discussion, Decisions, Issues

Christopher Belanger: Hi, my name is Chris Belanger, I was late. I had no idea I was on today's agenda, and I think that was my bad. It's a 13-lot subdivision off of Lisbon Road Jones Farm Estates, LLC is putting it together. Bob Walton is the owner. The 13 lots we built in two phases. Approximately 650 feet of road will be built in phase one. We'll have a temporary turnaround on lot five for that access until the road is extended across the street to serve the rest of the lots.

We have obtained EP permit for this project. We were back over a sketch probably a year and a half ago, so it was quite a while. So now that we've obtained our permits and updated our soils and

information, we submitted it back to the town. So, I'll answer any questions you might have if you have any.

Paul Hansen: No questions.

Ryan Leighton: Just confirming the intent is for this to remain a private road. **Christopher:** Yes. It'd be 20 feet wide, a private road. It'd be gravel. There'll be a section that'll be paved, crossing the stream so we can get our drainage to the pump. **Ryan:** We'll just want to work out the agreement when there's a homeowner's association for trash pickup, if you want the trash truck to go down that road. Otherwise, they'll need to bring trash and recycling out to Lisbon Road. **Christopher:** Okay.

Chrissy Adamowicz: No questions.

Sally Costello: Hi. I just have a quick question about whether or not you've kind of thought through the price points of these just getting to the affordability. Are they market rate? **Christopher:** I assume they are market rate. I haven't talked to the owner about that at all, as far as affordability goes. He wanted in traditional single-family lots. **Sally:** Okay. You're under the threshold for the inclusionary zoning, but I just was curious if you had a price point. Thank you. **Christopher:** I can ask. I don't know off the top of head. **Sally:** Okay. Thank you.

Taylor Burns: I just have a couple comments. One, I see the secondary road that comes off of the proposed Jones Farm Road. You have listed the proposed name listed as Eagle Ridge Drive. We do have another name, what was it? Eagle Brook Lane in town. So that might be a little conflicting, so we might want to think about another name option for that.

And then my question is do you have an idea of where mailboxes would be located. **Christopher:** Traditionally right off the driveways? We can kind of show the driveways if you'd like. I was kind of letting the developers or the owners dictate where they want to put it on the right or the left side. **Taylor:** We may just want to talk with the post office too, because if this is going to be a private road, I don't know that they'll be going down the road to deliver mail. It might have to be up at the Lisbon Road point. **Christopher:** Okay. In a box or some sort, something like that. **Taylor:** Yep. In a box. So then just at that point, just making sure people have enough access to pull off to the side to for deliveries and to pick up. **Christopher:** Yeah. A turnout with a box, something like that. Yep. If we have to do it. Okay. **Taylor:** And other than that, I'm good.

Trey Crews: A couple of minor comments. First thanks for including the calculations on the 50 and a hundred-year storm and meeting them even though you weren't required to. That's nice that you included it already. I like that you're including a streetlight at the intersection. Technically your dead-end drive goes over 1500 feet, so you should be asking for a waiver from the 1500 max, which I am in support of. You're close enough. I don't have an issue with going over. I don't know if Fire has any thoughts on that either.

And Ryan mentioned earlier the homeowner's agreement. Because it's a gravel drive, you're required to provide that agreement and record it, and that should cover maintenance of the road and including contributing cost. And I'll need you to provide an estimate on quantities and estimated price of all the road and stormwater improvements for a performance guarantee. And I believe that's all my comments.

Jimmy Dealaman: Chris, I just had one question. At this point, does so will each lot have its own well and septic system? **Christopher:** Yes, sir. **Jimmy:** Okay. Have you guys already confirmed that the water quality is acceptable? Is that included? **Christopher:** We got a well study done and

we got some test bits out there for septic suitability. And it's included in the packet, I believe. **Jimmy:** Okay, great. That's all my comments for now. Thanks.

Matthew James: Alright. I have a couple comments. I think they're largely kind of administrative ones. Sorry, I'm trying to find my notes here. Here we go. The application form has not been signed by the applicant or property owner yet, so that will need to be done. It looks like you've submitted the deed for Jones Farm, LLC, but not Jones Farm Estate, LLC. So, we will need book and page 3 8 0 0 7 2 3 4. I don't think I saw that one in there. And there was a transfer. And that would be in line with the applications and everything, all your documentation is for Jones Farm State, LLC. I believe the covenants might need to be reviewed by the town attorney, so we will need a, or we would like a Word document version of the covenants so that she can make edits to that and get it back to you.

You have not submitted, I think you requested a waiver for the lighting plan. I can't say for certain, but we have some board members that are concerned with lighting. So, they might want to see more details on that because you're asking for sketch final you might not really have as much of an opportunity to get feedback from the board and do anything about it. It might be worth just doing a small lighting plan for that streetlight at the intersection. Were you planning on including lighting anywhere else along the road? **Christopher:** I was not planning on it. **Matthew:** Yeah. So, it might be easy enough to just do a small lighting plan for that one fixture. **Christopher:** Okay.

Matthew: This is more of a question for Trey actually, but lots 12, 13 and 8 are on hammerheads for the turnarounds. Eight's driveway, lot eight's driveway is coming off opposite from the part of the hammerhead. Is that allowed? **Trey:** I'm sorry, can you repeat your question while I pull this back up? **Matthew:** Lot eight has a driveway coming off. I believe that's a driveway coming off the hammer head there. Although I'm not exactly sure what it is. **Christopher:** It's supposed to be a driveway. A theoretical driveway where you could put it, I guess. **Trey:** Yeah, that's fine. I like it where it's lined up like that. Also, if you could go ahead and put no parking fire lane signs in your turnaround just so people know not to park in those or store trash and similar.

Matthew: And on lot 13, it might be worth putting a note that the access has to come from the road and not the turnaround area. **Trey:** Yeah, that's correct. By ordinance, you're not allowed to put your driveway on the turnaround itself. It needs to be, I think, 50 feet offset. **Matthew:** Yeah. So that would be a little bit away from that. And it would probably be good to just have a note on the plan saying that the future homeowner isn't allowed to put a driveway there. **Christopher:** For lot 12 now? **Matthew:** Lot 13, I think. Yeah. My one other comment is that we're trying to do this on every project, for your mulch when you're doing erosion control. We do not want to see asphalt tackifiers. So, if you could remove that from the erosion control plans. I don't know how many times it appears on the plan, but I did see it at least once.

We have one member of the board that had comments but is not here today. Ashley, she's our environmental planner. She's planning on getting comments to you by the end of the week, and I'll email those over to you. So, she might have additional comments. Otherwise, that's it for me.

Julie Erdman: Hi Chris. I wanted to mention the town engineer had brought up getting a cost estimate for the road improvements and storm water. We would also need a draft performance guarantee. So whatever method you intend to use, whether it be a letter of credit or escrow or bond or whatever, we would need a draft of that to go to planning board.

Christopher: We did do a draft. It's on pages 25 to 29. **Julie:** Perfect. Thank you. I missed it. **Christopher:** That's basically the Bath Institution letter of credit that does have the project cost, but we can get you a cost estimate as well. **Julie:** Terrific. Okay. And then I saw the financial capacity letter, but I didn't see the cost breakdown for the project. Was that in there? **Christopher:** On page

25. It looks like the amount was 1.1 million, if that's what you're asking for. **Julie:** Right. That's part of the financial capacity letter, but do you have an actual cost breakdown for the project? **Christopher:** I can get it from Labbe. They did it. **Julie:** Okay. That would be great. And then I was wondering if you intend to have, or the applicant if they intend to have any signage along Lisbon Road, you know, just like a sign showing the subdivision name or something. **Christopher:** I can ask the owner if he wants to do something like that under a separate approval type of thing. But he hasn't mentioned it and I'll find out, I'll ask. **Julie:** Okay. I'm just thinking if that was something they wanted to do, it could be included normally you know, we would have that as part of the site plan. You might want to do some plantings around it, that kind of thing. **Christopher:** Okay. Let me check with him.

Julie: My last question is. The open space, were these easements/the easement intended to be held by the town? **Christopher:** Well, I think the lot would be owned by the owners and with an easement to the town. **Julie:** Okay. If that is so we would want to send this to the conservation commission then for their review for the town to accept the easement. So that'll be something we'll need to schedule before it goes to planning board as well. **Christopher:** Okay. Now would. Put me on an agenda or do I need to submit something? **Julie:** Yes. I'll find out when that'll go and we'll be in touch with you and let you know when you'll be on the agenda. And that's all I've got.

Taylor Burdin: And I only had one nitpicky thing on page 47 of your application narrative under the Dimensional in density standards under max Impervious surface required for open space developments for rf, you have 80% and that should be not applicable. And that's it. Okay. Thank you. Mm-hmm.

Josh Shean: And I'm all set. I think Trey covered most of the things I might have had concerns with. So we're all set.

Matthew James: Alright, great. Do we have any public comment? Nobody's attending. Alright. Thank you, Chris, for being able to make it. I'm glad you were able to be here. **Christopher:** I apologize for being late. **Matthew:** That's all right. Do you have any other questions for us? **Christopher:** I do not. Will there be a list of these questions? I wrote down as much as I could recall here, but is there a list I could get? **Matthew:** We will be taking minutes of the meeting. Perfect. And everything is transcribed in SRC minutes, so it should all be on there. I don't know exactly when those will be done. It's usually within a week. But if you have specific things you're wondering about, feel free to ask me and I can get them to you. **Christopher:** Great. Great. I think I got most of it, but I just want to make sure we catch it all. Yep, yep. **Trey:** The recording of the meeting is also on the website posted shortly after this. **Christopher:** Okay, good. Thank you. Yep. **Matthew:** Alright. If that's everything then I'd like to do a motion. We'll have to do a motion to send this to planning board as sketch final. Do we want to have any discussion about doing so?

Trey Crews: A motion to send to planning board as sketch and final second. (*Taylor Burns seconded*)

Julie Erdman: Now, if anyone has any discussion.

Trey Crews: Move to vote.

Matthew James: All right. Yeah, we'll take a vote to move that to sketch final to the planning board then. All in favor? I think probably start over. Overall roll, roll call.

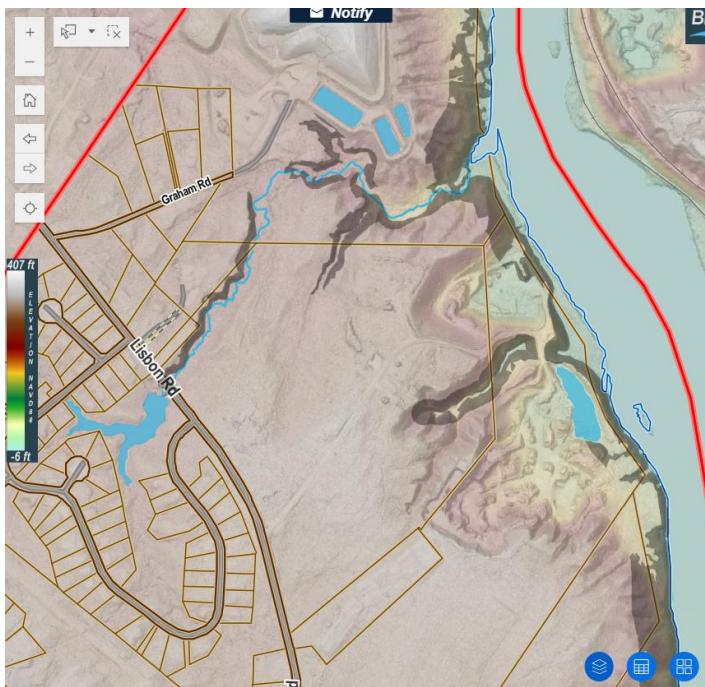
Start with Ryan Leighton. Yes. It looks like Paul is no longer here with us, so we'll move into the room with Chrissy. I don't get a vote. Sally Costello: Yes. Taylor Burns: Yes. Trey Crews: Yes. Jimmy

Dealaman: I'm not a voting member, Julie Erdman: Yes. Taylor Burdin: Yep. Josh Sheahan: Yes. Alright. That is unanimous of the members here.

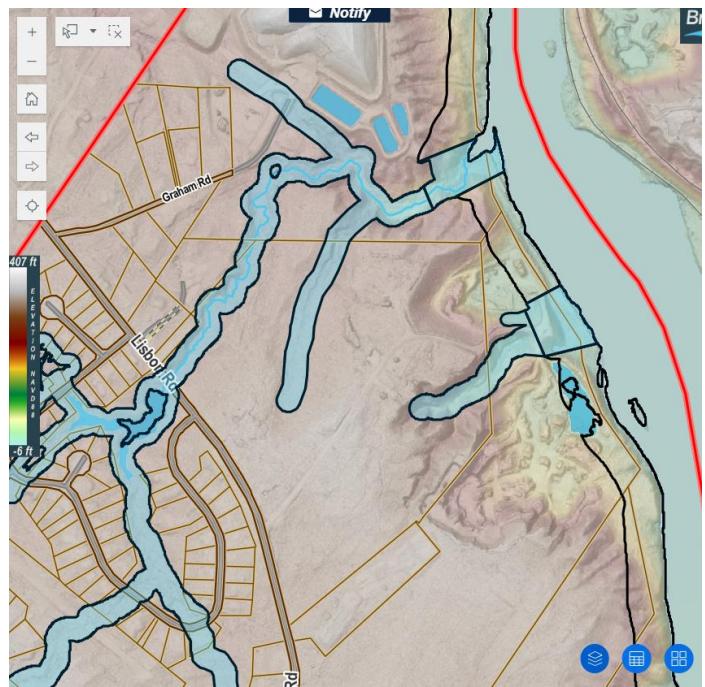
Alright. And with that I would like to adjourn the meeting.

2025 SRC PACKET – Jones Farm Subdivision

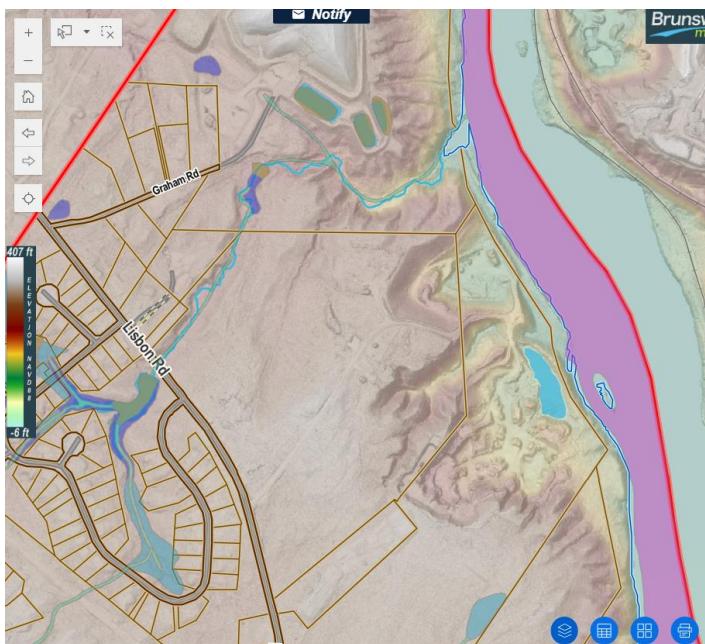
- Please note the distances of all setbacks on the proposed plan sets in accordance to Brunswick's zoning ordinances on plan sets. Confirm with Town Zoning Administrator that applicant's maps are correct and that placement of structures adheres to zoning requirements.
- (PG 3) applicant notes the DEP approved their permit request. Please provide a copy of their approval/stipulations noted in their response
- (PG 4, pg 118) Applicant states on pg 4 "The access roads create 1.07 acres of impervious area and 2.79 acres of developed area for this project. The roads will be private when complete," while on pg 118, under the stormwater narrative, the applicant states "The side road, Eagle Ridge Drive, will be 20' wide and serves 2-3 single family lots. The access roads create 1.07 acres of impervious area and 2.92 acres of developed area for this project." Please make sure numbers are consistent across the application.
- (PG 5, PG 49) Net site area calculated on pg 5 notes 26.03 acres while net site area on pg 49 says 26.11 acres. Please make sure numbers are consistent across the application.
- (PG 169 | PLAN SET, re: post construction revegetation)
 - (Point 2) Confirm w/ Town arborist appropriate, native species for grass, shrubs, and trees proposed for revegetation purposes).
 - (Point 3) To minimize pollution to ground water, staff recommends avoiding use of asphalt-based hydro mulch/photodegradable netting; natural alternatives are preferred in ecologically sensitive areas.
- (PG 33) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AND RESERVATION OF RIGHTS AFFECTING THE SUBDIVISION CALLED JONES FARM ESTATES IN THE TOWN OF BRUNSWICK, COUNTY OF CUMBERLAND, AND STATE OF MAINE
 - (pg 40, 1.19 – Animals) Please ensure that HOA laws are in agreement with State laws (specifically those related to the right to food). Bee keeping, apiaries, or keeping chickens should not be prohibited.
 - (pg 41, 2.1 – Creation of Open Space) Under this subsection, applicant states "Jones Farm Estates is a subdivision approved under the Town of Brunswick Zoning Ordinance. The Open Space in the Subdivision as shown on the Plan shall initially be retained by the Declarant subject to the terms & conditions set forth herein & on the Plan. Upon the initial sale of all Lots in the Subdivision or sooner, at the Declarant's option, such Open Space shall be conveyed to the Owners' Association, which shall accept title to the Open Space. Each Lot Owner shall have the right to the use such Open Space in common with the other Lot Owners for recreational purposes only, including hiking, walking, running or jogging, cross-country skiing, snowshoeing, birding or nature watching & similar uses, as provided in the Plan, subject to the peaceful enjoyment by other lot Owners of their Lots, the rights of all lot Owners to have access to & enjoyment of the Open Space areas, and the terms hereof. Subject to the Plan, no Lot Owner or any other person or entity shall erect any structures in or on any Open Space, store or leave any property or belongings in or on the Open Space, create any nuisance on any Open Space, or disturb in any way the condition, terrain or ecology of any Open Space. The Owners' Association may adopt rules and regulations regarding the Open Space during any period that the Open Space is owned by the Owners' Association that are not inconsistent with the terms hereof; all rules & regulations so adopted shall also be consistent with & not in violation of applicable Federal, State & local ordinances and/or provisions that apply to the Subdivision."
 - Should the applicant seek to have the Conservation Commission review their proposal for open space, 1) this referral/request to review must come from the Planning Board, and 2) the Commission will require proof of surveying for wildlife and vegetation (letters from agencies will not suffice; applicant must have surveys designed in accordance with IFW and MNAP and submit these results for their review to these agencies) as well as provide a copy of the wetland delineation report that includes proof of significant vernal pool surveys conducted during the appropriate timeframe. Once these surveys are completed, I would also like to review the results.
 - Clarification is requested as to whether the applicant intends to dedicate the open space as a conservation easement
- (PG 50 | 4.3 – Natural and Historic Areas | 4.3.1 Mapping of Natural and Historic Areas Requirements)
 - Applicant states "The proposed project is residential single-family house lots. The existing conditions have been mapped and located. The project creates 16.65 acres of open space which will preserve the existing and natural features of the site. A stream and wetland are located in open space easement A shown on the plan sheet C1. The stream drains a pond crossing Lisbon Road through the site, heading toward the Androscoggin River. These areas will not be impacted by this development. The project also creates open spaces easement B which includes forested wetlands and forested areas." Applicant should consider including maps from BWH and Town GIS system (copied and pasted below) so that the full extent of the impact on surrounding habitat may be well understood and considered.



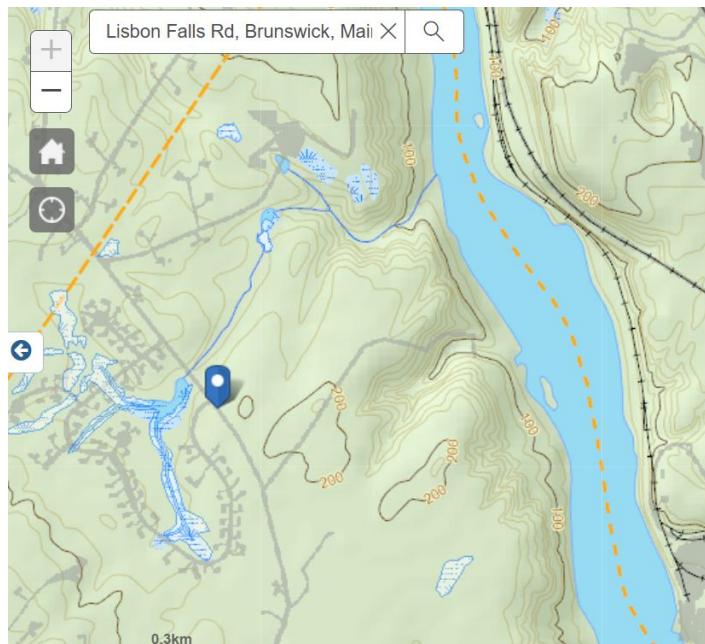
Town | SPO-RP Steep Slopes (dark grey shaded)



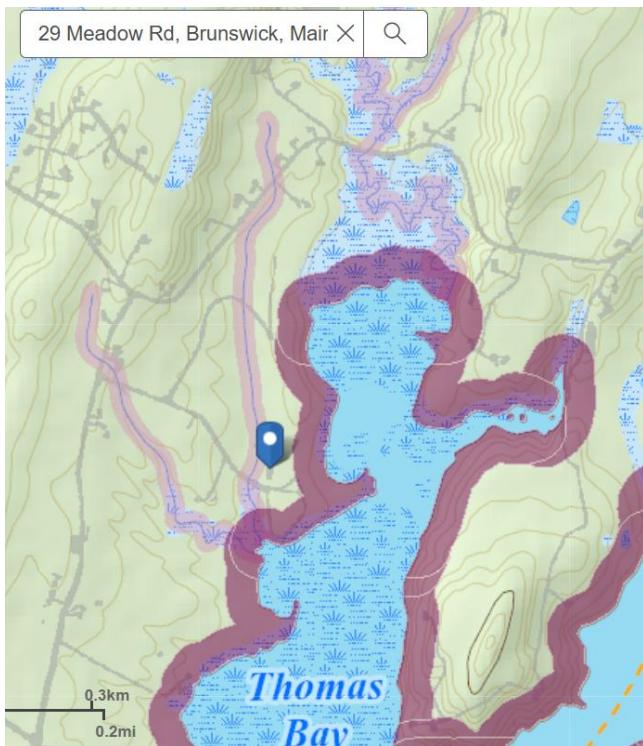
Town | Shoreland Protection Subdistrict, SPO-SP (blue fill, black line)



2017 National Wetlands Inventory, NWI 2017 (green fill)

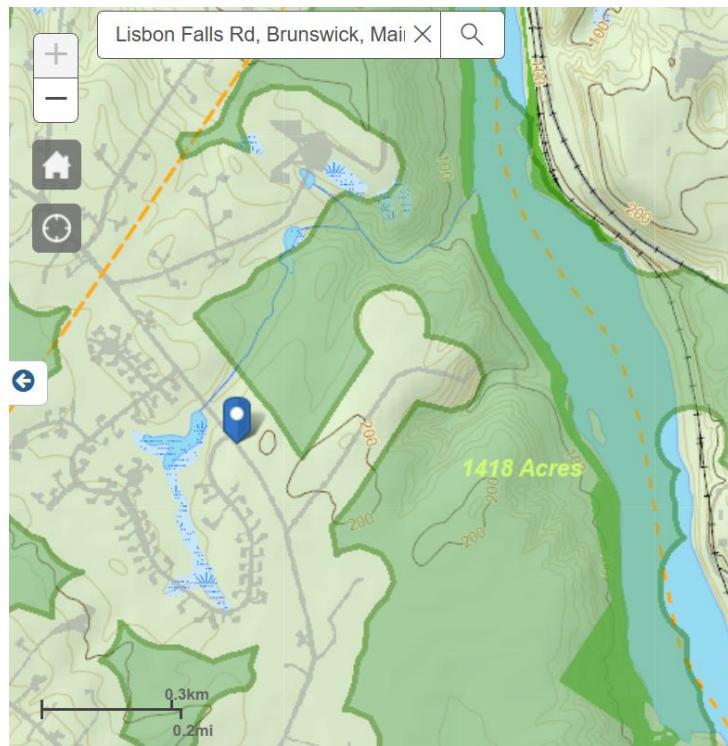


BWH National Wetlands Inventory (blue grass graphics)



BWH Aquatic Species and Habitats Maps

(magenta) Great Ponds, Rivers, and Coastal Buffer, 250ft
(light pink) Riparian Buffer | Stream Buffer, 75ft



BWH | Conservation and Connectivity Planning Resources

(green) Undeveloped Habitat Blocks

- (PG 50 | 4.3 – Natural and Historic Areas)

- (4.3.1 Mapping of Natural and Historic Areas Requirements)

- **Applicant has not provided sufficient documentation regarding their wetland delineation.** The applicant must provide a detailed report summarizing their efforts to conduct a wetland delineation; in this report please include/address wetland characteristics, overview of methods, summary of composition of wetland types, dominant soil and vegetation characteristics, associated location data, overview of sensitive plant species listed, interpretation of data collected, updated regulatory assessment of survey data as it impacts the proposed project, etc.
 - **A significant vernal pool survey should also be included** (test for significance of vernal pools identified must be done within the ecologically appropriate timeframe, as determined by the State).

- (4.3.4 Protection of Significant Plant and Animal Habitat) **Applicant states** “The proposed development will not have an undue adverse effect on important plant and animal habitats identified by the Maine Department of Inland Fisheries and Wildlife or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitat as identified by the Maine Natural Areas Program. Maine Natural Areas program was contacted in 2006 during the original subdivision and found there are no rare botanical features documented specifically within the project area.”

- **Staff requests updated letter from MNAP from current year.** Concerning the applicant's 2006 communications with MNAP, screenshots of said correspondence are provided below. Within the 2006 letter, MNAP states they have not surveyed the area and therefore cannot state with certainty that there is no significant plant habitat in the area; however, in their 2006 letter they did provide a list of plants documented within a 4-mile radius of the proposed property (a likely indicator some may exist within the proposed construction area). A qualified biologist should be contracted to perform a plant survey, and the results sent to MNAP for review.
 - **Please note, if the applicant intends to request review of proposed Open Space by Town Conservation Commission, the Commission will likely request updated letters with relevant agencies (at minimum);** should the applicant wish to dedicate open space as a conservation easement, the Commission will want to see updated surveys for significant plant & animal habitat, wildlife surveys, and updated wetland delineation/vernal pool survey.

- (continued – below are screenshots from 2006 MNAP letter, included in 2023 Sketch SRC application)

Rare or Exemplary Botanical Features in the Project Vicinity									
Documented within a four mile radius of the proposed subdivision, Jones Farm, Brunswick, Maine									
Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status
<i>Aletris farinosa</i> Unicorn Root	SX	G5	PE		<i>Mikania scandens</i> Climbing Hempweed		SH	G5	PE
<i>Bartsia paniculata</i> Screwstem	S1	G5	T		<i>Ophioglossum pusillum</i> Adder's Tongue Fern		S1?	G5	SC
<i>Bidens eatonii</i> Eaton's Bur-marigold	S2	G2	T		<i>Sagittaria filiformis</i> Narrow-leaf Arrowhead		S2	G4G5	SC
<i>Carex vestita</i> Clefted Sedge	S1	G5	E		<i>Sassafras albidum</i> Sassafras		S2	G5	SC
<i>Chenopodium berlandieri</i> Bosc's Goosefoot	S1?	G5T3T5	SC		<i>Sisyrinchium mucronatum</i> Michigan's Blue-eyed-grass		S3	G5	SC
<i>Cypripedium reginae</i> Showy Lady's-slipper	S3	G4	T		Streamshore ecosystem		S4	GNR	
<i>Lobelia siphilitica</i> Great Blue Lobelia	SX	G5	PE		Streamshore Ecosystem				
<i>Lonicera dioica</i> Mountain Honeysuckle	S1?	G5	E			3/20/2006			

- (also included in the 2023 Sketch SRC packet, screen shots from 2007 Pine Tree Engineering Letter RE: MNAP letter)

August 27, 2007

Robert L. Prue
Pine Tree Engineering, Inc.
53 Front Street
Bath, ME
04530

Project: Maine Natural Areas Program Survey
Jones Farm Subdivision
Brunswick, ME

Rob,

As requested we have reviewed the Rare or Exemplary Botanical Features listing resulting from the Maine Natural Areas Program (MNAP) letter from your office. We understand the identified botanical features listed were not documented on-site, however are known to occur in the vicinity of the proposed Jones Farm Subdivision. Without further field surveys, the following are based on comparisons between the MNAP listing and habitats present at the site with potential suitability for these species to survive.

Generally, the Jones Farm Subdivision Property has an active borrow pit, staging areas and access roads with surrounding forested areas. The site has a number of very steep ravines associated with streams draining toward the Androscoggin River. The freshwater (palustrine) wetlands are predominantly forested (PFO) with some scrub-shrub (PSS) areas present in the gently sloping portions of the site. The borrow areas are mainly found along the Androscoggin River terrace.

Rare, threatened or endangered (RTE) species were not documented during the wetland delineation field efforts. However, the MNAP listing was only reviewed after those efforts were completed. The following

Natural resources correspondence letters end without any follow up to MNAP – if the applicant is proposing a conservation easement component, MNAP should be contacted and assistance in constructing an appropriate survey of botanical features should be conducted. This is also true to wildlife surveys, wetlands, and vernal pools.

thirteen plant species occurred on the MNAP listing and considered for occurrence at the Jones Farm Subdivision:

***Aletris farinosa* (SX).** Unlikely to occur. Typically occur in sandy moist to dry open woods, (not shade tolerant), pond margins and waste places especially along seashores in Maine. Possibly extirpated in Maine.

***Bartsia paniculata* (S1).** Unlikely to occur. Typically occur in peat and wet sands of coastal, non-tidal and non-forested wetlands. Critically-imperiled in Maine resulting from extreme rarity or vulnerability to extirpation. The site would be considered at the limit of the plants hardiness range.

***Bidens eatonii* (S2).** Unlikely to occur. Typically occur in estuaries along tidal shores. Only a few occurrences documented in New England.

***Carex vestita* (S1).** Possibility to occur. Typically found in dry sandy (semi-open) deciduous woods, roadsides, waste places and power lines. Rare in Maine due to northern portion of its hardiness range.

***Chenopodium berlandieri* (SC).** Possibility for occurrence although very species specific. Typically, found in saline habitats and sandy waste places along the coast.

***Cypripedium reginae* (T).** Unlikely. Occurs in deciduous swamps, cedar (*Thuja*) swamps, calcareous bog and wet slopes.

***Lobelia siphilitica* (S1).** Possibility for occurrence. Typically, occurs in wooded swamps and wet meadows.

***Lonicera dioica* (S1?).** Unlikely for occurrence. Occurs in dry open woods of hardwoods or mixed forests, thickets and rocky banks. Critically-imperiled due to extreme rarity and vulnerability of extirpation. The Jones Farm site is at the northern edge of its hardiness range.

***Mikania scandens* (SH).** Unlikely to occur. Typically found in wooded swamps, stream-banks climbing on shrubs, open wetlands not coastal or river shores. Not documented or known to currently exist in Maine over the past 20 years.

***Ophioglossum pusillum* (S1?).** Possibility to occur. Typically, living in open moist meadows, wet acidic swales, old pastures and bogs. The species does not occur in coastal or river shores.

***Sagittaria filiformis* (S2).** Unlikely to occur. Known to thrive in shallow, swift waters or deep streams. However, typically found in shallow waters of slow moving streams.

***Sassafras albidum* (S2).** Possibility for occurrence. Typically found in woods, roadsides and old fields. In Maine, known to occur in the under story in mixed oak, maple and pine uplands where the forests are open. Rare.

***Sisyrinchium mucronatum* (S2).** Possibility for occurrence. Typically, occurs in fields, roadsides and waste places with full sun.

This summary provides the most "probable" of the rare plants listed to occur at the site. The described generalized habitats of these species are based on references found in the *Flora of The Northeast*, by Magee & Ahles, *Rare Plant Fact Sheets*, from MNAP-MDOC and the USDA NRCS *Plants Data Base*. These typical habitats were then correlated to site-specific habitats at the proposed Jones Farm Subdivision. Some of the plant species listed, typically occur along coastal environments rather than the inland location for the proposed project. However, a few of these species can occur in "sandy" landscapes as found in areas of the site and identified with the "possibility for occurrence". Please contact our office with any questions you may have regarding this summary.

- **(PG 83-85 | 2025 correspondence with IFW RE: Significant Vernal Pools)** Letter from IFW included within the final application states “At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Based on materials submitted to MDIFW, it appears a wetland delineation has occurred; if any potential vernal pools were identified during the delineation, we recommend these pools be surveyed for vernal pool significance. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review/verify vernal pool data prior to determination of significance.”
 - Please refer to prior comment requesting an updated wetland delineation report that includes a survey for significant vernal pools. If vernal pools are found to exist on the property, applicant must demonstrate plans to mitigate or avoid impacts, especially for any determined to be significant. Please submit vernal pool surveys for review by IFW once completed.
- **(pg 128 | Jones Farm Property Maintenance – Inspections during construction and post construction)**
 - Applicant should seek final approval of stormwater maintenance plan during/post construction, as well as HOA maintenance contract, should be reviewed and approval by Town engineer, Trey Crews before proceeding with construction. Records should be kept / available upon request.

Stormwater Narrative
Jones Farm
0 Lisbon Road, Brunswick, Maine

Belanger Engineering is preparing a Maine Stormwater Law Permit by Rule application for the Jones Farm residential subdivision project located on Lisbon Road in Brunswick, Maine. The project parcel is approximately 32.50 acres in size and is proposed to be subdivided into 13 residential parcels. The property is located on Town of Brunswick Tax Map 1 Lot 70. Jones Farm Estate LLC owns the property.

The house lots will be accessed by a new main access road, 20' wide, Jones Farm Road which is approximately 1000', includes a hammerhead turnaround at the end of the road. The side road, Hay Stack Lane, will be 20' wide and serves 2-3 single family lots. The access roads create 0.88 acres of impervious area and 2.29 acres of developed area for this project. The roads will be private when complete.

The residential single-family house lots are not required to be treated but are included in the HydroCAD stormwater calculations. We have assumed each lot will have 0.10 acres of impervious area and 0.25 acres of developed area in the calculations. The lot development creates 1.30 acres of impervious area and 3.25 acres of developed area.

DEP Jurisdiction: The proposed project includes the development of 0.88 acres of road impervious area and the creation of 2.29 acres of road developed area. The project does not trigger the DEP Site Law for the development of 13 house lots on a parcel more than 30 acres. The project is not within an urban impaired stream or a severely blooming lake. This project triggers the Stormwater Law Permit by Rule for the creation of less than 1 acre of road impervious area. As a result, the Basic Standards only apply to this project. See Section 4A of the Chapter 500 Rules, pages 4&5. The Town of Brunswick will also require the Flooding Standard be met. The Town code requires a minimum sliding scale quality treatment. Table 4.5.4.C requires 70% impervious capture and 60% developed area capture for this project. Flooding and water quality calculations have been included in the report.

Basic Standards

1. Erosion and sedimentation control plan – See Appendix A of Chapter 500 Rules
2. Inspection and Maintenance Plan – See Appendix A and B of Chapter 500 Rules
3. Housekeeping – See Appendix C of the Chapter 500 Rules

General Standards – Town Water Quality

1. Narrative
2. Drainage Plans
3. Calculations
4. Details, designs, and specifications for Wet Ponds, Filter Ponds, and Buffers.

Flooding Standards – Town Review Standards

1. Stormwater Management System must detain, retain, or result in infiltration of stormwater for the 2, 10, 25 storms such that the peak flows do not exceed “pre-development” conditions.

Existing Conditions

Ray Labbe and Sons currently own 79.44 acres along Lisbon Road in Brunswick. The property includes an existing gravel pit and construction access. The developer wants to keep and maintain the pit areas. Approximately 32.50 acres is located adjacent to Pit Road and is proposed to be developed. Jones Farm is a previously approved subdivision that was never built and has since expired. The roads were cut post approvals but no further development moved forward at the time. The tax maps still show the old approved lot lines.

Wetlands and existing topography are shown on the pre-development and existing conditions plan. The remaining site areas are currently wooded. The watershed pre development existing conditions are listed in the chart below.

Subarea	Pre-Development Watershed Areas										
	Total Area	Total Area	Existing Impervious	Existing Impervious	Existing Lawn	Existing Lawn	Existing Pit	Existing Woods	Existing Woods	Existing Woods	
			Off Site	On Site	Off Site	On Site	PSG	B	C	D	
	S.F.	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
1S	890665	20.45	0	0	0	0	4.12	3.94	11.49	0.90	
2S	832099	19.10	0.46	0.3	0.46	0.3	1.91	0.94	12.71	2.02	
3S	1223438	28.09	0	0.38	0	0.38	0.00	8.88	17.49	0.96	
4S	239386	5.50	0	0.38	0	0.38	3.64	0.25	0.85	0.00	
5S	654490	15.03	0.28	0.29	0.28	0.29	0.00	1.85	7.52	4.52	
Totals		88.16	0.74	1.35	0.74	1.35	9.67	15.86	50.05	8.40	

These watersheds and subcatchment drainage areas are defined in the Stormwater Model as shown on the HydroCAD diagrams. Full-size drainage plans and stormwater calculations for the pre and post developed site conditions are included with this report. Refer to the HydroCAD diagrams, calculations, report and drainage plans for modeling assumptions, subcatchments, flowpaths, drainage reaches, etc. Road and Lot areas are included in the quantity calculations. The lot development areas for this project are not required to be treated per Maine DEP stormwater law rules as it does not trigger the Maine DEP site Law.

This project roads are required to meet Basic Standards of Maine DEP Chapter 500 Stormwater Rules. A Maine DEP permit by rule is required for this project for the creation of less than 1 acre of impervious area. The Town of Brunswick requires the flooding standards be maintained so it is included with this report. The Town also requires a sliding scale water quality standard which requires capture and treatment of 70% of the site impervious area and 60% of the site developed area. The Maine DEP permit by rule does not require the flooding or General standards be met. However, the project was designed to meet the Maine DEP General Standards and Flooding standards which meets or exceeds the standards required by the Town of Brunswick.

Runoff calculations were performed for the 2-year, 10 year and 25 year storm events in accordance with Town requirements for Flooding Standards. Results of the calculations are shown in the Summary Tables submitted with this report. Complete HydroCAD reports were generated for the 2-year, 10-year, and 25-year storm events with summary descriptions of all nodes and subcatchments, etc.

The Post Development conditions evaluate the “new” changes resulting from the project development and maintains the existing pre development runoff peak flow rates at property boundaries.

Portions of the pit and property areas abut the Androscoggin River. A couple of reaches pass through the boundary and discharge to the Androscoggin River approximately 1200' downstream. All runoff from the site eventually drains to the Northeast (Reach 1R and 2R) through on site forested wetlands. Reaches 3R, 4R, and 5R are other portions of the property that are not being developed at this time. Runoff eventually reaches a no name stream and discharges into the Androscoggin River. The Androscoggin River discharges directly into the ocean. We used the S. C. S. method for computing peak runoff rates. All supporting data and calculations are submitted with this report.

Proposed Conditions

The units will be accessed by a new main access road, 20' wide, Jones Farm Road which is approximately 1110', includes a hammerhead turnaround at the end of the road. The side road, Hay Stack Lane, will be 20' wide and serves 4 single family lots. The access roads create 0.88 acres of impervious area and 2.29 acres of developed area for this project. The roads will be private when complete.

The residential single-family house lots are not required to be treated but are included in the HydroCAD stormwater calculations as required by stormwater law development. We have assumed each lot will have 0.10 acres of impervious area and 0.25 acres of developed area in the calculations. The lot development creates 1.30 acres of impervious area and 3.25 acres of developed area.

This report, calculations and supporting plans supporting the development expansion is attached.

Project Location: The project is located off Lisbon Road in Brunswick, Maine.

Surface water on or abutting the site: Stormwater from the site flows through on site wetlands and discharges into the Androscoggin River through a stream.

Alterations to Land Cover: The drainage study is conducted on the watersheds 88 acres draining through the property. The existing ground cover is 93% woods, meadow, 4% impervious, and 3% lawn. The proposed ground cover will result in approximately: 8% impervious, 12% lawn, and 80% meadow and woods. Single family residential houses will be developed.

Downstream ponds and Lakes: Stormwater from the site is predominately stored on site within the wetland areas, pond storage areas, and natural forest buffer and conservation areas. All runoff from the site eventually drains to the Androscoggin River. The Androscoggin River discharges directly into the ocean. Enclosed is a U.S.G.S. Map showing the site location.

Historic Flooding: No portion of the area being developed is located within the 100 year flood zone. A copy of the FEMA map with the site location is included.

Alterations to natural drainage ways: Natural drainage ways will not be altered as a result of the proposed development. Culverts will be installed to maintain current drainage flow patterns.

Post-Development Watershed Areas							
Subarea	Area	Total sf	Exempt	Exempt	Exempt	Exempt	Existing
			Off Site	Off Site	On Site	On Site	Woods/Field
			Existing	Existing	Existing	Existing	Undeveloped
			Total Area	Impervious to remain	Lawn to remain	Impervious to remain	Lawn to remain
			acres	acres	acres	acres	acres
1S	828696	19.02	0	0	0	0	17.97
2S	492456	11.31	0.17	0.17	0	0	9.79
3S	1223437	28.09	0	0	0.38	0.38	27.33
4S	239423	5.50	0	0	0.38	0.38	4.74
5S	654490	15.03	0.28	0.28	0.29	0.29	13.89
6S	247820	5.69	0.29	0.29	0.3	0.3	3.84
7S	35553	0.82	0	0	0	0	0.14
8S	6869	0.16	0	0		0	0.00
9S	22631	0.52	0	0		0	0.32
10	47780	1.10	0	0		0	0.40
11	14378	0.33	0	0		0	0.00
12	26596	0.61	0	0		0	0.04
50							
51							
52							
53							
54							
Totals	3840129	88.16	0.74	0.74	1.35	1.35	78.44
		✓					

General Standard Calculations:

Several BMP's are being utilized to treat road impervious and developed areas as far as practical. The general standard calculations are attached which exceed the Town standards. The subdivision roads classify as a "linear portion of the project" which requires it meet the 75% and 50% capture general standard. Its is noted the Town standard is 70% and 60% capture standards.

A filter pond provides treatment for the road project areas shown below.

The treatment summary and general standard calculation is shown below:

In 2003, a class A high intensity soil survey was completed for the project by Devine Tarbell & Associates, INC. This plan can be used for buffer and filter pond verification. The high intensity soils map is enclosed for review. Portions of the map are included for information. In addition, the test pit logs are included in the report. This information should provide sufficient buffer and pond soil conditions.

Filter Pond – Pond 10P

BMP 7.1 – Grassed Underdrained Soil Filter

One Filter Pond (Pond 10P) will be developed to support the project. The pond has been sized to store 1" X the watershed impervious area and 0.4" X the watershed disturbed area. An outlet control structure and spillway has been implemented in the pond to provide emergency overflow as required. The outlet control structure will also be the gravel filter drain outlet. Runoff will discharge to the adjacent wetland and stream.

Jones Farm					
Grassed Underdrained Soil Filter Pond Design Criteria - Hydrocad Pond 10P					
	acres	s.f.			
Impervious Area Draining to Pond	0.68	29620.8			
Lawn Area draining to Pond	1.11	48352			
Total Area	1.79	Acres < 2.5 ac.		✓	
Minimum Treatment Volume	1" X Impervious Area + 0.4" X Lawn			4054	c.f.
Pond Storage Volume Provided				5257	✓
Minimum Pond Surface Area	5% Impervious Area + 2% Lawn			2448	s.f.
Pond Surface Area Provided	< 3000 s.f.			3000	✓
Pre-Treatment	Sanded Area (acres)		0.54	acres	
	10 storms per year				
	500 lbs per acre-storm				
	90 lbs/c.f.				
	Annual Sediment Load		30.00	c.f.	

Zero Treatment

Portions of the road that cannot be practically captured and treated will drain toward road ditches and wetlands as required. The first 250' of Jones Farm Road will drain toward Lisbon Road and will discharge into the existing road ditch. Approximately 0.20 acres of impervious area and 0.50 acres of developed area cannot be practically captured and treated.

General Standard Calculation – Road Linear Development

As stated, the project creates 0.88 acres of road impervious area and 2.29 acres of road developed area. The proposed pond provides road treatment for 0.68 acres of impervious area and 1.79 acres of developed area. As a result, the project captures 77% of the road impervious area and 78% of the road developed area which exceeds the 75% Impervious and 50% "linear portion of a project" DEP standards. The project also meets the Town of Brunswick Sliding Scale of 70% and 60% capture standards. The calculation is shown below.

Post-Development Watershed Areas Road Development						
Subarea	Linear 75%		Linear 50%			Treatment
	Road	Road	Road	Road	Road	
	New	New	New	New	New	
	Impervious	Impervious	Lawn	Developed	Developed	
Area	Area		Area	Area		BMP
	Treated			Treated		
acres	acres	acres	acres	acres	acres	
1S	0.01	0	0.04	0.05	0	Zero Treatment
2S	0.12	0	0.16	0.28	0	Zero Treatment
3S	0	0	0	0	0	No Changes
4S	0	0	0	0	0	No Changes
5S	0	0	0	0	0	No Changes
6S	0.07	0	0.1	0.17	0	Zero Treatment
7S	0.08	0.08	0.1	0.18	0.18	Filter Pond 10P
8S	0.09	0.09	0.07	0.16	0.16	Filter Pond 10P
9S	0.09	0.09	0.11	0.2	0.2	Filter Pond 10P
10	0.19	0.19	0.26	0.45	0.45	Filter Pond 10P
11	0.1	0.1	0.13	0.23	0.23	Filter Pond 10P
12	0.13	0.13	0.44	0.57	0.57	Filter Pond 10P
Totals	0.88	0.68	1.41	2.29	1.79	
	>75%	77%	✓	>50%	78%	✓

Flooding Standard

Modeling assumptions: The flooding standard is required with this development. The Town of Brunswick requires the flooding standard be met. Maine DEP does not require the flooding standard be met for this project. To meet the Town Ordinance Standards, we have modeled the watershed areas to demonstrate that the ponds, reaches, and outlets have the required storage volume and capacity to pass the 25 year storm event without flooding the pond embankments. The “HydroCad” computer program was used to determine the peak storm water runoff for the pre- and post-development conditions. HydroCad is a storm water modeling system, which utilizes the TR-20 method developed by the Soil Conservation Service (SCS).

The design assumptions used for this project are:

Design storm: 24 hour, Type III rainfall distribution.

Rainfall: 24 hour precipitation values from U.S. Weather Bureau Technical Release No. 40:

- 2 year storm = 3.1 inches
- 10 year storm = 4.6 inches
- 25 year storm = 5.8 inches
- 50 year storm = 6.9 inches
- 100 year storm = 8.1 inches

Site specific parameters for the project are listed below:

Soils: Soils information to determine the hydrologic soil group for the site, are derived from the Soil Survey of Cumberland County by the United States Department of Agriculture Soil Conservation Service. A High Intensity Soil Survey was completed in 2008 to verify soil conditions on site. The soils and hydrologic group are listed below:

<u>Soil Classification</u>	<u>Hydrologic Group</u>
----------------------------	-------------------------

Allagash - AlA	"B"
Lamoine (LaA, LaB, LaC, LaD	"C/D"
Madawaska (MaA, MaB, MaC	"B"
Nicholville (NiA, NiB, NiC, NiD	"B"
Pits Dump (PDA)	"x"
Pits Sand and Gravel (PSG)	"x"
Roundabout (RoA, RoB)	"B/D"
Scantic (ScA, ScB)	"D"
Skerry (SKB)	"C/D"
Swanton (SwA, SwB)	"B/D"
Udorthents (UdA)	"x"

Ground Cover:

Pre- & Post Development: The watershed ground cover is modeled as woods, grass, brush/weed, erosion control mix, and impervious.

<u>Cover Description</u>	<u>Curve Number:</u>
Impervious	98
Woods	30, 70, 77
Lawn	39, 74, 77
Erosion Control Mix (ECM)	30

The Hydrocad models pre and post development conditions at the property boundary. See Reaches 1R, 2R, 3R, 4R, and 5R are points where on site wetlands cross the property line. All of the proposed impacts from the project site drains to these outlets. The hydrocad pre and post summaries are provided below.

PRE- & POST-DEVELOPMENT HYDROLOGIC RESULTS

The results indicate the project maintains the "pre-development" peak flow conditions for the project.

The reach routing information is described below:

FLOODING STANDARD RESULTS Reach 1R			
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	%
2 YEAR	1.85	1.81	-2%
10 YEAR	8.17	7.83	-4%
25 YEAR	15.2	14.47	-5%
50 YEAR	22.58	24.12	6%
100 YEAR	31.33	33.12	5%

Reach 1R is a wetland finger draining along a drainage swale / ravine area about 20' deep. The results shown above demonstrate the pre development peak flow is being met for the 2, 10, and 25 year storms as required.

FLOODING STANDARD RESULTS Reach 2R			
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	%
2 YEAR	5.24	3.16	-66%
10 YEAR	15.39	8.24	-87%
25 YEAR	25.1	13.09	-92%
50 YEAR	34.71	17.89	-94%
100 YEAR	45.73	23.38	-96%

Reach 2R models the existing stream located adjacent to the development. The results shown above demonstrate the pre development peak flow is being met for all storms modeled.

FLOODING STANDARD RESULTS Reach 3R			
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	%
2 YEAR	6.05	6.05	0%
10 YEAR	17.47	17.47	0%
25 YEAR	28.55	28.55	0%
50 YEAR	39.56	39.56	0%
100 YEAR	52.2	52.2	0%

The watershed associated with Reach 3R is not being developed at this time. No changes occurred in this watershed.

FLOODING STANDARD RESULTS Reach 4R			
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	%
2 YEAR	0.02	0.02	0%
10 YEAR	0.32	0.32	0%
25 YEAR	0.98	0.98	0%
50 YEAR	1.88	1.88	0%
100 YEAR	3.11	3.11	0%

Reach 4R is the point where the flow crosses the property line. The hydrocad calculations confirm the pre development flows are being met at this location as shown above.

FLOODING STANDARD RESULTS Reach 5R			
Storm	PRE C.F.S.	POST C.F.S.	DIFFERENCE %
2 YEAR	3.94	3.94	0%
10 YEAR	9.56	9.56	0%
25 YEAR	14.73	14.73	0%
50 YEAR	19.77	19.77	0%
100 YEAR	25.46	25.46	0%

The watershed associated with Reach 5R is not being developed at this time. No changes occurred in this watershed.

CONCLUSIONS:

The above analysis points are located where the project crosses the property line (Reaches 1R, 2R, 3R, 4R, and 5R). At this point we compared pre and post development peak flow rates. The results, shown above, indicate the proposed expansion keeps peak flows below pre-development levels as required. Reach 1R is located in a large ravine and has the capacity to handle pre development flows without causing flooding of downstream properties. Proposed peak flows have been reduced by constructing culverts along the new road areas and sending the proposed paved areas to the filter pond for treatment and storage. Other non-treatment areas will drain to wooded buffer open space areas established adjacent to the road and lots.

As the results indicate, the post development peak flows stay below the pre-development peak flow for the 2, 10, and 25 year storms as required. The proposed culverts and structures have the capacity to control flow from the 25 year storm which exceeds the Flooding Standard requirement. As a result, the project does not significantly impact downstream structures or properties. Further this property abuts the Androscoggin River. Considering the close proximity to the Androscoggin River, additional stormwater quantity measures should not be necessary for this development. We submit that the Flooding Standard has been met or exceeded with this development.

The proposed filter pond will treat stormwater prior to discharge to a wetland area or before it leaves the site as required by Maine DEP. The Jones farm project is a 13 lot residential development. The treatment devices treat the road as required by the stormwater law development. In this case the roads would qualify as a linear portion of the project. The road is not required to meet the 75% impervious area capture and 50% developed area capture standard. The project captures and treats 77% of the road impervious area and 78% of the road new developed area which exceeds the 75%/50% capture standards required by the Maine DEP.

The Basic Standards will be met with the proposed erosion control plans and stabilization details provided on the construction plan set.

We submit that the project meets the Basic and General standards as outlined in the Maine DEP Chapter 500 Stormwater Rules. The Flooding standard is also met per the Town of Brunswick stormwater standards.

We submit that the General Standards has been met or exceeded with the development as required to meet the minimum Town Standards.

Jones Farm Property Maintenance:

PART 1: RESPONSIBILITY FOR MAINTENANCE

Jones Farm HOA or Jones Farm Estate LLC will be responsible for maintenance of the stormwater system.

PART 2: INSPECTIONS – During Construction and Post Construction

- Detention Facilities: Wet Ponds, Filter Ponds, etc.
 - Embankment inspection and maintenance
 - Spillway maintenance
 - Outlet Structure sump cleaning and maintenance
 - Sediment removal and disposal
- Detention Facilities: Stoned Bermed Level Spreaders at Buffer Outlets
 - Debris removal from stone storage area (leaves, branches, trash, etc.)
 - Sediment removal and disposal
- Ditches, Swales, or other open stormwater channels
 - Embankment inspection and maintenance
 - Channel inspection
 - Sediment removal and disposal
- Culverts, catch basins, stormwater control structures
 - Embankment inspection and maintenance
 - Inlet and Outlet inspection
 - Debris removal and disposal

The owners representative will inspect the buffers, swales, channels, stormwater structures to determine if the soil blockage or impaired capacity to pass flow exists. Inspections will be performed on a monthly basis from March to November, and quarterly during the remainder of the year. A record of inspections and maintenance or corrective measures shall be kept by the owner / maintenance personnel (see part 4).

PART 3: MAINTENANCE AND CLEANING

The owner representative will regularly inspect for sediment accumulation, obstructions, debris, and other potential causes for operational difficulty in the conveyance and detention system as described in Part 2. Immediate action shall be taken to remedy detrimental obstructions. This may include replacing the filter pond and roof driplines filter beds as necessary to allow infiltration and treatment to occur.

Cleaning out of catch basins, culvert cleaning, and other means necessary to ensure the stormwater system is maintained. Some additional measures (but not limited to) are shown below:

- Under drained filter Maintenance:
 - Soil Filter Inspection
 - Soil Filter replacement
 - Outlet Structure sump cleaning and maintenance
 - Sediment removal and disposal
 - Mowing
 - Harvesting and Weeding

The owner will regularly inspect the soil filter after every major storm event in the first few months to ensure proper function. There after the filter should be inspected bi-annually to ensure that it is draining within 24 hours. The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. Sediment shall be removed from the filter bed annually. The bed shall be hand raked and re-seeded as necessary. The removed sediment shall be hauled off site and disposed of in a stabilized area. Mowing of the filter area shall be limited to 2 times per year to maintain grass heights to less than 12". Weeding and pruning of growth within the filter zone will be completed as necessary.

- Detention Facilities: Stoned Bermed Level Spreaders at Buffer Outlets
A mandatory scheduled maintenance will be performed every four weeks for a period of one hundred and twenty (120) days and will begin after satisfactory completion and acceptance of landscape construction. Ongoing maintenance will be required as necessary.
- Paved Roadway Areas:
All sand, salt, etc. accumulated when sweeping the road areas, shall be trucked off-site for disposal. The road shall be swept annually in the spring.
- Catch Basins, Culverts, Pipe inlets/outlets, Pond outlets, and swales:
Culverts shall be cleaned of sediment and debris as required when flow is blocked or impaired. The roads shall be swept annually in the spring to minimize sediment build up in road ditches. Check culvert and pipe outlets for erosion and make repairs as required. Re-seed or armor with riprap as conditions require.

PART 4: RECORD KEEPING

The owner will maintain inspection records, with recordings of condition of basins, and pipes and annotation of substantial precipitation events or mitigating circumstances in the intervening time for trending to develop the anticipated preventive maintenance schedule.

PART 5: MAINTENANCE CONTRACT

Should proprietary devices be utilized, a maintenance contract will be established with the manufacturer for regular maintenance and cleaning of the device.

PART 6: RE-CERTIFICATION

The owner shall submit a certification to Maine DEP within three months of the expiration of each five year interval from the date of issuance of the permit. The owner shall submit the maintenance log which identifies inspections completed, erosion problems found, when corrective action was taken, and who completed the work. The certification will include a statement indicating that the stormwater system is working and is being maintained in working condition in accordance with the permit requirements.

Maintenance Log Sheet

Jones Farm Residential Subdivision

Maine DEP Chapter 500 Appendix C. Housekeeping – Updated 2026

These performance standards apply to all projects.

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.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at <http://www.maine.gov/dep/spills/emergspillresp/>

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 discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

See Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

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 swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

NOTE: Dewatering a stream without a permit from the Department may violate state water quality standards and the Natural Resources Protection Act.

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.

NOTE: To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.

Equivalent measures may be taken if approved by the Department.

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 firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non_stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
- (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
- (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
- (d) Toxic or hazardous substances from a spill or other release.

(8) Additional requirements. Additional requirements may be applied on a site-specific basis.

Jones Farm Residential Subdivision, Lisbon Road, Brunswick, Maine
Post Construction Inspection form for Grassed Underdrained Filter Pond

Pond Name / Number or Description: Pond 10P

General Information

Site Name: Jones Farm Subdivision

Date:

Owner: Jones Farm Estates LLC

Inspected By:

Retained 3PI:

Last Rain Date:

Amount:

Reason for Inspection

Rain Event	Monthly	Quarterly	Bi-Annual
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Basin Existing Condition and Basin Description

Photos

Inspection Details

Yes / No

Comments:

Is the pond free from trash, debris, or waste?

Is the pond banks stable with vegetation established?

Any erosion found on the pond banks?

Have repaired been made? List Date and By whom.

** Has the pond been mowed?

Does the pond drain within 24-48 hours?

*** Is sediment built up within the pond bottom?

Is the filter working and functioning as intended?

* Does the filter require replacement?

Filter media replacement note date and who completed work

Are the outlet structure inlets free from debris and working?

Has the outlet structure been cleaned and maintained? When?

Is the emergency spillway stable, working, and free of debris?

Is the pond outlet stable and functioning?

Level spreader functioning properly or filled with sediment?

Is erosion occurring downslope of the pond outlet?

Is the pond functioning as intended?

Additional Comments:

* The top several inches of the filter can be replaced with fresh material if water is ponding for more than 72 hours, or the basin can be rototilled, seeded and mulched. Once the filter is mature, adding new material (a 1 inch to 2 inch cover of mature compost) can compensate for subsidence

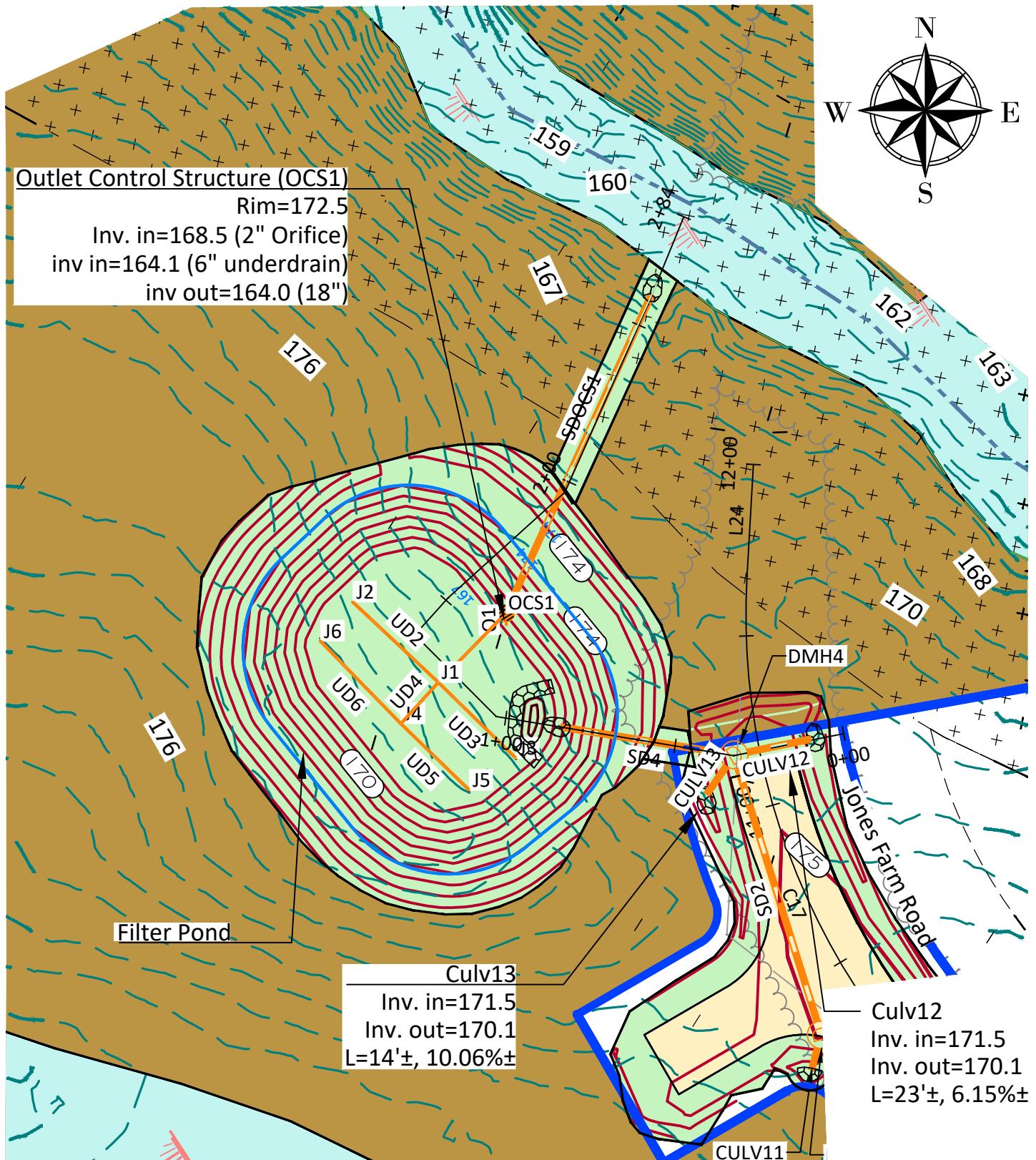
** If mowing is desired, only hand-held string trimmers or push-mowers are allowed on the filter (no tractor) and the grass bed should be mowed no more than 2 times per growing season to maintain grass heights of no less than 6 inches.

*** Sediment and plant debris should be removed from the pre-treatment structure at least annually

Fertilization of the underdrained filter should be avoided unless absolutely necessary to establish vegetation

Harvesting, Weeding, and pruning of excessive growth should be done occasionally.

Weeding to control unwanted or invasive plants may also be necessary.



BELANGER
ENGINEERING
 CONSULTING ENGINEERS

Prepared For:
 Jones Farm Subdivision
 0 Lisbon Road
 Brunswick, Maine

Title:
 Stormwater Filter Pond 10P

0 20 40
 1 inch = 40 ft.

Scale: 1"= 40'

Date: 1-2-2026

Project #: 162

Figure #: 5

Town Staff Response #1



October 20, 2025

Julie Erdman – Director of Planning and Development

Town of Brunswick
Municipal Building
28 Federal Street
Brunswick, Maine 04011
207-725-6660 ext.4022
jerdman@brunswickme.org

Taylor Burdin (Codes Enforcement Officer) tburdin@brunswickme.org

Mike Pindell (Codes Enforcement Officer) mpindell@brunswickme.org

RE: Jones Farm Estate LLC.

0 Lisbon Road

Tax Map 1 Lot 70

Staff Comments Response 1 Revised October 20, 2025.

Dear Ms. Erdman;

Enclosed please find the response to Staff Review comments on July 16, 2025 for the Jones Farm Subdivision Project. The SRC minutes and written narratives are attached. Our response summary to comments made in Blue below.

1. The owner has specified a new street name for the second road. **Hay Stack Lane** was submitted and approved.
2. We are proposing one light at the Jones Farm and Lisbon Road Intersection. A CMP pole needs to be re-located and intend to attach onto the re-located pole. Does Brunswick have a standard light fixture on CMP pole style light fixture? We have provided a photo of the existing LED fixture used on Lisbon Road. We used a similar fixture to estimate the footcandle ISO lines shown in Figure 8.
3. We will install a couple of paved/gravel bump outs. One for Garbage Collection at the intersection and one for Post Office Mailbox Pedestal. As suggested the entrance will be paved up to the right of way. See Figure 9.
4. The most current deed is attached as requested.
5. The word doc of the declaration was provided via email. The language is included in the submittal narrative.
6. There will be no project sign. A temporary sign may be utilized.
7. The owner has provided an itemized construction cost as requested.
8. The application has been updated and signed.
9. The Plan erosion control notes have been updated to remove asphalt tackifiers.



10. The open space area will be controlled by Developer, (or HOA) with open space set aside and conserved as required. See HOA documents submitted. We are submitting a subdivision plan showing the open space areas being set aside.
11. Based on staff comments, we are formerly requesting a waiver of the 1500' max road length standard. The proposed road is approximately 1640'. The added length was required to cross the stream to access the back side of the property. The Town Engineer indicated they were o.k. with the added road length and would support a waiver.
12. Road and Stormwater Maintenance and Costs will be completed by HOA as required for Private Roads. We have provided the road and storm maintenance narratives that will be included in the HOA as required. Annual costs for road re-grading and Gravel placement are estimated to be \$4000-6000 per season. Plowing costs are approximately \$300 per storm. An average storm frequency of 16 storms per year would require a budget of approximately \$5000 per year.
13. We have added a note to the plans indicating lots 12 and 13 driveways cannot be located off the turn around. We have added a note to the plans requiring a sign be installed at the turnarounds stating "No parking and No dumping" on turn around.
14. We have updated the open space notes changing max impervious to N/A as suggested.

The following responds to written staff comments by Ashley Charleson. Our responses are in Blue.

2025 SRC PACKET – Jones Farm Subdivision

- Please note the distances of all setbacks on the proposed plan sets in accordance to Brunswick's zoning ordinances on plan sets. Confirm with Town Zoning Administrator that applicant's maps are correct and that placement of structures adheres to zoning requirements.

The open space Subdivision plan shows and notes a 25' front setback, 20' rear setback, and 10' minimum side setbacks. The Civil plans were updated to show and label the setback lines.

- (PG 3) applicant notes the DEP approved their permit request. Please provide a copy of their approval/stipulations noted in their response

The DEP approval order is included in the Submittal Narrative



- **(PG 4, pg 118)** Applicant states on pg 4 "The access roads create 1.07 acres of impervious area and 2.79 acres of developed area for this project. The roads will be private when complete," while on pg 118, under the stormwater narrative, the applicant states "The side road, *Eagle Ridge Drive, will be 20' wide and serves 2-3 single family lots. The access roads create 1.07 acres of impervious area and 2.92 acres of developed area for this project.*" Please make sure numbers are consistent across the application.

The narrative has been updated to be consistent. The access road creates 1.07 acres of impervious area and 2.92 acres of developed area.

- **(PG 5, PG 49)** Net site area calculated on pg 5 notes 26.03 acres while net site area on pg 49 says 26.11 acres. Please make sure numbers are consistent across the application.

We have updated the cover letter to match the plans and narrative. Net site area is 26.11 acres.

- **(PG 169 | PLAN SET, re: post construction revegetation)**
 - **(Point 2)** Confirm w/ Town arborist appropriate, native species for grass, shrubs, and trees proposed for revegetation purposes).
 - **(Point 3)** To minimize pollution to ground water, staff recommends avoiding use of asphalt-based hydro mulch/photodegradable netting; natural alternatives are preferred in ecologically sensitive areas.

We have removed the references to asphalt-based hydro mulch/photodegradable netting in the erosion control notes.

- **(PG 33) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AND RESERVATION OF RIGHTS AFFECTING THE SUBDIVISION CALLED JONES FARM ESTATES IN THE TOWN OF BRUNSWICK, COUNTY OF CUMBERLAND, AND STATE OF MAINE**
 - **(pg 40, 1.19 – Animals)** Please ensure that HOA laws are in agreement with State laws (specifically those related to the right to food). Bee keeping, apiaries, or keeping chickens should not be prohibited.

The attorney has updated the language as suggested.



- **(pg 41, 2.1 – Creation of Open Space)** Under this subsection, applicant states "Jones Farm Estates is a subdivision approved under the Town of Brunswick Zoning Ordinance. The Open Space in the Subdivision as shown on the Plan shall initially be retained by the Declarant subject to the terms & conditions set forth herein & on the Plan. Upon the initial sale of all Lots in the Subdivision or sooner, at the Declarant's option, such Open Space shall be conveyed to the Owners' Association, which shall accept title to the Open Space. Each Lot Owner shall have the right to the use such Open Space in common with the other Lot Owners for recreational purposes only, including hiking, walking, running or jogging, cross-country skiing, snowshoeing, birding or nature watching & similar uses, as provided in the Plan, subject to the peaceful enjoyment by other lot Owners of their Lots, the rights of all lot Owners to have access to & enjoyment of the Open Space areas, and the terms hereof. Subject to the Plan, no Lot Owner or any other person or entity shall erect any structures in or on any Open Space, store or leave any property or belongings in or on the Open Space, create any nuisance on any Open Space, or disturb in any way the condition, terrain or ecology of any Open Space. The Owners' Association may adopt rules and regulations regarding the Open Space during any period that the Open Space is owned by the Owners' Association that are not inconsistent with the terms hereof; all rules & regulations so adopted shall also be consistent with & not in violation of applicable Federal, State & local ordinances and/or provisions that apply to the Subdivision."
 - Should the applicant seek to have the Conservation Commission review their proposal for open space, 1) this referral/request to review must come from the Planning Board, and 2) the Commission will require proof of surveying for wildlife and vegetation (letters from agencies will not suffice; applicant must have surveys designed in accordance with IFW and MNAP and submit these results for their review to these agencies) as well as provide a copy of the wetland delineation report that includes proof of significant vernal pool surveys conducted during the appropriate timeframe. Once these surveys are completed, I would also like to review the results.



- **Clarification is requested as to whether the applicant intends to dedicate the open space as a conservation easement**

The open space is intended to be controlled by Developer, (or HOA) with restrictions noted as required.

- (PG 50 | 4.3 – Natural and Historic Areas | 4.3.1 Mapping of Natural and Historic Areas Requirements)
 - *Applicant states "The proposed project is residential single-family house lots. The existing conditions have been mapped and located. The project creates 16.65 acres of open space which will preserve the existing and natural features of the site. A stream and wetland are located in open space easement A shown on the plan sheet C1. The stream drains a pond crossing Lisbon Road through the site, heading toward the Androscoggin River. These areas will not be impacted by this development. The project also creates open spaces easement B which includes forested wetlands and forested areas." Applicant should consider including maps from BWH and Town GIS system (copied and pasted below) so that the full extent of the impact on surrounding habitat may be well understood and considered.*

We have overlayed the site on the maps provided as suggested.

- (PG 50 | 4.3 – Natural and Historic Areas)
 - (4.3.1 Mapping of Natural and Historic Areas Requirements)
 - **Applicant has not provided sufficient documentation regarding their wetland delineation.** The applicant must provide a detailed report summarizing their efforts to conduct a wetland delineation; in this report please include/address wetland characteristics, overview of methods, summary of composition of wetland types, dominant soil and vegetation characteristics, associated location data, overview of sensitive plant species listed, interpretation of data collected, updated regulatory assessment of survey data as it impacts the proposed project, etc.

Note attached is Mainely Soils's wetland report prepared in November 2022. The report does not mention any "potential vernal pools on site". We have asked them to review and update the wetland study to confirm no vernal pools existing within the project area.



- **A significant vernal pool survey should also be included** (test for significance of vernal pools identified must be done within the ecologically appropriate timeframe, as determined by the State).

The wetland report did not mention any potential on site areas that could be a potential vernal pool. We have asked Mainely Soils to review and update the wetland study to confirm no vernal pools existing within the project area.

- **(4.3.4 Protection of Significant Plant and Animal Habitat)** Applicant states "*The proposed development will not have an undue adverse effect on important plant and animal habitats identified by the Maine Department of Inland Fisheries and Wildlife or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitat as identified by the Maine Natural Areas Program. Maine Natural Areas program was contacted in 2006 during the original subdivision and found there are no rare botanical features documented specifically within the project area.*"
 - **Staff requests updated letter from MNAP from current year.** Concerning the applicant's 2006 communications with MNAP, screenshots of said correspondence are provided below. Within the 2006 letter, MNAP states they have not surveyed the area and therefore cannot state with certainty that there is no significant plant habitat in the area; however, in their 2006 letter they did provide a list of plants documented within a 4-mile radius of the proposed property (a likely indicator some may exist within the proposed construction area). A qualified biologist should be contracted to perform a plant survey, and the results sent to MNAP for review.

An updated letter was obtained by MNAP in 2025. See letter enclosed. We have asked Mainely Soils to review and complete a plant survey within the project area. We will ask that the completion of the plant survey be a condition of approval.



- Please note, if the applicant intends to request review of proposed Open Space by Town Conservation Commission, the Commission will likely request updated letters with relevant agencies (at minimum); should the applicant wish to dedicate open space as a conservation easement, the Commission will want to see updated surveys for significant plant & animal habitat, wildlife surveys, and updated wetland delineation/vernal pool survey.
We have asked Mainely Soils to review and update the wetland study to confirm no vernal pools existing within the project area.

- (PG 83-85 | 2025 correspondence with IFW RE: Significant Vernal Pools) Letter from IFW included within the final application states "At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Based on materials submitted to MDIFW, it appears a wetland delineation has occurred; if any potential vernal pools were identified during the delineation, we recommend these pools be surveyed for vernal pool significance. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review/verify vernal pool data prior to determination of significance."
 - Please refer to prior comment requesting an updated wetland delineation report that includes a survey for significant vernal pools. If vernal pools are found to exist on the property, applicant must demonstrate plans to mitigate or avoid impacts, especially for any determined to be significant. Please submit vernal pool surveys for review by IFW once completed.
We have asked Mainely Soils to review and update the wetland study to confirm no vernal pools existing within the project area. We submitted requests to Maine Fish and Wildlife and they found no mapped essential habitats that would affect the project. See updated letters, obtained in 2025, are attached.



- (pg 128 | Jones Farm Property Maintenance – Inspections during construction and post construction)
 - Applicant should seek final approval of stormwater maintenance plan during/post construction, as well as HOA maintenance contract, should be reviewed and approval by Town engineer, Trey Crews before proceeding with construction. Records should be kept / available upon request.

We have submitted the road and stormwater maintenance information to Mr. Crews. We have referenced the road and stormwater maintenance language into the HOA documents and have submitted them for review. We will confirm the road and maintenance plan with Mr. Crews prior to proceeding with construction.

Should you have questions, please call.

Very truly yours,

A handwritten signature in black ink that reads "Ch Belanger".

Christopher S. Belanger, P.E.
Enclosures

cc: Bob Walton, Owner / Developer



A handwritten signature in black ink that reads "Ch Belanger".

Town of Brunswick

PLANNING & CODES

Committee:	Staff Review Committee		
Date of Meeting:	July 16, 2025	Time:	10:00 AM
Minutes Prepared By:	Susan Karnes, Administrative Floater	Location:	Town Hall, Council Chambers / Zoom
1. Purpose of Meeting (Weekly meeting, Training, Workshop, etc....)			
Weekly meeting			

2. Attendance

Staff:	Julie Erdman, Planning & Development Director Ryan Leighton, Director of Public Works Matthew James, Land Use Planner Jimmy Dealaman, Principal Planner Sally Costello, Director of Economic Development Chrissy Adamowicz, Project Manager, Economic Development Taylor Burdin, Code Enforcement Officer/Zoning Administrator Trey Crews, Town Engineer Josh Shean, Deputy Fire Chief Taylor Burns, Town Assessor Paul Hansen, Patrol Commander
Non-SRC Staff:	
Applicants:	Christopher S. Belanger, P.E., Belanger Engineering
Public:	

3. Meeting Agenda

Case No. 25-001 – Jones Farm Estates: The Staff Review Committee will review and make a recommendation to the Planning Board on a Major Development Review Sketch/Final Plan application submitted by Belanger Engineering on behalf of Bob Walton of Labbe Construction and the property owner, Jones Farm Estates, LLC, for a phased 13-lot subdivision. The subject property is located on Lisbon Road (Map 1, Lot 70) and within the Rural Farm and Forest (RF) Zoning District.

4. Discussion, Decisions, Issues

Christopher Belanger: Hi, my name is Chris Belanger, I was late. I had no idea I was on today's agenda, and I think that was my bad. It's a 13-lot subdivision off of Lisbon Road Jones Farm Estates, LLC is putting it together. Bob Walton is the owner. The 13 lots we built in two phases. Approximately 650 feet of road will be built in phase one. We'll have a temporary turnaround on lot five for that access until the road is extended across the street to serve the rest of the lots.

We have obtained EP permit for this project. We were back over a sketch probably a year and a half ago, so it was quite a while. So now that we've obtained our permits and updated our soils and

information, we submitted it back to the town. So, I'll answer any questions you might have if you have any.

Paul Hansen: No questions.

Ryan Leighton: Just confirming the intent is for this to remain a private road. **Christopher:** Yes. It'd be 20 feet wide, a private road. It'd be gravel. There'll be a section that'll be paved, crossing the stream so we can get our drainage to the pump. **Ryan:** We'll just want to work out the agreement when there's a homeowner's association for trash pickup, if you want the trash truck to go down that road. Otherwise, they'll need to bring trash and recycling out to Lisbon Road. **Christopher:** Okay.

Chrissy Adamowicz: No questions.

Sally Costello: Hi. I just have a quick question about whether or not you've kind of thought through the price points of these just getting to the affordability. Are they market rate? **Christopher:** I assume they are market rate. I haven't talked to the owner about that at all, as far as affordability goes. He wanted in traditional single-family lots. **Sally:** Okay. You're under the threshold for the inclusionary zoning, but I just was curious if you had a price point. Thank you. **Christopher:** I can ask. I don't know off the top of head. **Sally:** Okay. Thank you.

Taylor Burns: I just have a couple comments. One, I see the secondary road that comes off of the proposed Jones Farm Road. You have listed the proposed name listed as Eagle Ridge Drive. We do have another name, what was it? Eagle Brook Lane in town. So that might be a little conflicting, so we might want to think about another name option for that.

And then my question is do you have an idea of where mailboxes would be located. **Christopher:** Traditionally right off the driveways? We can kind of show the driveways if you'd like. I was kind of letting the developers or the owners dictate where they want to put it on the right or the left side. **Taylor:** We may just want to talk with the post office too, because if this is going to be a private road, I don't know that they'll be going down the road to deliver mail. It might have to be up at the Lisbon Road point. **Christopher:** Okay. In a box or some sort, something like that. **Taylor:** Yep. In a box. So then just at that point, just making sure people have enough access to pull off to the side to for deliveries and to pick up. **Christopher:** Yeah. A turnout with a box, something like that. Yep. If we have to do it. Okay. **Taylor:** And other than that, I'm good.

Trey Crews: A couple of minor comments. First thanks for including the calculations on the 50 and a hundred-year storm and meeting them even though you weren't required to. That's nice that you included it already. I like that you're including a streetlight at the intersection. Technically your dead-end drive goes over 1500 feet, so you should be asking for a waiver from the 1500 max, which I am in support of. You're close enough. I don't have an issue with going over. I don't know if Fire has any thoughts on that either.

And Ryan mentioned earlier the homeowner's agreement. Because it's a gravel drive, you're required to provide that agreement and record it, and that should cover maintenance of the road and including contributing cost. And I'll need you to provide an estimate on quantities and estimated price of all the road and stormwater improvements for a performance guarantee. And I believe that's all my comments.

Jimmy Dealaman: Chris, I just had one question. At this point, does so will each lot have its own well and septic system? **Christopher:** Yes, sir. **Jimmy:** Okay. Have you guys already confirmed that the water quality is acceptable? Is that included? **Christopher:** We got a well study done and

we got some test bits out there for septic suitability. And it's included in the packet, I believe. **Jimmy:** Okay, great. That's all my comments for now. Thanks.

Matthew James: Alright. I have a couple comments. I think they're largely kind of administrative ones. Sorry, I'm trying to find my notes here. Here we go. The application form has not been signed by the applicant or property owner yet, so that will need to be done. It looks like you've submitted the deed for Jones Farm, LLC, but not Jones Farm Estate, LLC. So, we will need book and page 3 8 0 0 7 2 3 4. I don't think I saw that one in there. And there was a transfer. And that would be in line with the applications and everything, all your documentation is for Jones Farm State, LLC. I believe the covenants might need to be reviewed by the town attorney, so we will need a, or we would like a Word document version of the covenants so that she can make edits to that and get it back to you.

You have not submitted, I think you requested a waiver for the lighting plan. I can't say for certain, but we have some board members that are concerned with lighting. So, they might want to see more details on that because you're asking for sketch final you might not really have as much of an opportunity to get feedback from the board and do anything about it. It might be worth just doing a small lighting plan for that streetlight at the intersection. Were you planning on including lighting anywhere else along the road? **Christopher:** I was not planning on it. **Matthew:** Yeah. So, it might be easy enough to just do a small lighting plan for that one fixture. **Christopher:** Okay.

Matthew: This is more of a question for Trey actually, but lots 12, 13 and 8 are on hammerheads for the turnarounds. Eight's driveway, lot eight's driveway is coming off opposite from the part of the hammerhead. Is that allowed? **Trey:** I'm sorry, can you repeat your question while I pull this back up? **Matthew:** Lot eight has a driveway coming off. I believe that's a driveway coming off the hammer head there. Although I'm not exactly sure what it is. **Christopher:** It's supposed to be a driveway. A theoretical driveway where you could put it, I guess. **Trey:** Yeah, that's fine. I like it where it's lined up like that. Also, if you could go ahead and put no parking fire lane signs in your turnaround just so people know not to park in those or store trash and similar.

Matthew: And on lot 13, it might be worth putting a note that the access has to come from the road and not the turnaround area. **Trey:** Yeah, that's correct. By ordinance, you're not allowed to put your driveway on the turnaround itself. It needs to be, I think, 50 feet offset. **Matthew:** Yeah. So that would be a little bit away from that. And it would probably be good to just have a note on the plan saying that the future homeowner isn't allowed to put a driveway there. **Christopher:** For lot 12 now? **Matthew:** Lot 13, I think. Yeah. My one other comment is that we're trying to do this on every project, for your mulch when you're doing erosion control. We do not want to see asphalt tackifiers. So, if you could remove that from the erosion control plans. I don't know how many times it appears on the plan, but I did see it at least once.

We have one member of the board that had comments but is not here today. Ashley, she's our environmental planner. She's planning on getting comments to you by the end of the week, and I'll email those over to you. So, she might have additional comments. Otherwise, that's it for me.

Julie Erdman: Hi Chris. I wanted to mention the town engineer had brought up getting a cost estimate for the road improvements and storm water. We would also need a draft performance guarantee. So whatever method you intend to use, whether it be a letter of credit or escrow or bond or whatever, we would need a draft of that to go to planning board.

Christopher: We did do a draft. It's on pages 25 to 29. **Julie:** Perfect. Thank you. I missed it. **Christopher:** That's basically the Bath Institution letter of credit that does have the project cost, but we can get you a cost estimate as well. **Julie:** Terrific. Okay. And then I saw the financial capacity letter, but I didn't see the cost breakdown for the project. Was that in there? **Christopher:** On page

25. It looks like the amount was 1.1 million, if that's what you're asking for. **Julie:** Right. That's part of the financial capacity letter, but do you have an actual cost breakdown for the project? **Christopher:** I can get it from Labbe. They did it. **Julie:** Okay. That would be great. And then I was wondering if you intend to have, or the applicant if they intend to have any signage along Lisbon Road, you know, just like a sign showing the subdivision name or something. **Christopher:** I can ask the owner if he wants to do something like that under a separate approval type of thing. But he hasn't mentioned it and I'll find out, I'll ask. **Julie:** Okay. I'm just thinking if that was something they wanted to do, it could be included normally you know, we would have that as part of the site plan. You might want to do some plantings around it, that kind of thing. **Christopher:** Okay. Let me check with him.

Julie: My last question is. The open space, were these easements/the easement intended to be held by the town? **Christopher:** Well, I think the lot would be owned by the owners and with an easement to the town. **Julie:** Okay. If that is so we would want to send this to the conservation commission then for their review for the town to accept the easement. So that'll be something we'll need to schedule before it goes to planning board as well. **Christopher:** Okay. Now would. Put me on an agenda or do I need to submit something? **Julie:** Yes. I'll find out when that'll go and we'll be in touch with you and let you know when you'll be on the agenda. And that's all I've got.

Taylor Burdin: And I only had one nitpicky thing on page 47 of your application narrative under the Dimensional in density standards under max Impervious surface required for open space developments for rf, you have 80% and that should be not applicable. And that's it. Okay. Thank you. Mm-hmm.

Josh Shean: And I'm all set. I think Trey covered most of the things I might have had concerns with. So we're all set.

Matthew James: Alright, great. Do we have any public comment? Nobody's attending. Alright. Thank you, Chris, for being able to make it. I'm glad you were able to be here. **Christopher:** I apologize for being late. **Matthew:** That's all right. Do you have any other questions for us? **Christopher:** I do not. Will there be a list of these questions? I wrote down as much as I could recall here, but is there a list I could get? **Matthew:** We will be taking minutes of the meeting. Perfect. And everything is transcribed in SRC minutes, so it should all be on there. I don't know exactly when those will be done. It's usually within a week. But if you have specific things you're wondering about, feel free to ask me and I can get them to you. **Christopher:** Great. Great. I think I got most of it, but I just want to make sure we catch it all. Yep, yep. **Trey:** The recording of the meeting is also on the website posted shortly after this. **Christopher:** Okay, good. Thank you. Yep. **Matthew:** Alright. If that's everything then I'd like to do a motion. We'll have to do a motion to send this to planning board as sketch final. Do we want to have any discussion about doing so?

Trey Crews: A motion to send to planning board as sketch and final second. (*Taylor Burns seconded*)

Julie Erdman: Now, if anyone has any discussion.

Trey Crews: Move to vote.

Matthew James: All right. Yeah, we'll take a vote to move that to sketch final to the planning board then. All in favor? I think probably start over. Overall roll, roll call.

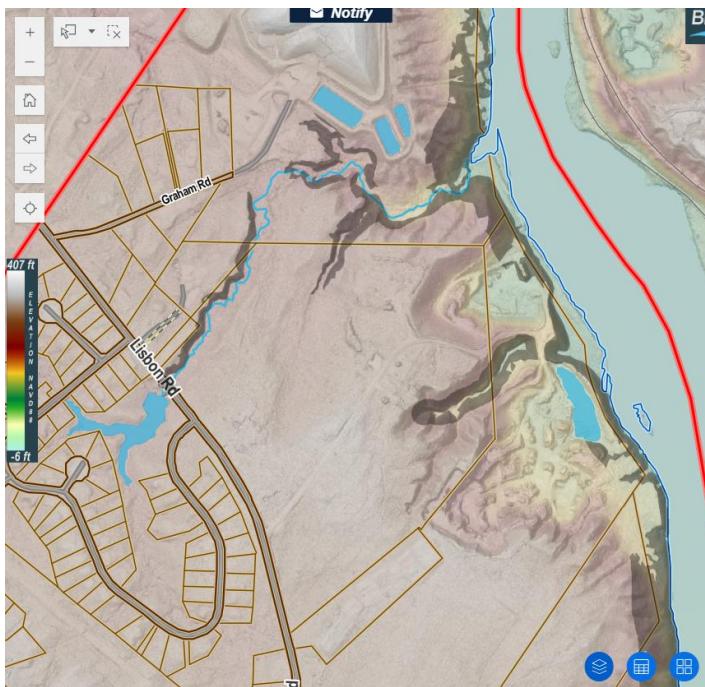
Start with Ryan Leighton. Yes. It looks like Paul is no longer here with us, so we'll move into the room with Chrissy. I don't get a vote. Sally Costello: Yes. Taylor Burns: Yes. Trey Crews: Yes. Jimmy

Dealaman: I'm not a voting member, Julie Erdman: Yes. Taylor Burdin: Yep. Josh Sheahan: Yes. Alright. That is unanimous of the members here.

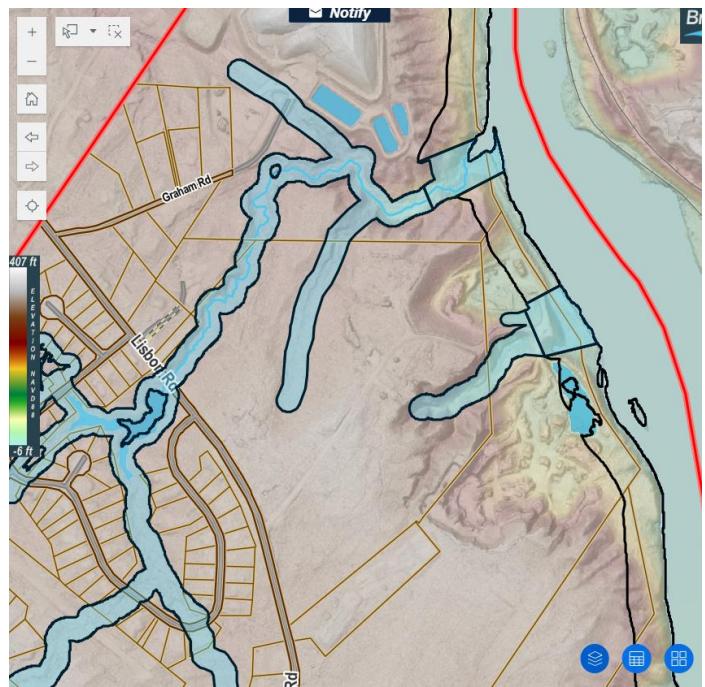
Alright. And with that I would like to adjourn the meeting.

2025 SRC PACKET – Jones Farm Subdivision

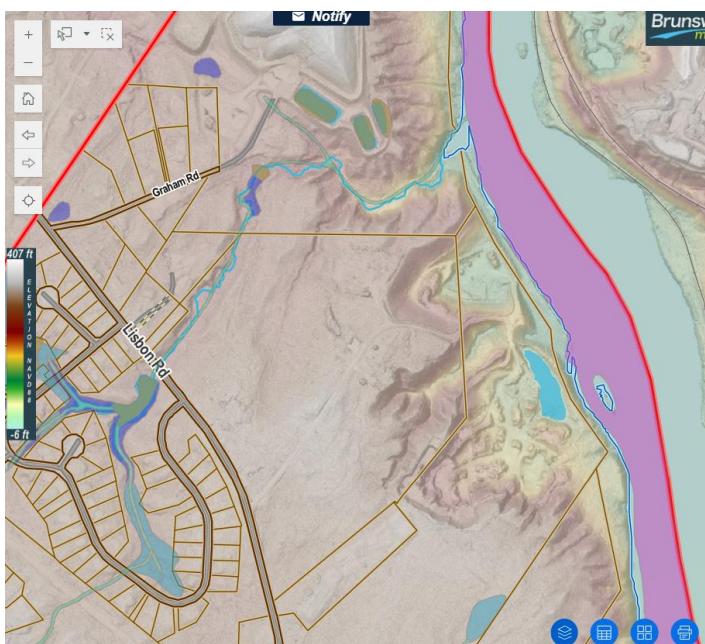
- Please note the distances of all setbacks on the proposed plan sets in accordance to Brunswick's zoning ordinances on plan sets. Confirm with Town Zoning Administrator that applicant's maps are correct and that placement of structures adheres to zoning requirements.
- **(PG 3)** applicant notes the DEP approved their permit request. Please provide a copy of their approval/stipulations noted in their response
- **(PG 4, pg 118)** Applicant states on pg 4 "The access roads create 1.07 acres of impervious area and 2.79 acres of developed area for this project. The roads will be private when complete," while on pg 118, under the stormwater narrative, the applicant states "The side road, Eagle Ridge Drive, will be 20' wide and serves 2-3 single family lots. The access roads create 1.07 acres of impervious area and 2.92 acres of developed area for this project." Please make sure numbers are consistent across the application.
- **(PG 5, PG 49)** Net site area calculated on pg 5 notes 26.03 acres while net site area on pg 49 says 26.11 acres. Please make sure numbers are consistent across the application.
- **(PG 169 | PLAN SET, re: post construction revegetation)**
 - **(Point 2)** Confirm w/ Town arborist appropriate, native species for grass, shrubs, and trees proposed for revegetation purposes).
 - **(Point 3)** To minimize pollution to ground water, staff recommends avoiding use of asphalt-based hydro mulch/photodegradable netting; natural alternatives are preferred in ecologically sensitive areas.
- **(PG 33) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AND RESERVATION OF RIGHTS AFFECTING THE SUBDIVISION CALLED JONES FARM ESTATES IN THE TOWN OF BRUNSWICK, COUNTY OF CUMBERLAND, AND STATE OF MAINE**
 - **(pg 40, 1.19 – Animals)** Please ensure that HOA laws are in agreement with State laws (specifically those related to the right to food). Bee keeping, apiaries, or keeping chickens should not be prohibited.
 - **(pg 41, 2.1 – Creation of Open Space)** Under this subsection, applicant states "Jones Farm Estates is a subdivision approved under the Town of Brunswick Zoning Ordinance. The Open Space in the Subdivision as shown on the Plan shall initially be retained by the Declarant subject to the terms & conditions set forth herein & on the Plan. Upon the initial sale of all Lots in the Subdivision or sooner, at the Declarant's option, such Open Space shall be conveyed to the Owners' Association, which shall accept title to the Open Space. Each Lot Owner shall have the right to the use such Open Space in common with the other Lot Owners for recreational purposes only, including hiking, walking, running or jogging, cross-country skiing, snowshoeing, birding or nature watching & similar uses, as provided in the Plan, subject to the peaceful enjoyment by other lot Owners of their Lots, the rights of all lot Owners to have access to & enjoyment of the Open Space areas, and the terms hereof. Subject to the Plan, no Lot Owner or any other person or entity shall erect any structures in or on any Open Space, store or leave any property or belongings in or on the Open Space, create any nuisance on any Open Space, or disturb in any way the condition, terrain or ecology of any Open Space. The Owners' Association may adopt rules and regulations regarding the Open Space during any period that the Open Space is owned by the Owners' Association that are not inconsistent with the terms hereof; all rules & regulations so adopted shall also be consistent with & not in violation of applicable Federal, State & local ordinances and/or provisions that apply to the Subdivision."
 - Should the applicant seek to have the Conservation Commission review their proposal for open space, 1) this referral/request to review must come from the Planning Board, and 2) the Commission will require proof of surveying for wildlife and vegetation (letters from agencies will not suffice; applicant must have surveys designed in accordance with IFW and MNAP and submit these results for their review to these agencies) as well as provide a copy of the wetland delineation report that includes proof of significant vernal pool surveys conducted during the appropriate timeframe. Once these surveys are completed, I would also like to review the results.
 - Clarification is requested as to whether the applicant intends to dedicate the open space as a conservation easement
- **(PG 50 | 4.3 – Natural and Historic Areas | 4.3.1 Mapping of Natural and Historic Areas Requirements)**
 - Applicant states "The proposed project is residential single-family house lots. The existing conditions have been mapped and located. The project creates 16.65 acres of open space which will preserve the existing and natural features of the site. A stream and wetland are located in open space easement A shown on the plan sheet C1. The stream drains a pond crossing Lisbon Road through the site, heading toward the Androscoggin River. These areas will not be impacted by this development. The project also creates open spaces easement B which includes forested wetlands and forested areas." Applicant should consider including maps from BWH and Town GIS system (copied and pasted below) so that the full extent of the impact on surrounding habitat may be well understood and considered.



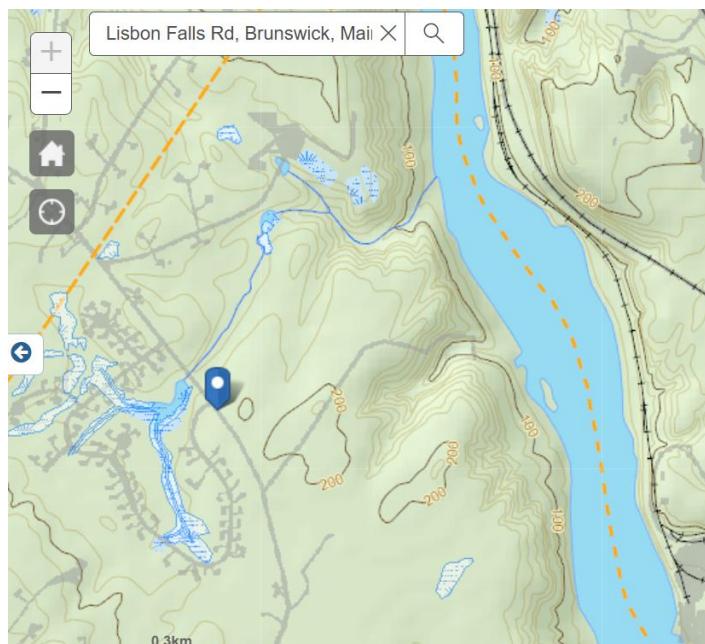
Town | SPO-RP Steep Slopes (dark grey shaded)



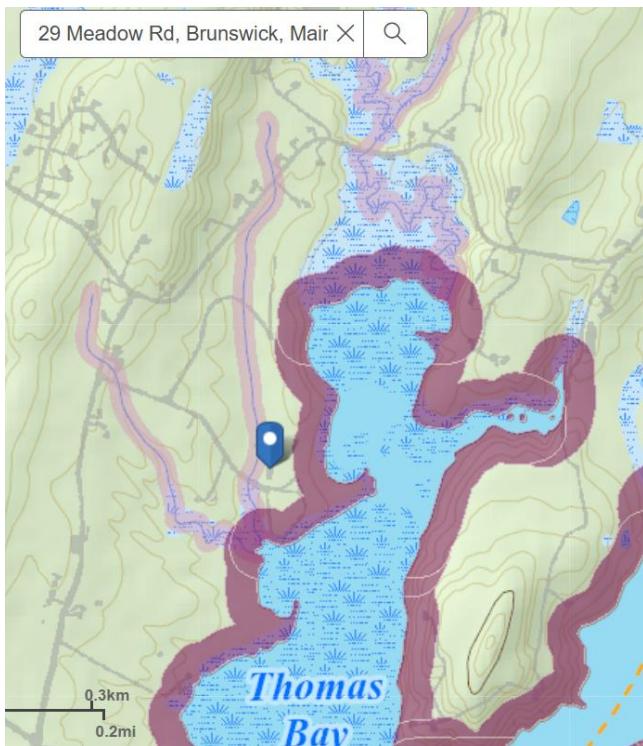
Town | Shoreland Protection Subdistrict, SPO-SP (blue fill, black line)



2017 National Wetlands Inventory, NWI 2017 (green fill)

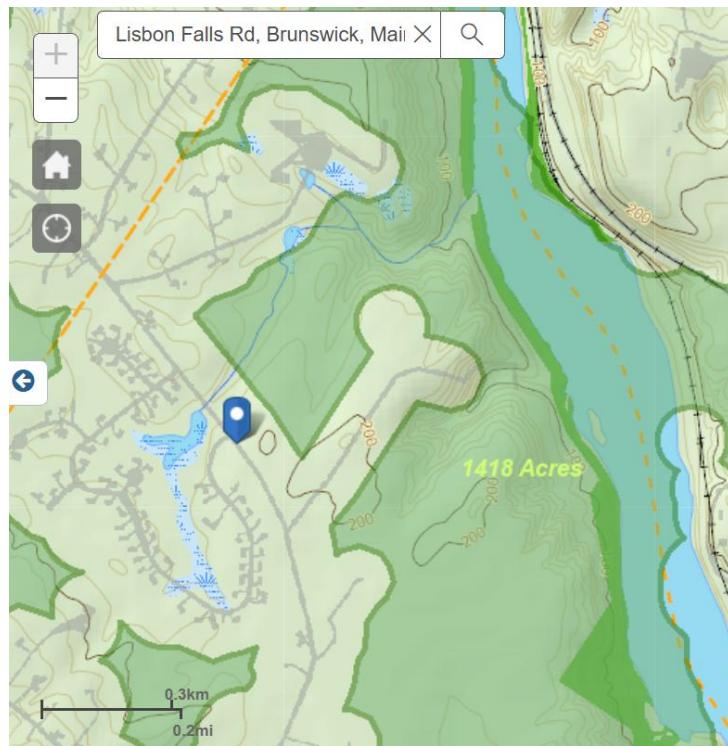


BWH National Wetlands Inventory (blue grass graphics)



BWH Aquatic Species and Habitats Maps

(magenta) Great Ponds, Rivers, and Coastal Buffer, 250ft
(light pink) Riparian Buffer | Stream Buffer, 75ft



BWH | Conservation and Connectivity Planning Resources

(green) Undeveloped Habitat Blocks

- (PG 50 | 4.3 – Natural and Historic Areas)

- (4.3.1 Mapping of Natural and Historic Areas Requirements)

- **Applicant has not provided sufficient documentation regarding their wetland delineation.** The applicant must provide a detailed report summarizing their efforts to conduct a wetland delineation; in this report please include/address wetland characteristics, overview of methods, summary of composition of wetland types, dominant soil and vegetation characteristics, associated location data, overview of sensitive plant species listed, interpretation of data collected, updated regulatory assessment of survey data as it impacts the proposed project, etc.
 - **A significant vernal pool survey should also be included** (test for significance of vernal pools identified must be done within the ecologically appropriate timeframe, as determined by the State).

- (4.3.4 Protection of Significant Plant and Animal Habitat) **Applicant states** “The proposed development will not have an undue adverse effect on important plant and animal habitats identified by the Maine Department of Inland Fisheries and Wildlife or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitat as identified by the Maine Natural Areas Program. Maine Natural Areas program was contacted in 2006 during the original subdivision and found there are no rare botanical features documented specifically within the project area.”

- **Staff requests updated letter from MNAP from current year.** Concerning the applicant's 2006 communications with MNAP, screenshots of said correspondence are provided below. Within the 2006 letter, MNAP states they have not surveyed the area and therefore cannot state with certainty that there is no significant plant habitat in the area; however, in their 2006 letter they did provide a list of plants documented within a 4-mile radius of the proposed property (a likely indicator some may exist within the proposed construction area). A qualified biologist should be contracted to perform a plant survey, and the results sent to MNAP for review.
 - **Please note, if the applicant intends to request review of proposed Open Space by Town Conservation Commission, the Commission will likely request updated letters with relevant agencies (at minimum);** should the applicant wish to dedicate open space as a conservation easement, the Commission will want to see updated surveys for significant plant & animal habitat, wildlife surveys, and updated wetland delineation/vernal pool survey.

- (continued – below are screenshots from 2006 MNAP letter, included in 2023 Sketch SRC application)

Rare or Exemplary Botanical Features in the Project Vicinity									
Documented within a four mile radius of the proposed subdivision, Jones Farm, Brunswick, Maine									
Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status
<i>Aletris farinosa</i> Unicorn Root	SX	G5	PE		<i>Mikania scandens</i> Climbing Hempweed		SH	G5	PE
<i>Bartsia paniculata</i> Screwstem	S1	G5	T		<i>Ophioglossum pusillum</i> Adder's Tongue Fern		S1?	G5	SC
<i>Bidens eatonii</i> Eaton's Bur-marigold	S2	G2	T		<i>Sagittaria filiformis</i> Narrow-leaf Arrowhead		S2	G4G5	SC
<i>Carex vestita</i> Clefted Sedge	S1	G5	E		<i>Sassafras albidum</i> Sassafras		S2	G5	SC
<i>Chenopodium berlandieri</i> Bosc's Goosefoot	S1?	G5T3T5	SC		<i>Sisyrinchium mucronatum</i> Michigan's Blue-eyed-grass		S3	G5	SC
<i>Cypripedium reginae</i> Showy Lady's-slipper	S3	G4	T		Streamshore ecosystem		S4	GNR	
<i>Lobelia siphilitica</i> Great Blue Lobelia	SX	G5	PE		Streamshore Ecosystem				
<i>Lonicera dioica</i> Mountain Honeysuckle	S1?	G5	E			3/20/2006			

- (also included in the 2023 Sketch SRC packet, screen shots from 2007 Pine Tree Engineering Letter RE: MNAP letter)

August 27, 2007

Robert L. Prue
Pine Tree Engineering, Inc.
53 Front Street
Bath, ME
04530

Project: Maine Natural Areas Program Survey
Jones Farm Subdivision
Brunswick, ME

Rob,

As requested we have reviewed the Rare or Exemplary Botanical Features listing resulting from the Maine Natural Areas Program (MNAP) letter from your office. We understand the identified botanical features listed were not documented on-site, however are known to occur in the vicinity of the proposed Jones Farm Subdivision. Without further field surveys, the following are based on comparisons between the MNAP listing and habitats present at the site with potential suitability for these species to survive.

Generally, the Jones Farm Subdivision Property has an active borrow pit, staging areas and access roads with surrounding forested areas. The site has a number of very steep ravines associated with streams draining toward the Androscoggin River. The freshwater (palustrine) wetlands are predominantly forested (PFO) with some scrub-shrub (PSS) areas present in the gently sloping portions of the site. The borrow areas are mainly found along the Androscoggin River terrace.

Rare, threatened or endangered (RTE) species were not documented during the wetland delineation field efforts. However, the MNAP listing was only reviewed after those efforts were completed. The following

Natural resources correspondence letters end without any follow up to MNAP – if the applicant is proposing a conservation easement component, MNAP should be contacted and assistance in constructing an appropriate survey of botanical features should be conducted. This is also true to wildlife surveys, wetlands, and vernal pools.

thirteen plant species occurred on the MNAP listing and considered for occurrence at the Jones Farm Subdivision:

***Aletris farinosa* (SX).** Unlikely to occur. Typically occur in sandy moist to dry open woods, (not shade tolerant), pond margins and waste places especially along seashores in Maine. Possibly extirpated in Maine.

***Bartsia paniculata* (S1).** Unlikely to occur. Typically occur in peat and wet sands of coastal, non-tidal and non-forested wetlands. Critically-imperiled in Maine resulting from extreme rarity or vulnerability to extirpation. The site would be considered at the limit of the plants hardiness range.

***Bidens eatonii* (S2).** Unlikely to occur. Typically occur in estuaries along tidal shores. Only a few occurrences documented in New England.

***Carex vestita* (S1).** Possibility to occur. Typically found in dry sandy (semi-open) deciduous woods, roadsides, waste places and power lines. Rare in Maine due to northern portion of its hardiness range.

***Chenopodium berlandieri* (SC).** Possibility for occurrence although very species specific. Typically, found in saline habitats and sandy waste places along the coast.

***Cypripedium reginae* (T).** Unlikely. Occurs in deciduous swamps, cedar (*Thuja*) swamps, calcareous bog and wet slopes.

***Lobelia siphilitica* (S1).** Possibility for occurrence. Typically, occurs in wooded swamps and wet meadows.

***Lonicera dioica* (S1?).** Unlikely for occurrence. Occurs in dry open woods of hardwoods or mixed forests, thickets and rocky banks. Critically-imperiled due to extreme rarity and vulnerability of extirpation. The Jones Farm site is at the northern edge of its hardiness range.

***Mikania scandens* (SH).** Unlikely to occur. Typically found in wooded swamps, stream-banks climbing on shrubs, open wetlands not coastal or river shores. Not documented or known to currently exist in Maine over the past 20 years.

***Ophioglossum pusillum* (S1?).** Possibility to occur. Typically, living in open moist meadows, wet acidic swales, old pastures and bogs. The species does not occur in coastal or river shores.

***Sagittaria filiformis* (S2).** Unlikely to occur. Known to thrive in shallow, swift waters or deep streams. However, typically found in shallow waters of slow moving streams.

***Sassafras albidum* (S2).** Possibility for occurrence. Typically found in woods, roadsides and old fields. In Maine, known to occur in the under story in mixed oak, maple and pine uplands where the forests are open. Rare.

***Sisyrinchium mucronatum* (S2).** Possibility for occurrence. Typically, occurs in fields, roadsides and waste places with full sun.

This summary provides the most "probable" of the rare plants listed to occur at the site. The described generalized habitats of these species are based on references found in the *Flora of The Northeast*, by Magee & Ahles, *Rare Plant Fact Sheets*, from MNAP-MDOC and the USDA NRCS *Plants Data Base*. These typical habitats were then correlated to site-specific habitats at the proposed Jones Farm Subdivision. Some of the plant species listed, typically occur along coastal environments rather than the inland location for the proposed project. However, a few of these species can occur in "sandy" landscapes as found in areas of the site and identified with the "possibility for occurrence". Please contact our office with any questions you may have regarding this summary.

- **(PG 83-85 | 2025 correspondence with IFW RE: Significant Vernal Pools)** Letter from IFW included within the final application states “At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Based on materials submitted to MDIFW, it appears a wetland delineation has occurred; if any potential vernal pools were identified during the delineation, we recommend these pools be surveyed for vernal pool significance. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review/verify vernal pool data prior to determination of significance.”
 - Please refer to prior comment requesting an updated wetland delineation report that includes a survey for significant vernal pools. If vernal pools are found to exist on the property, applicant must demonstrate plans to mitigate or avoid impacts, especially for any determined to be significant. Please submit vernal pool surveys for review by IFW once completed.
- **(pg 128 | Jones Farm Property Maintenance – Inspections during construction and post construction)**
 - Applicant should seek final approval of stormwater maintenance plan during/post construction, as well as HOA maintenance contract, should be reviewed and approval by Town engineer, Trey Crews before proceeding with construction. Records should be kept / available upon request.



November 20, 2025

Matthew James, (Land Use Planner)
Town of Brunswick
Municipal Building
28 Federal Street
Brunswick, Maine 04011
Phone: 207-721-4020

Julie Erdman – (Director of Planning and Development) jerdman@brunswickme.org
Matthew James, (Land Use Planner) mjames@brunswickme.gov
Taylor Burdin (Codes Enforcement Officer) tburdin@brunswickme.org
Mike Pindell (Codes Enforcement Officer) mpindell@brunswickme.org

**RE: Jones Farm Estate LLC.
0 Lisbon Road
Tax Map 1 Lot 70
Town Response #2 – Waiver Request Form and Fee**

Dear Mr. James;

Enclosed please find the waiver request form and development review application signed by the Owner as requested. We are submitting the \$200 application fee as required. In addition, we are providing Figure 16 which shows the proposed earth moving in the Stream Protection Zone. The proposed stream crossing and pond out requires approximately 10,688 s.f. of earth moving in the stream protection zone.

Also note we updated the electronic version of the submission. We replaced the signature page on Page 9. We are emailing the updated submittal narrative with this response.

Should you have questions, please call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher S. Belanger, P.E.".

Christopher S. Belanger, P.E.
Enclosures

cc: Bob Walton, Owner / Developer

<i>Site Planning and Design</i> <i>Commercial Projects</i>	<i>Road and Utility Design</i> <i>Residential Subdivisions</i>	<i>Stormwater Management</i> <i>Town and State Approvals</i>
63 Second Avenue, Augusta, Maine 04330		Phone: (207) 622-1462

Town Response 3



January 2, 2026

Matthew James, (Land Use Planner)
Town of Brunswick
Municipal Building
28 Federal Street
Brunswick, Maine 04011
Phone: 207-721-4020

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**RE: Jones Farm Estate LLC.
0 Lisbon Road
Tax Map 1 Lot 70
Town Response #3 – Planning Board and Staff Comments response**

Dear Mr. James;

Enclosed please find the response to comments and issued raised by the Planning Board and Staff at the Planning Board. We are responding to items listed in Julie Erdman's email dated December 3, 2025. Ms. Erdman's original text is in italics. The responses are in blue.

I have written out bulleted notes form the last week's Planning Board meeting below for your reference. Regarding the waiver, the Planning Board could say that they feel it is unnecessary to impact the stream and wetlands to get the three additional lots. There were a couple of them that spoke out about the length. The street standard waiver is a hot button topic right now, and as you noticed in the meeting the public is pushing back on the issuance of waivers.

We have reduced the road length to 1100' which is below the 1500' threshold. As such we do not require a waiver from the street standards. We have re-configured the lots to avoid crossing the stream. We still have 13 residential lots proposed and one separate open space parcel.

I had not realized the intent to combine lots 11,12 & 13 with the open space lots. To qualify for the open space dimensional standards, the open space needs to be permanently conserved through an easement or covenant, and it needs to be owned in

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common by all residents or by a third party, not by one or two residents. If the trigger for SLODA is the 15 total lots (including the two conservation parcels), I would recommend reducing the number of lots if you wish to avoid site law. Ultimately, I would recommend moving forward with all the lots prior to the stream as a Phase I and waiting to take up a potential Phase II. This would allow you skip site law, provide time to conduct a vernal pool study for Phase II (assuming those are the only lots PB is concerned about) and it would mean no waiver is required for the street length at this time – all of these are hurdles between you and project approval. Please let me know if you have any questions.

We have re-configured the lots to avoid crossing the stream. We still have 13 residential lots proposed and one separate open space parcel. The project will not trigger DEP subdivision site law.

Notes on Jones Farm:

- The streetlight provided should conform with the Town's policy (see attached)

We are happy to conform to the Town's policy. Do you happen to have a catalog cut of the fixture we should use. The policy does not provide one.

- Add note that non-asphalt tackifiers will be used

We updated the Erosion Control Notes as requested. We are not aware of other areas where this should be changed.

- Water potability test recommended - per Bob's request, I am looking into whether the Town has any monitoring records or groundwater reports

We have provided the Landfill information to Mainland and they have provided a response. The response is attached.

- Town Attorney to review HOA docs and easement docs if there is an easement

We are submitting updated HOA docs and separate open space parcel. The parcel will be in conservation (no cutting or building) as part of HOA documents.

- Add a note to HOA docs or deeds that there is no vegetation cutting in SPO

We have added notes on the site plans as well the subdivision plan as requested.

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- *Vernal pool survey must be completed. I have asked Planner Charleson to identify where she thinks a Vernal Pool could be located so as to be sure you could avoid any possible pools in Phase I. My only thought on a potential site is lot 11.*

We have re-configured the lots to avoid crossing the stream. We still have 13 residential lots proposed and one separate open space parcel. The wetland area next to old lot 11 will be part of the open space now and will not be impacted. We will confirm vernal pool study in spring. With the revisions made the potential vernal pool will not be impacted.

- *Wetland Delineation photos depict Wetlands A-F as well as streams 1 & 2 but there is no map that tells which is which, please provide. In addition - please review Planner Charleson's notes as she requested more specific information in the wetland delineation such as: wetland characteristics, overview of methods, summary of composition of wetland types, dominant soil and vegetation characteristics, associated location data, overview of sensitive plant species listed, interpretation of data collected, updated regulatory assessment of survey data as it impacts the proposed project, etc.*

We are in contact with Mainley Soils and will try obtain a key map as requested when the Vernal Pool Study is completed.

- *Add road maintenance, breakdown of culvert lifespan and repair costs to the HOA docs*

We are no longer crossing the stream or installing a culvert. This is not applicable. Generally, the cost to replace one of these other road culverts today would be about \$3,500. If properly maintained, they should last 40-50 years. Regarding road maintenance, annually it should be approximately \$10,000, which includes snow plowing and grading. Planning for a 5% increase each year should be considered for road maintenance.

- *Add note to plan that subdivision roads will remain private*

Private Road notes were added to the subdivision plan as suggested.



- *Recommend note about no pesticide use in SPO in covenant docs – language coming to that effect*

The HOA docs have been updated as requested.

- *Need updated commitment letter from Bath Savings*

The proposed road and infrastructure has been reduced. An updated letter from the bank is being prepared. The updated cost estimate is attached.

- *The Board asked for clarification on the meadow mix and what is in it*

Usually, the site contractor provides the road seed mix through their supplier. We found this seed mix on google. We assume this is similar. If there is a specific call out on the plans, please provide a reference so we can refer to the erosion control plan notes.

Northeast roadside conservation seed mixes typically blend native grasses and wildflowers for erosion control, habitat, and low maintenance, featuring species like [Virginia Wild Rye](#), [Little Bluestem](#), [Switchgrass](#), [Red Fescue](#), [Partridge Pea](#), [Black-Eyed Susan](#), [Butterfly Milkweed](#), and [Purple Coneflower](#), providing diverse cover for dry to moist sites and supporting pollinators. Specific mixes vary by site conditions (dry vs. wet) and project goals, with some including shrubs or focusing on quick cover.

- *The Board asked that you look at relocating the drive for lot 11 so as not to impact the wetland*

We have removed the lots on the other side of the stream. We are no longer impacting the wetland. This is no longer applicable.

- The Town Engineer has requested a condition of approval that lots 1 & 9 gain access off Jones Farm Rd not Lisbon Rd. Rather than a condition, I would like to see a note on the plan to this effect. FYI, no driveway permits will be granted off Lisbon Road

We added the suggested notes on the subdivision plans.



Should you have questions, please call.

Very truly yours,

A handwritten signature in black ink that reads "Ch Belanger".

Christopher S. Belanger, P.E.

Enclosures

cc: Bob Walton, Owner / Developer



A handwritten signature in black ink that reads "Ch Belanger".

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