MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION

WET STORAGE SHELLFISH PROCESSING BUILDING

TAX MAP MP3, LOT 1
MERE POINT ROAD
BRUNSWICK, MAINE

January 23, 2026

Prepared For

1000 MERE POINT LLC
37 W. Marginal Way
Brunswick, ME 04011

Prepared By

SITELINES
Civil Engineers • Land Surveyors

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207-725-1200 ▪ www.sitelinespa.com

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Rev. February 2, 2026
Project Number: 5128

Julie Erdman
Director of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: **Major Development Review Final Application**
Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine
Tax Map MP3, Lot 1

Dear Julie:

On behalf of 1000 Mere Point LLC, Sitelines PA is pleased to submit the enclosed Final Plan Application, drawings, and supporting materials for the development of a wet storage shellfish processing building with associated parking and infrastructure to be located along Mere Point Road in Brunswick. The project previously received Sketch Plan Review approval from the Planning Board on October 28, 2025.

PROPERTY

1000 Mere Point LLC owns the parcel of land identified on Tax Map MP3 as Lot 1. The parcel contains approximately 2.32 acres. The property is in the Rural Protection 1 (RP1) Zoning District in which aquaculture uses are a permitted use. The property is also partially located in the SPO-RP and SPO-RPSMO overlay districts. The property has frontage on Mere Pont Road. The site is mostly undeveloped, with some of the property being utilized as a private cemetery. Based on a wetland delineation performed by Coppi Environmental in June 2025, there are coastal wetlands located along the shoreline of the property and a freshwater wet meadow wetland located within the interior of the property. There were no vernal pools found on the property. A copy of the Wetland Delineation and Soil Suitability Report is enclosed with this application.

The coastal bluff along the shoreline of the property was previously classified as unstable but has since been reclassified by the Maine Department of Agriculture, Conservation, and Forestry (MDAC&F) as stable. A letter from MDAC&F indicating the change in classification is enclosed with this application.

PROJECT DESCRIPTION

The project consists of the construction of a three-story 4,725 s.f. footprint (10,846 g.s.f.) wet storage shellfish processing building, associated parking, infrastructure, and landscaping. The building will also have a loading dock located along the front of the building.

A total of eleven (11) parking spaces will be provided for the buildings, one (1) of which is ADA compliant. For the proposed building use of aquaculture, the required parking for the facility falls under the "Use with Variable Parking Demands" and is dependent on usage information provided by

the applicant and confirmed by the Planning and Code Enforcement Departments. For this project, the building will include five (5) offices on the second floor with a processing area on the first floor. The applicant does not anticipate greater than ten (10) employees being present at the facility at one time, and the proposed eleven (11) parking spaces will be adequate for the proposed use.

The project is anticipated to result in approximately 11,657 s.f. (0.27 acres) of new impervious area. Approximately 5,328 s.f. (0.12 acres) of the new parking lot is proposed to be constructed with pervious pavement. Based on previous projects approved by the Town, an impervious reduction credit of 25% has been implemented for projects that incorporated pervious pavement. With a 25% reduction credit for the proposed pervious pavement, the adjusted impervious area for the project is 10,325 s.f. (0.24 acres), which is slightly less than the allowable 10,890 s.f. per district standards.

As the project will result in less than an acre of disturbed area, and less than acre of new or redeveloped impervious area, no stormwater permits are necessary from the Maine Department of Environmental Protection (MDEP). The new impervious and developed areas will be treated in accordance with the Town Ordinance requirements.

Based on a review of the Beginning with Habitat Maps from the MDEP, the area adjacent to the property in Maquoit Bay is a habitat for softshell clams, but no other significant wildlife habitats are located adjacent to the property.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 - PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Rural Protection 1 (RP1) Zoning District and partially located in the SPO-RP and SP-RPSMO shoreland protection overlay districts. The project complies with the Dimensional and Density Standards for the zoning districts. A table indicating the applicable dimensional and density standards is provided within the enclosed plan set.

There are no variations or exceptions to the dimensional standards requested as part of this development. The project is neither an Open Space Development nor an Affordable Housing Development; bonus development density does not apply.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 There are no known existing features on the site that would be considered natural, scenic, or historic character to the Town.

4.3.2 The project will not result in undue water or air pollution.

4.3.3 The project is not located within a Scenic Area. For the purposes of development of the property, the trees within the development area along Mere Point Road will need to be removed to accommodate the grading and construction associated with the project. Additional landscaping is included along Mere Point Road and the western property line to provide screening of the building from adjacent properties. Most of the development area is located in grassed/meadow areas that will not require significant tree clearing. The location of all ten (10) inch caliper trees on the property are shown on the enclosed plans.

4.3.4 Based on a review of the Beginning with Habitat Maps from the MDEP, the area adjacent to the property in Maquoit Bay is a habitat for softshell clams, but no other significant wildlife habitats are located on or adjacent to the property. A letter has been received from the Maine Department of Inland Fisheries and Wildlife (MDIF&W) indicating that *"no known locations of State-listed Endangered, Threatened, or Special Concern species within the project area that would be affected by your project."* A copy of the letter from MDIF&W is enclosed with this application. A letter has been received from the Maine Natural Areas Program (MNAP) indicating *"there are no rare botanical features documented specifically within the project area."* A copy of the letter from MNAP is enclosed with this application.

4.3.5 The property contains slopes of 25% or greater along the Maquoit Bay shoreline, although the proposed development is located outside those areas. The location of the steep slopes within the SPO are shown on the enclosed plans.

4.3.6 The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater for operations or irrigation. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 There are coastal wetlands located along the shoreline of the property and a freshwater wet meadow wetland located within the interior of the property. A copy of the Wetland Delineation and Soil Suitability Report from Coppi Environmental, LLC is enclosed with this application. The proposed building and parking areas are located outside of the mapped wetland areas, and it is not anticipated that there will be an undue adverse effect on the quality of the wetlands as a result of the development.

4.3.9 A letter from the Maine Historic Preservation Commission stating that there will be no historic property affected by the proposed development is enclosed with this application.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The property is located partially within Zone X (Area of Minimal Flood Hazard) and partially located within Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Community Panel 23005C0559F, Effective June 20, 2024. An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The building will utilize a private septic system for wastewater disposal. Multiple septic test pits were completed on the property and are shown on the enclosed plans. A summary of the test pit data is enclosed with this application.

4.5.2 The building will utilize a private well for its water supply. The 100' well setback from the potential septic system and the potential well location are shown on the enclosed plans.

4.5.3 Solid waste from the site is minimal and will be contained within the building. A private solid waste hauler will be utilized to transfer the waste to an approved facility.

4.5.4 A Stormwater Management Plan has been developed to provide treatment and detention in accordance with Town of Brunswick Standards. A portion of the stormwater runoff from the new developed areas will be directed to pervious pavement to provide treatment and detention. Refer to the enclosed Stormwater Management Plan for further information on the proposed stormwater best management practices implemented for the project.

4.6 LANDSCAPING REQUIREMENTS

A landscape plan has been developed for the property that includes multiple trees and shrubs along the western property line to provide screening for the abutter from the new parking lot. The plan also includes a number of trees along the frontage of Mere Point Road to provide screening from the loading dock along the front of the building. The Landscape Plan, developed by Land Design Solutions, is provided within the enclosed plan set.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

As the project is not a residential development, this section of the ordinance is not applicable.

4.8 CIRCULATION AND ACCESS

4.8.1 There are no new public or private streets proposed as part of the project. As part of the project., a new access drive will be extended from Mere Point Road.

4.8.2 The site will be accessed from a new entrance from Mere Point Road.

4.8.3 There are no existing sidewalks along Mere Point Road directly abutting the project area. It is not anticipated that any new pedestrian access would be required for the business.

4.8.4 The existing development has been designed to comply with the Americans with Disabilities Act (ADA) in providing one (1) ADA compliant parking space and an adequate accessible route to the building from the associated ADA compliant parking space.

4.8.5 There are no known public rights of access to the shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 A total of eleven (11) parking spaces will be provided for the buildings, one (1) of which is ADA compliant. For the proposed building use of aquaculture, the required parking for the facility falls under the "Use with Variable Parking Demands" and is dependent on usage information provided by the applicant and confirmed by the Planning and Code Enforcement Departments. For this project, the building will include five (5) offices on the second floor with a processing area on the first floor. The applicant does not anticipate greater than ten (10) employees being present at the facility at one time, and the proposed eleven (11) parking spaces will be adequate for the proposed use.

4.9.2 As the parking area provides more than ten (10) parking spaces, bicycle parking spaces are required. Although bicycle parking is not typically required for the proposed use, a four (4) space bicycle rack has been provided as part of the development.

4.9.3 The parking spaces have been designed to conform with the Town of Brunswick standards.

4.9.4 No parking alternatives are proposed.

4.9.5 There is one (1) loading dock provided in the design of the proposed building. The loading area has been designed to allow for adequate access for delivery vehicles and to allow for those vehicles to access the loading area without interfering with other vehicular traffic on-site or on Mere Point Road.

4.10 LIGHTING

The proposed development will be illuminated by wall-mounted LED light fixtures. The fixtures will be full cut-off fixtures and have been designed to not result in any light encroachment on adjacent properties. The proposed color temperature of the light fixtures will be 3000K, which provides a more yellowish light than the typical 5000K "bright-white" color temperature utilized for commercial developments. Cut sheets for the proposed light fixtures have been enclosed with this submission and a copy of the Lighting Plan has been included within the plan set.

4.11 ARCHITECTURAL COMPATIBILITY

Architectural floor plans, building elevations, and a rendering developed by Sheridan Construction have been enclosed with this application.

4.12 NEIGHBORHOOD PROTECTION STANDARDS
The project is not located within a Growth Mixed-Use zoning, and thus, the project is not subject to the neighborhood protection standards outlined within Section 4.12.

4.13 SIGNS
There are no new signs proposed for the project.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 AM and 7 PM.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in the Rural Area Zoning Districts).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No more than two unregistered or unlicensed motor vehicles will be stored outside.

4.14.1.I No motor vehicles or watercraft will be stored within the required setbacks.

4.14.1.J All new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE
Site maintenance, including maintenance of the stormwater management facilities, will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY
The Applicant owns the subject property, and a copy of the relevant deeds is enclosed with this application. Also enclosed is a letter from Mascoma Bank indicating a banking relationship with the Applicant and outlining the details of the funding for the project.

The design team, led by Sitelines, PA, has extensive experience planning, designing, and gaining approvals for commercial development projects throughout the state, including multiple projects located in Brunswick such as the Sam's Restaurant and Coastal Orthopedics facility in Cooks Corner.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE
The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.3. - SHORELAND PROTECTION OVERLAY (SPO) DISTRICT* of the Ordinance:

2.3.3.C. – ADDITIONAL REQUIREMENTS FOR THE SPO DISTRICT

2.3.3.C(1) The new building proposed as part of the project meets the 125-foot setback requirement within the SPO. As noted previously, the coastal bluff along the shoreline of the property was previously classified as unstable but has since been reclassified by the Maine Department of Agriculture, Conservation, and Forestry (MDAC&F) as stable. A letter from MDAC&F indicating the change in classification is enclosed with this application.

2.3.3.C(2) There are no new structures proposed to be located on any of the prohibited locations identified within the Ordinances.

2.3.3.C(3) No response necessary.

2.3.3.C(4) The proposed structure does not require direct access to the water.

2.3.3.C(5) As there is no agriculture use associated with the new development, this section does not apply.

2.3.3.C(6) As there is no aquaculture use extending over or below the normal high-water line associated with the new development, this section does not apply.

2.3.3.C(7) As there is no timber harvesting use associated with the new development, this section does not apply.

2.3.3.C(8) It is understood that hazard or storm damaged trees within the SPO can be removed after consultation with the Code Enforcement Officer.

2.3.3.C(9) There is no clearing proposed within the 75-feet setback within the SPO and thus, this section does not apply.

2.3.3.C(10) There is no clearing proposed within the 75-feet setback within the SPO and thus, this section does not apply.

2.3.3.C(11) The only trees to be removed are adjacent to the new building and parking areas and are outside of the 75-feet setback within the SPO.

2.3.3.C(12) The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been

designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

2.3.3.C(13) There is no mineral exploration or extraction proposed within the SPO and thus, this section does not apply.

2.3.3.C(14) There are no structures or other activities extending over or below a water or within a wetland and thus, this section does not apply.

2.3.3.C(15) The proposed driveway entrance associated with the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(16) There is no campground proposed within the SPO and thus, this section does not apply.

2.3.3.C(17) There are no individual private campsites proposed within the SPO and thus, this section does not apply.

2.3.3.C(18) The proposed on-site septic system for the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(19) There are no overboard discharge systems proposed within the SPO and thus, this section does not apply.

2.3.3.C(20) There is no activity as part of the proposed development that will deposit on or into the ground any pollutant that would impair designated uses or the water classification of the adjacent water body and wetlands. As noted previously, the majority of the new impervious areas will be directed to pervious pavement where stormwater runoff will be stored and treated prior to release to the adjacent roadside swale. For further information on the stormwater design, please refer to enclosed Stormwater Management Plan.

2.3.3.C(21) A soils map from the Natural Resources Conservation Service has been enclosed with this application that indicates that the soils in the surrounding area are suitable for the proposed development.

2.3.3.C(22) A letter from the Maine Historic Preservation Commission stating that there will be no historic property affected by the proposed development is enclosed with this application.

2.3.3.C(23) The proposed parking lot associated with the new building is located greater than 125-feet from the normal high water line of the adjacent tidal water.

2.3.3.C(24) A Stormwater Management Plan has been developed to provide treatment and detention in accordance with Town of Brunswick Standards. A portion of the stormwater runoff from the new developed areas will be directed to pervious pavement to provide treatment and detention. Refer to the enclosed Stormwater Management Plan for further information on the proposed stormwater best management practices implemented for the project.

2.3.3.C(25) There are no essential services proposed within the SPO and thus, this section does not apply.

2.3.3.C(26) The new building will have new electrical and communications services extended from the existing overhead utilities along Mere Point Road. There are no other minor utilities proposed as part of the project.

2.3.3.C(27) There are no recreational trails proposed within the SPO and thus, this section does not apply.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.4. - FLOOD PROTECTION OVERLAY (FPO) DISTRICT* of the Ordinance:

2.3.4.D. ADDITIONAL REQUIREMENTS FOR THE FPO DISTRICT

2.3.4.D(1) The development is not in the Flood Protection Overlay (FPO) District. The property is located partially within Zone X (Area of Minimal Flood Hazard) and partially located within Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Community Panel 23005C0559F, Effective June 20, 2024. An excerpt of the applicable FIRM is enclosed.

2.3.4.D(2) There are no residential structures proposed as part of this project and thus, this section does not apply.

2.3.4.D(3) The new proposed structure is located well above the floodplain on the property. The floodplain is at an elevation of approximately 14.0 and the new building FFE is approximately 43.0, or 29 feet above the floodplain.

2.3.4.D(4) There are no mobile homes proposed as part of this project and thus, this section does not apply.

2.3.4.D(5) There are no recreational vehicles proposed as part of this project and thus, this section does not apply.

2.3.4.D(6) There are no accessory structures proposed as part of this project and thus, this section does not apply.

2.3.4.D(7) There are no floodway encroachments proposed as part of this project and thus, this section does not apply.

2.3.4.D(8) There is no construction proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(9) There are no bridges proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(10) There are no containment walls proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(11) There are no wharves, piers, or docks proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(12) There is no construction proposed within the floodplain as part of this project and thus, this section does not apply.

2.3.4.D(13) No response necessary.

2.3.4.D(14) No response necessary.

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 2.3.10. - RURAL PROTECTION STORMWATER MANAGEMENT OVERLAY (RPSMO) DISTRICT* of the Ordinance:

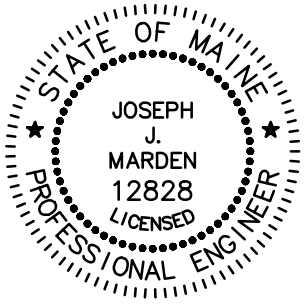
2.3.10.C – ADDITIONAL REQUIREMENTS FOR THE RPSMO DISTRICT

2.3.10.C(1) The majority of the development is located within the Coastal Area 2, but there is minor grading located within the Coastal Area 1. As understood, the RPSMO permit will be approved as part of the Major Development Review process.

2.3.10.C(2) It is understood that the site features constructed as part of this project shall be maintained in good repair and if any of the proposed trees or plants die, it shall be replaced by the property owner in conformance with the Ordinances.

We look forward to presenting the project to the Town Planning Board and staff to obtain their feedback. Should you have any questions, please call or contact me at jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Engineering Manager

Enclosures

cc: Doug Niven, 1000 Mere Point LLC

Attachment A
Application Forms & Checklists

A completed copy of the Major Development Review Final Application Form and Checklist are enclosed.

DEVELOPMENT REVIEW APPLICATION

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

- [ ] **Minor Development Review**
- [ ] Major Development Review: **Sketch Plan**
- [x] Major Development Review: **Final Plan**

2. Project Name: Wet Storage Shellfish Processing Buliding

3. Project Applicant

Name: 1000 Mere Point LLC, Attn: Doug Niven
Address: 37 W. Marginal Way
Brunswick, ME 04011
Phone Number: (207) 798-3311
Email: dougniven@merepointoyster.com

4. Property Owner (name on deed)

Name: Same as Applicant
Address:
Phone Number:
Email:

5. Authorized Representative

Name: Sitelines, PA Attn: Joseph J. Marden, P.E.
Address: 119 Purinton Road, Suite A
Brunswick, ME 04011
Phone Number: 207-725-1200 ext. 7005
Email: jmarden@sitelinespa.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. Engineering & Surveying: Sitelines, PA (Joseph J. Marden, PE#12828)
2. Wetlands/Soils: Coppi Environmental LLC (Christopher Coppi, LSS, LS
3.

7. Physical location of property: Mere Point Road

8. Lot Size: 2.32 Acres

9. Zoning District: Rural Protection 1 (RP1)

10. Overlay Zoning District(s): SPO-RP, SPO-RPSMO

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? If property owner is an organization, what is the applicant's affiliation?
Owner

12. Assessor's Tax Map MP3 Lot Number 1 of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Property Owner Signature: Douglas Niven Nicole Niven Date: 01/23/26

Property Owner Name Printed:
Douglas Niven Nicole Niven

Applicant Signature: Douglas Niven Date: 01/23/26

Applicant Name & Title Printed:
Douglas Niven, Member

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
General	Application form and fee	X		
	Name of development	X		
	Existing zoning district and overlay designations	X		
	Location map (Project property and surrounding area for context)	X		
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X		
	Documentation of Right, Title and Interest	X		
	Draft performance guarantee or conditional agreement	N/A		
	Disclosure of permits required (federal, state, local); if permit has been granted or application submitted, provide a copy	N/A		
	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	N/A		
	Narrative including Chapter 4 development standards and any applicable overlay standards and how they are being addressed	X		
	Written response to all Staff Review Committee comments received	X		
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X		
	A survey submitted by a professional land surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors. Surveys must be stamped for final plan approval.	X		
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments on the property identified as existing or proposed.	X		
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X		
	Existing easements associated with the development	X		
	Existing locations of sidewalks	N/A		
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A		
	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.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	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		
	Topography with contour intervals of not more than two (2) feet	X		
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	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		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
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		
	Proposed easements associated with the development	N/A		
	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 4.5.4	X		
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	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		
	Proposed locations, widths and profiles of sidewalks	N/A		
	Locations, dimensions, and number of proposed vehicular and bicycle parking spaces, including proposed shared parking arrangement if applicable.	X		
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X		
	Storm water management plan for the proposed project prepared by a professional engineer	X		
	The size and proposed location of water supply and sewage disposal systems	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	N/A		
	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	N/A		
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X		
	Reference to special conditions stipulated by the Review Authority	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.	N/A		
	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.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	Disclosures of any required permits. If a permit has been granted or an application for one submitted, provide a copy of the permit application.	N/A		
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A		
	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		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
Proposed Development Plan	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 [Cooks Corner or Village Review]	X		
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	X		
	Traffic: A trip generation report	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		
	Number of lots if a subdivision	N/A		
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	X		
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X		
	Any additional studies required by the Review Authority			

Attachment B
Right, Title, & Interest

Copies of the current deeds are included with this attachment.

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
(Maine Statutory Short Form)
DLN: 1002140169639

KNOW ALL PERSONS BY THESE PRESENTS, that I, **LEANNE ROBBIN** of Brunswick, County of Cumberland and State of Maine, for consideration paid, grant to **1000 MERE POINT LLC,** a Maine limited liability company with a principal place of business in Brunswick, Cumberland County, Maine, with a mailing address of 37 W. Marginal Way, Brunswick, Maine 04011, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand and seal this 29th day of October, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Leanne Robbin

STATE OF MAINE
COUNTY OF CUMBERLAND, ss October 29, 2021

Then personally appeared the above-named Leanne Robbin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/~~Attorney-at-Law~~

EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of Mere Point Road, so-called and on the southeasterly shore of Maquoit Bay, so-called, in the Town of Brunswick, Cumberland County and State of Maine, and being bounded and described as follows:

Beginning at a ¾-inch iron rod set capped "Thayer Engineering Company" on the northwesterly right-of-way line of Mere Point Road at the easterly corner of land now or formerly of Travis R. Smith and Kathleen M. Smith, reference deed recorded in the Cumberland County Registry of Deeds in Book 20016, Page 244, all as shown on a Plan entitled "Plan of Boundary Survey, Duckblind Associates, 1000 Mere Point Road, Maquoit Bay, Brunswick, Maine", dated July 23, 2003, revised through October 24, 2005, by Thayer Engineering Company, Inc., Farmingdale, Maine;

Thence N 33° 41' 08" W along the northeasterly line of said land of Travis R. Smith and Kathleen M. Smith a distance of 184.23 feet to a ¾-inch iron rod set capped "Thayer Engineering Company";

Thence continuing N 33° 41' 08" W along the northeasterly line of said land of Travis R. Smith and Kathleen M. Smith a distance of 43 feet, more or less, to the southeasterly shore of Maquoit Bay;

Thence in a general northeasterly direction along the southeasterly shore of Maquoit Bay a distance of 439 feet, more or less, to a point and the southwesterly line of land now or formerly of Eugene T. Smith and May C. Smith, reference deeds recorded in said Registry of Deeds in Book 2370, Page 359, Book 2379, Page 303, Book 3029, Page 860, Book 17637, Page 322, and Book 20662, Page 134, said point being N 35° 26' 23" W and 23 feet, more or less, from a 5/8-inch iron rod found capped "1175";

Thence S 35° 26' 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 23 feet, more or less, to said 5/8-inch iron rod found capped "1176", said iron rod being N 50° 11' 21" E and a tie line distance of 363.79 feet from the last mentioned ¾-inch iron rod set capped "Thayer Engineering Company";

Thence continuing S 35° 26" 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 288.79 feet to a 5/8-inch iron rod found capped "1175", said iron rod being N 66° 21' 13" E and a tie line distance of 376.32 feet from the iron rod at the point of beginning;

Thence continuing S 35° 26' 23" E along the southwesterly line of said land of Eugene T. Smith and May C. Smith a distance of 2.67 feet to the northerly right-of-way line of Mere Point Road;

Thence S 68° 00' 29" W along the northerly right-of-way line of Mere Point Road a distance of 284.48 feet;

DOC :78132 BK:38836 PG:333
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
10/29/2021, 02:34:52P
Register of Deeds Jessica M. Spaulding E-RECORDED

Thence S 62° 53" 24" W along the northwesterly right-of-way line of Mere Point Road a distance of 92.67 feet to the Point of Beginning, containing 2.31 acres, more or less.

Bearings are based on a 1994 magnetic north observation as referenced on a Plan entitled Sketch Plan, Land of Ken Wise, Mere Point Road, Brunswick, Maine", dated June 26, 2000, by Brian Smith Surveying, Inc.

ALSO GRANTING all right, title and interest of the Grantor in and to the land adjoining the parcel hereinabove described lying northwesterly and southeasterly thereof and between the southwesterly and the northeasterly lines of the parcel hereinabove described extended northwesterly into Maquoit Bay and extended southeasterly to the centerline of Mere Point Road.

SUBJECT TO rights of others in and to the L. Winfield Smith Family Burial Ground located on the premises hereinabove described as described in an Affidavit of Mildred Smith recorded in the Cumberland County Registry of Deeds in Book 11958, Page 32.

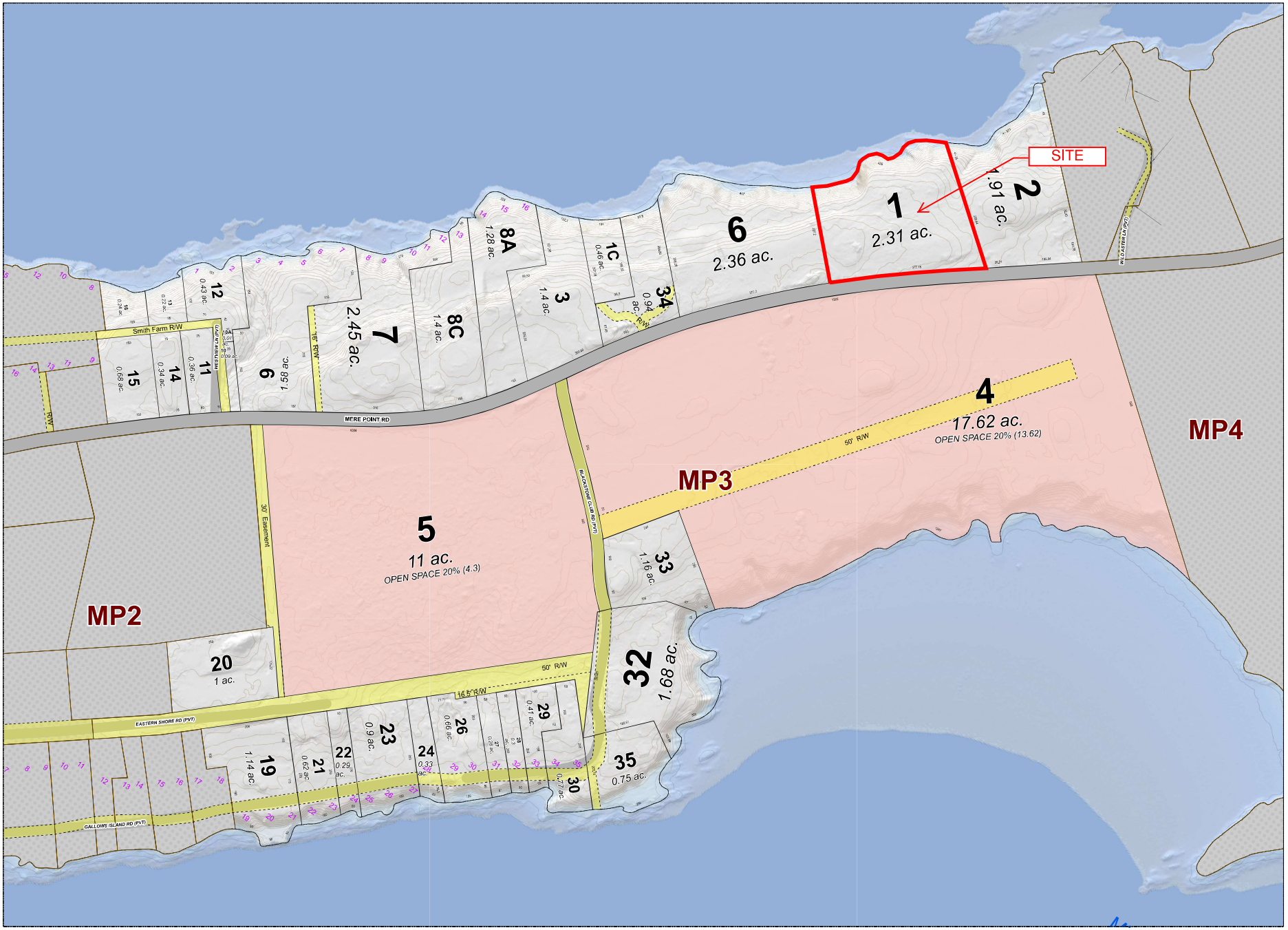
Reference is made to a boundary line agreement between Duckblind Associates and Eugene T. Smith and May C. Smith, recorded in the Cumberland County Registry of Deeds in Book 20662, Page 134.

None of the rights of way and/or easements appurtenant to and/or benefitting the parcel conveyed herein are conveyed to the Grantee herein.

For source of title reference is hereby made to a deed from Duckblind Associates to Leanne Robbin dated January 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23631, Page 242.

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.



Brunswick maine

Legend

- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels Lines
- Right-Of-Ways
- Improved Surfaces
- Parcels
- Road Right-Of-Ways
- Parcels In Map
- Parcels Not In Current Map
- Parcels With Current Use Classification
- Town Conservation Easement
- Town Of Brunswick Parcels
- Neighboring Towns

N W E S

1:1,200

Revised To: April 1, 2025

Maps Prepared by:
GIS Administrator,
Town of Brunswick

MAP MP3

ABUTTERS LIST

Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine

Locus Properties

N/F
0 Mere Point LLC
37 W. Marginal Way
Brunswick, ME 04011
Map MP3, Lot 1

Abutters

N/F
978 Mere Point LLC
30 Conifer Ridge Road
Cumberland Foreside, ME 04110
Map MP3, Lot 2

N/F
Smith, Bettina
953 Mere Point Road
Brunswick, ME 04011
Map MP3, Lot 4

N/F
Bradford & Godelieve Johanson
1004 Mere Point Road
Brunswick, ME 04011
Map MP3, Lot 6

Attachment D
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

OPERATING AGREEMENT
OF
1000 MERE POINT LLC

(A Maine Limited Liability Company)

This Operating Agreement of the new Maine limited liability company known as "1000 Mere Point LLC" (the "Company"), formed under the Maine Limited Liability Company Act 31 M.R.S. Sections 1501 et seq. (the "Act") is entered into as of the 1 day of October, 2021, by the Members and the Company. This Agreement is in effect as of the date of filing of the Certificate of Formation: September 30, 2021. The Members ratify all acts taken by its attorney, Stoddard L. Smith, to form the Company, including the filing of the Certificate of Formation. Pursuant to the mutual covenants and conditions contained herein, Douglas M. Niven and Nicole C. Niven ("Members") do hereby agree as follows:

ARTICLE 1
Business

The Company is formed for the purpose of engaging in the business of real estate holding and related activities, and any other business permitted under Maine law and approved by the Members ("Business"). The Company, acting through its Members, shall have all authority and powers necessary or convenient to carry out its business. The Company's principal business location shall be in Brunswick, Maine or such other location as the Members shall select from time to time.

ARTICLE 2
Members

The Members shall be Douglas M. Niven and Nicole C. Niven. No additional Members may be admitted without the unanimous written consent of the Members. As a condition to the admission of additional Members, the Members shall enter into a comprehensive operating agreement relative to their respective rights and obligations, including, as appropriate, waiver of the Act's default rules relative to per capita voting and per capita distributions.

ARTICLE 3
Membership Interests; Capital Contributions

The Members shall make initial contributions as reflected in the books of the Company. The Members shall not be obligated to make any additional contribution to the Company. Each member shall be an equal owner of the Company in accordance with the attached Schedule A ("Membership Interest"). Except as provided herein, a member shall not be entitled to sell, assign, transfer, encumber, or otherwise transfer a Membership Interest without the approval of the other Members. Membership Interest shall be transferred by an "Assignment of Membership Interest" form filed with the Registered Agent and signed by all Members.

ARTICLE 4
Liability

No Member shall have any liability for the debts and obligations of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of the Business and affairs under this Agreement or the Act shall not be grounds for imposing personal liability on the Member for liabilities of the Company.

ARTICLE 5
Profits, Losses and Distributions; Capital Accounts

5.1. **Allocations**. All profits, losses and distributions of cash or other property from the Company shall be allocated or distributed entirely to the Members, in such manner as the Members determine to be in the Company's best interest.

5.2 **Capital Accounts**. The Company shall maintain the Members' Capital Accounts in accordance with Section 704(b) of the Internal Revenue Code and the Treasury Regulations promulgated thereunder.

ARTICLE 6
Management

6.1. **Authority**. The Company shall be managed by its Members and the Members shall have full and exclusive authority to act on the Company's behalf.

6.2. **Powers**. Without limitation, the Members have authority to purchase, sell, mortgage, lease and dispose of real, personal and intangible property, hire employees, contract with third parties, including affiliates, borrow money and pledge the assets of the Company.

ARTICLE 7
Term; Dissolution

7.1. **Term**. The Company shall exist perpetually until dissolved by consent of the Members or as otherwise provided under Maine law.

7.2. **Dissolution**. Upon the Company's dissolution, the Members shall take all necessary actions to wind up the Company's affairs and shall make all appropriate filings with the Maine Secretary of State. The Company's existence continues until completion of the winding up of the Company's affairs, or until a decree dissolving the Company has been entered by a court of competent jurisdiction.

ARTICLE 8
Withdrawal Rights; Successors

Upon the occurrence of any of the events specified in Section 1582 of the Act (or without limitation, the death, adjudication of incompetency, bankruptcy or insolvency, dissolution or voluntary or involuntary withdrawal of a Member), the withdrawing member's heirs, successors and assigns shall be entitled to all the benefits of membership. The withdrawal of a member shall

not cause dissolution of the Company.

ARTICLE 9
Indemnity

The doing of any act or the failure to do any act by a Member, the effect which may cause or result in loss or damage to the Company or its property, shall not subject the Member to any personal liability to the Company or the other Members, unless the Member's acts or omissions constituted bad faith, gross negligence, willful misconduct, fraud, or a material violation of this Agreement. The Company shall indemnify the Members and make advances for expenses incurred in defense of claims of liability to the maximum extent permitted under the Act. The Company shall indemnify its employees and agents who are not Members to the fullest extent permitted by law provided that such indemnification is first approved by the Members. The right to indemnification under this Agreement shall be fully vested with respect to any matter. No amendment to this Agreement shall have any retroactive effect except to enhance such right for the benefit of the indemnitee.

ARTICLE 10
Miscellaneous

10.1. **Registered Agent and Office**. The Company shall have the registered agent and office determined from time to time by the Members and as reported on filings made with the Maine Secretary of State as required by the Act.

10.2. **Accounting Period and Methods**. The Company's accounting period shall be the calendar year. The Company shall use such accounting methods as the Members deem most advantageous.

10.3. **Records**. The Company shall maintain complete and accurate books and records of the Company's affairs. At a minimum, the Company shall maintain copies of its Certificate of Formation and any Operating Agreement, with all amendments, current and past lists of all members and their addresses, tax returns and financial statements for the past six years, consents or minutes of all meetings of the Members and all documents relative to any Member's obligation to contribute cash, property or services.

10.4. **Governing Law; Binding Effect**. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. This Agreement is binding upon and inures to the benefit of the parties' heirs, successors and assigns.

10.5. **Amendments**. This Agreement and the Company's Certificate of Formation may only be amended by written consent of the Members. This Agreement constitutes an operating agreement under Maine law.

In witness whereof, the Company Operating Agreement has been executed by the parties on the 1 day of October, 2021.

Douglas M. Niven, Member

Nicole C. Niven, Member

Schedule A
Membership Interests
1000 MERE POINT LLC

Member and Address	Membership Interest	Capital Contribution
Douglas M. Niven	50%	As reflected on company books
Nicole C. Niven	50%	As reflected on company books

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Sep 25 2025 11:42:20. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
1000 MERE POINT LLC	20225165DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/29/2021	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
37 W MARGINAL RD BRUNSWICK, ME 04011	37 W MARGINAL RD BRUNSWICK, ME 04011

Clerk/Registered Agent

Physical	Mailing
DOUGLAS NIVEN 37 W. MARGINAL WAY BRUNSWICK, ME 04011	DOUGLAS NIVEN 37 W. MARGINAL WAY BRUNSWICK, ME 04011

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

Wet Storage Shellfish Processing Building
Mere Point Road, Brunswick, Maine
Traffic Analysis

This memorandum is written to summarize the trip generation analysis for the proposed wet storage shellfish processing building in Brunswick, Maine. Trip generation calculations were completed for the development according to Maine Department of Transportation (MaineDOT) guidelines.

The trip rates for the existing building were calculated based on the Institute of Traffic Engineers (ITE) "Trip Generation, 11th Edition" data for Land Use Code 110, General Light Industrial. The greatest number of trips was estimated during the AM peak hour on weekdays.

Proposed Traffic Generation – General Light Industrial (LUC 110)

Time Period	Avg. Rate	Area	Trip-Ends
Weekday AM Peak Hour	0.74	10.85	8.0
Weekday PM Peak Hour	0.65	10.85	7.1

As can be seen, using ITE values, the new building will not result in 100 or more passenger car equivalents trips during any peak hour of traffic generation. Thus, no Traffic Movement Permit or other permits are required from the MaineDOT.

Truck Traffic

Based on further discussion with the owner, the following is the anticipated truck traffic to be generated from the project:

> *We anticipate three times per week will be our small truck (about 16' overall) which is a cut-off GMC van. These truck departures will occur at a random time of the day depending on our operations (most often in the morning).*
>
> *We will also have a wholesaler truck coming 1-2 days per week. Rough eta will be between 4-8 pm. Their truck is a 26' box and about 36' overall. Single rear axel.*
>
> *These delivery/pickups currently happen at our existing facility, they will be transferred to the new location (so no additional truck traffic)*

As indicated from the above information, the truck traffic anticipated to be generated from the project is relatively minor and since this truck traffic is being relocated from their existing facility, there is no increase in truck traffic anticipated along Mere Point Road.

Hours of Operation

Based on further discussion with the owner, the hours of operation for the facility will be approximately between 7:30 AM – 5:00 PM, with truck traffic occurring throughout that time period, with some deliveries occurring after business hours until 8:00 PM.

Mascoma Bank

January 20, 2026

Julie Erdman
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Re: Proposed project for 1000 Mere Point Road, Brunswick (or address to be established)

Dear Ms. Erdman,

We are pleased that Mere Point Oyster (and/or 1000 Mere Point LLC or entity to be established) has selected Mascoma Bank for the financing of the proposed project at 1000 Mere Point Road, Brunswick, Maine to be used as an oyster processing facility and wet storage to support their existing operations at 1087 Mere Point Road.

Preliminary estimates indicate that the proposed project is expected to have a cost of approximately $3,500,000 and Mascoma Bank will seek to qualify the borrower, using a combination of traditional loans, FAME programs or SBA products, to finance 75-90% of the overall cost.

I have a history of working with Mere Point Oyster dating back to 2020. Based on my relationship and experience with these borrowers, the Bank looks forward to partnering with them regarding this expansion. While the project is in initial stages and it is too early to issue loan approval, a *preliminary review* of their financial condition indicates that they can secure the financing needed to successfully complete the project.

If you have any questions or need additional information, please contact me directly.

Sincerely,

Mara Pennell

Mara Pennell | SVP Commercial Loan Officer III | **Mascoma Bank**
48 Free Street | Portland, Maine 04101
Phone: (207) 800-9973 | mara.pennell@mascomabank.com

Cc: Doug Niven, Willam Floyd, Daniel Devereaux

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

August 6, 2025

Joe Marden, P.E.
Sitelines PA
119 Purinton Road, Suite A
Brunswick, ME 04011
RE: Unstable Coastal Bluff

Dear Mr. Marden:

Per your request, we reviewed information relating to bluff stability along the coastline adjacent to 1000 Mere Point Road, Brunswick ME (Tax Map MP3, Lot 1).

The effective Maine Geological Survey (MGS) Coastal Bluff Map (Freeport, ME Quadrangle, 2020, MGS Open-File Map 20-17) map the bluffs along the property as *Unstable*.

You submitted information to MGS on July 14, 2025 (*Coastal Bluff Review; 1000 Mere Point Road, Brunswick, MAINE* report by Coppi Environmental, LLC submitted July 14, 2025) documenting the stability of the coastal bluff in question.

After reviewing submitted materials, MGS finds *that the section of bluff along the subject property should be reclassified as **Stable***.

This letter supersedes and amends the Maine Geological Survey map unit from an *Unstable* bluff to a *Stable* bluff along Lot 1, Tax Map MP3, and on the referenced MGS Open-File Map 20-17:

> Bryant, Marita, Barnhardt, Walter A., Dickson, Stephen M., Kelley, Joseph T., and Slovinsky, Peter A., 2020, Coastal bluffs in the Freeport quadrangle, Maine: Maine Geological Survey, Open-File Map 20-17, map, scale 1:24,000.

At some future time, MGS will update the existing Open-File map.

Please contact us if we can be of further assistance.

Sincerely,

Samuel G. Roy
Marine Geologist, Maine Geological Survey
cc: Peter A. Slovinsky, MGS; Ryan Gordon, MGS; Nicholas Whiteman, MGS

RYAN GORDON, STATE GEOLOGIST
MAINE GEOLOGICAL SURVEY

DEPARTMENT OF Agriculture Conservation & Forestry

PHONE: (207) 287-2801
FAX: (207) 287-2353
WWW.MAINE.GOV/DACF/MGS

SITELINES
Civil Engineers • Land Surveyors

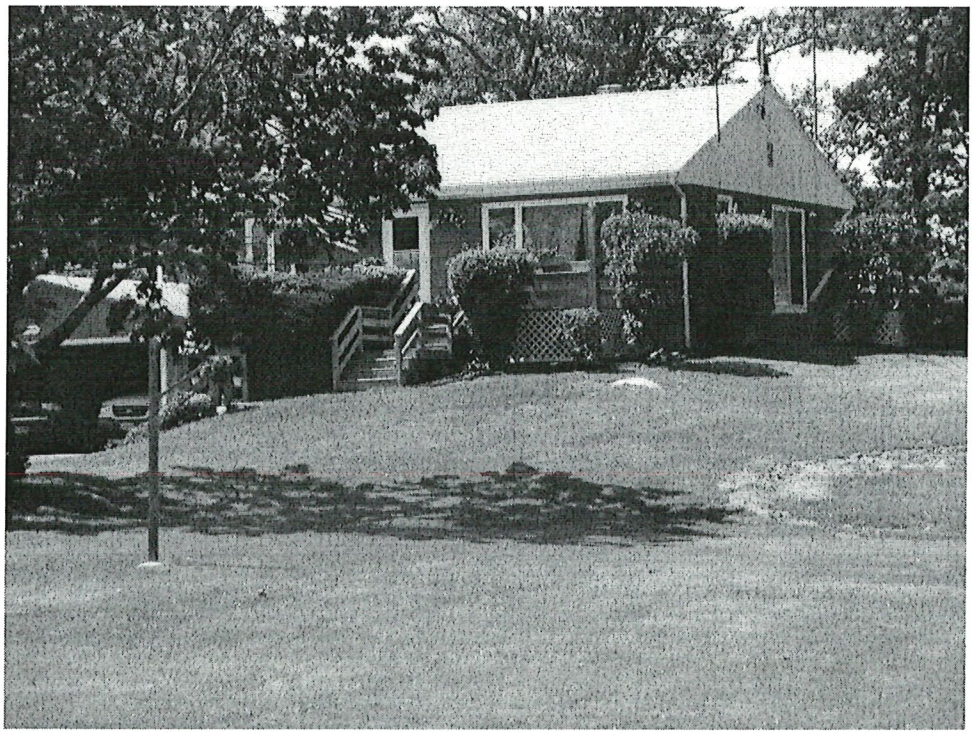
October 16, 2025
Project Number: 5128

Kirk F. Mohney
Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333-0065
<via email>

RE: Significant Historic or Archaeological Concerns
Mere Point Road
Brunswick, ME 04011
Tax Map MP3, Lot 1

Dear Mr. Mohney:

On behalf of 1000 Mere Point LLC, Sitelines, PA is preparing a Major Development Review Application for a wet storage shellfish processing building located along Mere Point Road in Brunswick, Maine. The project parcel is identified as Tax Map MP3, Lot 1 on the Town of Brunswick Tax Maps.



978 Mere Point Road: According to Town Records, the building was built in 1957.

Please contact me with any questions or if you require additional information. Thank you for your assistance with this project.

Very truly yours,

Nolan C. Robbins,
Project Engineer

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.

Kirk F. Mohney — 10/28/25

State Historic Preservation Officer — Date
Maine Historic Preservation Commission

MHPC # 1798-25

SITELINES
Civil Engineers • Land Surveyors

JANET T. MILLS
GOVERNOR

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

JUDITH CAMUSO
COMMISSIONER

November 05, 2025

Nolan Robbins
Sitelines, PA
8 Cumberland Street
Brunswick, ME 04011

RE: Information Request - Mere Point Road, Building Development, Brunswick Project ID 9618-11168

Dear Nolan:

Per your request received on **October 16, 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 ***Mere Point Road, Building Development, Brunswick*** project, pursuant to MDIFW's authority. Per the information provided, the project involves the construction of a processing building. Based on our understanding, the site is largely cleared and consists primarily of lawn, though it is unclear if additional tree clearing is proposed.

Our information indicates no known locations of State-listed Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Our Department has not mapped any Essential or Significant Wildlife Habitats that would be affected by this project.

AQUATIC RESOURCES

Fish Habitat

Based on our understanding, the proposed building has been situated as far from the shoreline as possible. It appears that the riparian buffer in the project area has been compromised by previous development. Maintaining and enhancing buffers along watercourses and waterbodies 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. In addition, intact riparian buffers provide benefits to several species of wildlife. Therefore, to the extent practicable, we recommend that the shoreline buffer in your project area be allowed to regenerate to reestablish a natural vegetative condition. We anticipate the results will have a positive effect by enhancing overall shoreline habitat characteristics.

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, Maine Department of Marine Resources and 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.

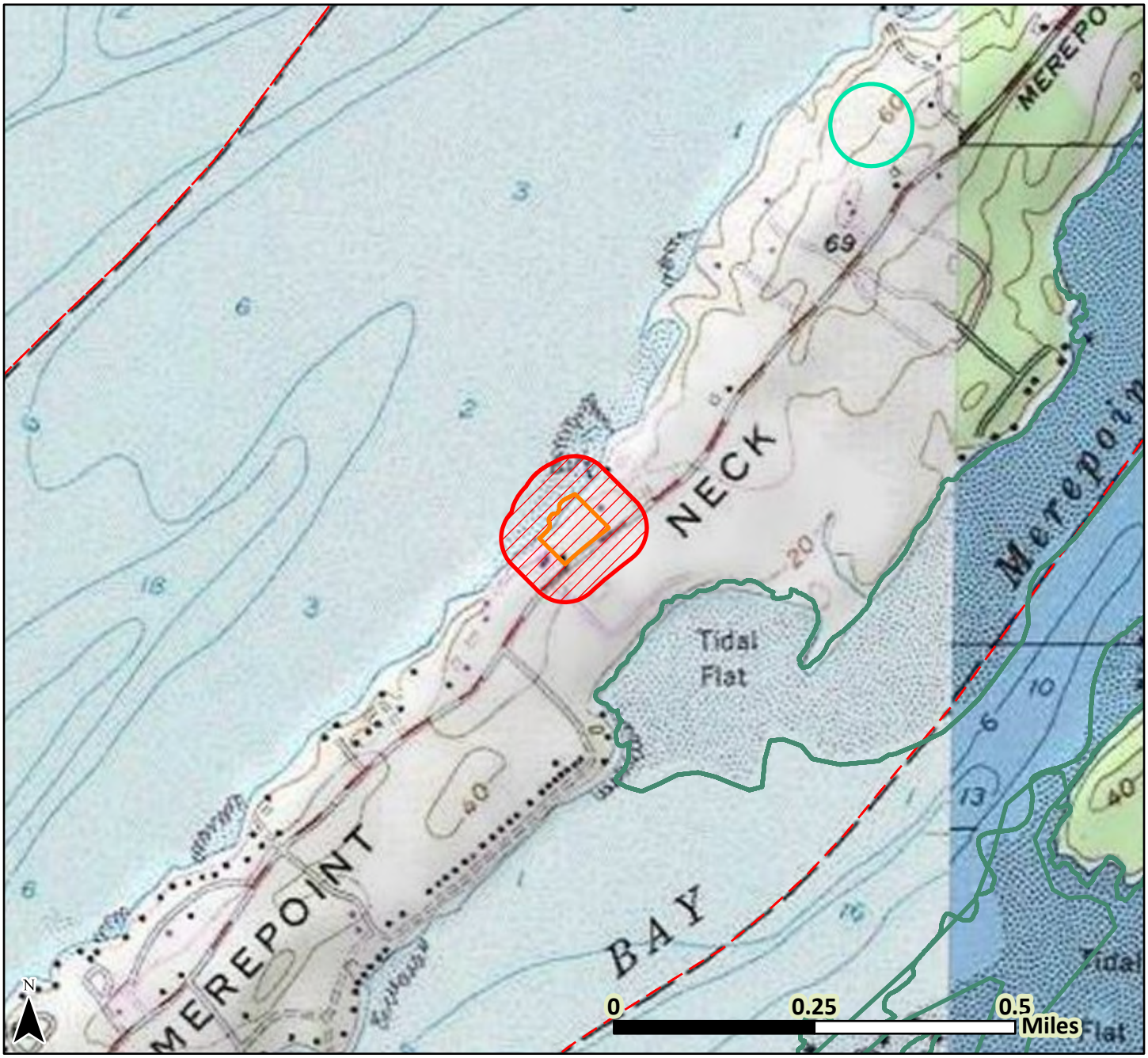
Best regards,

Ciara Wentworth
Natural Resource Biologist

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

Mere Point Road, Building Development, Brunswick

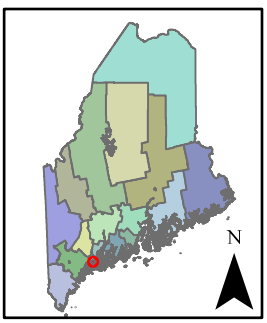
Project ID 9618, Version ID 11168



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
- Significant Vernal Pool
- Tidal Waterfowl/Wading Bird

Date: 10/23/2025
UTM Zone 19N, NAD83



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

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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

October 16, 2025

Nolan Robbins
Sitelines
119 Purinton Road, Suite A, Brunswick Landing
Brunswick, ME 04011

Via email: nrobbins@sitelinespa.com

Re: Rare and exemplary botanical features in proximity to: #5128, Wet Storage Shellfish Processing Building, Map 3 Lot 1, Mere Point Road, Brunswick, Maine.

Dear Nolan Robbins:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received October 16, 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 species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

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.

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.

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 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.

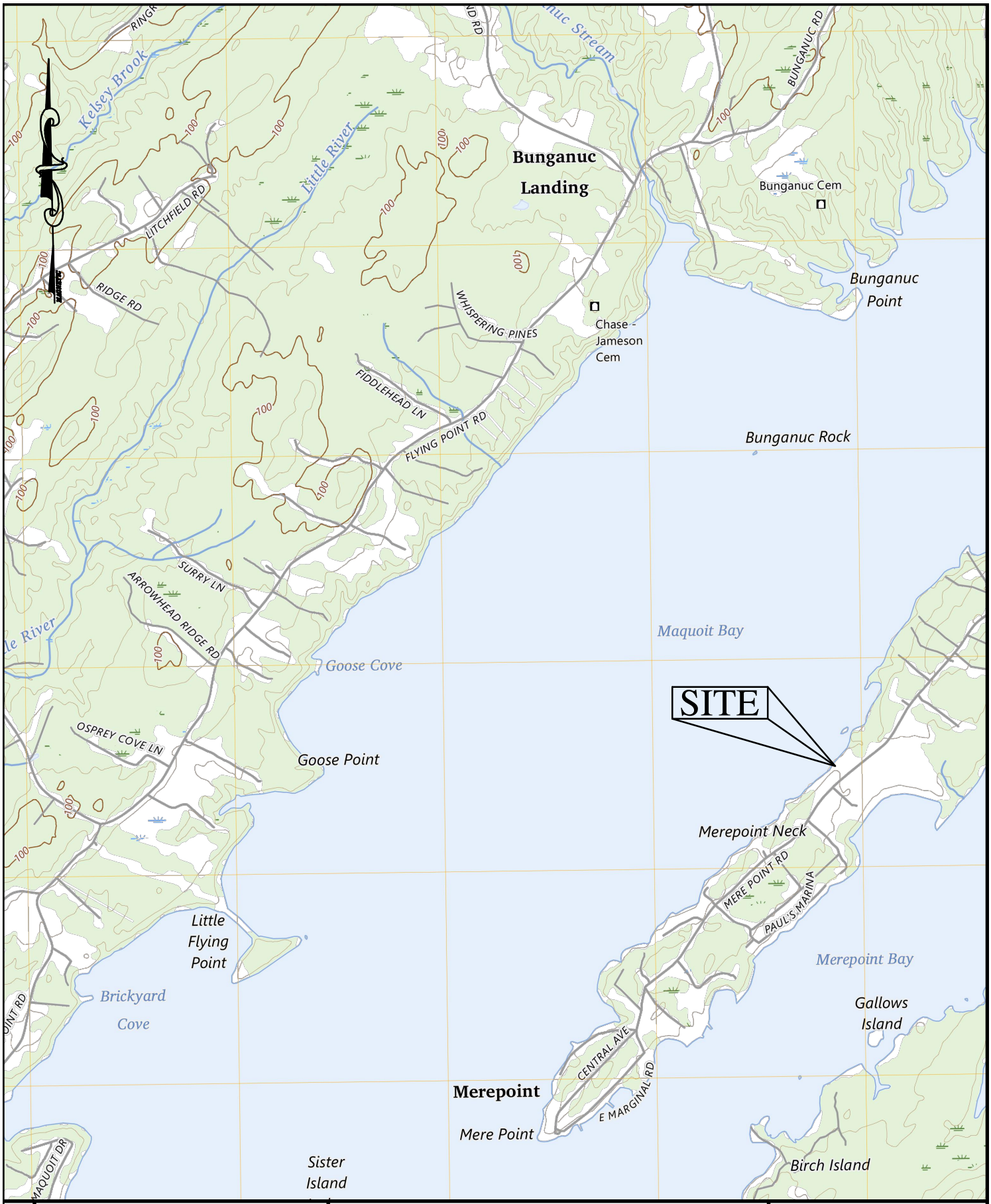
Sincerely,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Attachment E
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map. An excerpt of the applicable USGS 7.5-minute quadrangle map is provided for reference.



SHEET: 1 OF 1

SITELINES

119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

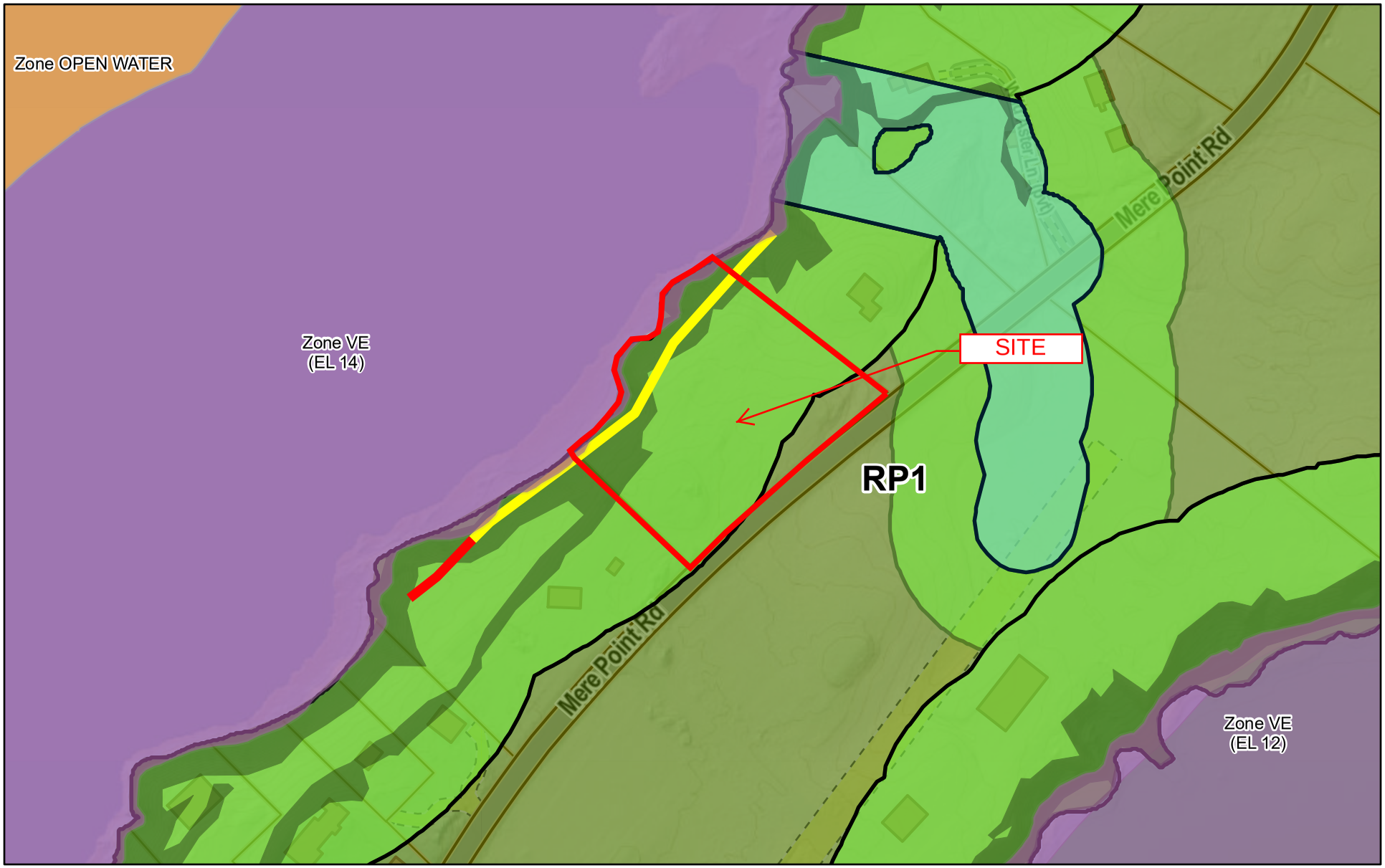
CIVIL ENGINEERS ▪ LAND SURVEYORS

USGS LOCATION MAP

1000 MERE POINT LLC.
MERE POINT ROAD
BRUNSWICK, ME

DATE: 08–12–25
SCALE: 1" = 2000'
JOB: 5128
FILE: 5128 USGS

Town of Brunswick Map



9/24/2025, 11:29:23 AM

1:3,370

0 112.5 225 450 ft

0 30 60 120 m

Basemap prepared by the GIS Admininstrator, Town of Brunswick, Maine.

2024 FEMA Flood Zones
- VE
- OPEN WATER

SPO-RP Bluff
- Highly Unstable
- Unstable

SPO-RP Steep Slopes

- Shoreland Protection Subdistrict SPO-SP
- Shoreland Protection Overlay SPO
- Rural Protection Stormwater Mgmt Overlay RPSMO

National Wetlands Inventory NWI 2017
- Estuarine and Marine Wetland

Zoning Districts
- Rural Protection 1

Parcels With Assessing Data
- <all other values>
- Androscoggin River

-1.25 - -1.82078

3 - -1.82078
- Water Bodies
- Streams and Creeks
- Contours 2 Foot

255 - 1

124.311 - -1.82078

Data shown on this map is provided for planning and informational purposes only. The municipality makes no claim of warranty or suitability of purpose for this map and the data shown in it.

National Flood Hazard Layer FIRMette

FEMA

70°0'53"W 43°50'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°0'16"W 43°50'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

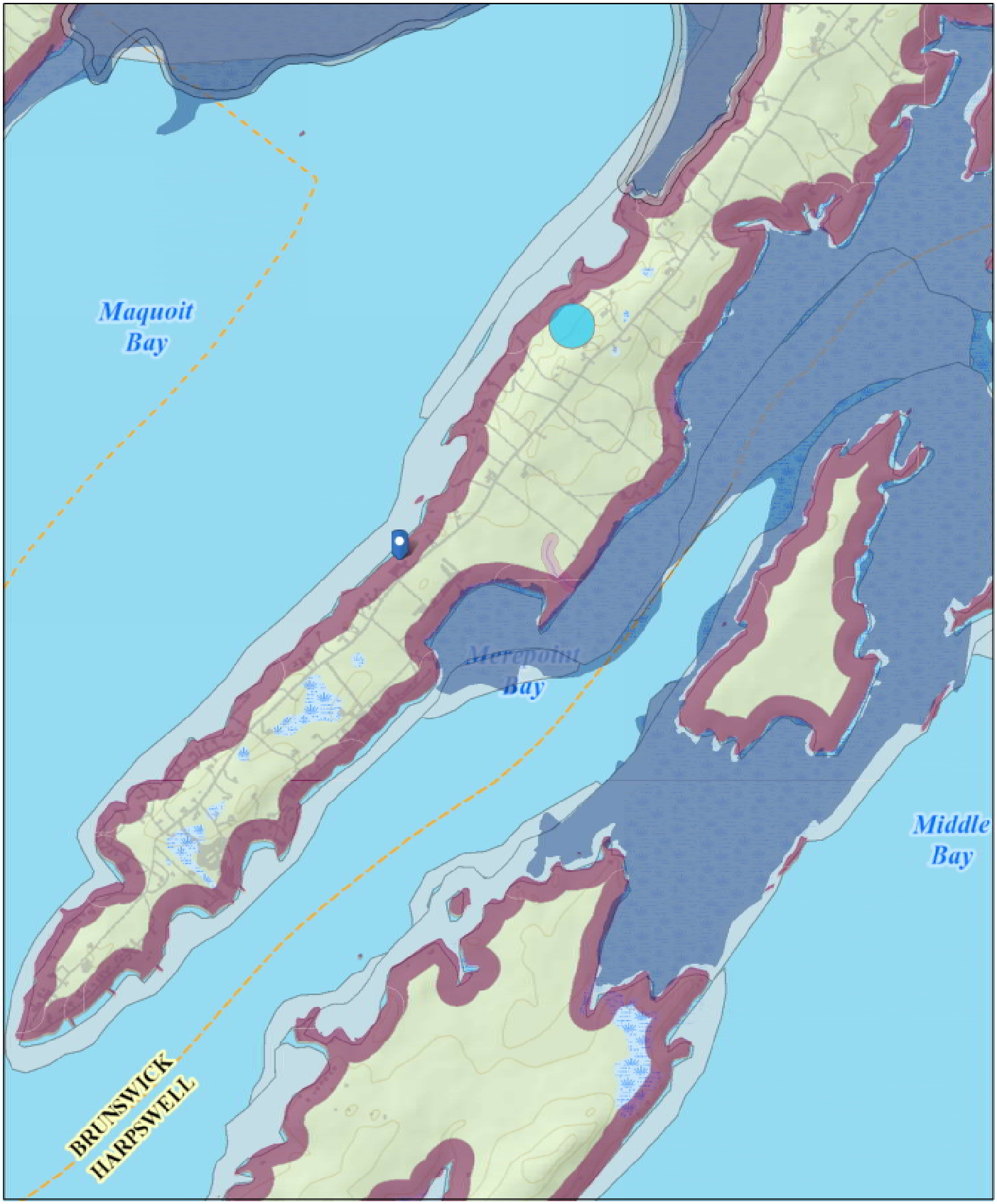
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/4/2025 at 7:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Beginning With Habitat



August 12, 2025

- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer

Attachment F
Soil & Wetland Reports

A copy of the Wetland Delineation and Soil Suitability Report from Coppi Environmental, LLC is enclosed.

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

July 14, 2025

Joe Marden, P.E.
Engineering Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011

RE: *Wetland Delineation and Soil Suitability Report; 1000 Mere Point Road, Brunswick, MAINE.*

Dear Joe:

Per your request, on June 25th, and 30th, 2025, I completed a wetland delineation at the above-mentioned property. The property contains a small, freshwater wet meadow wetland located on the northeast corner by Mere Point Road. The coastal wetland boundary was also flagged at the toe of slope using water marks on bedrock and drift material and sedimentation. Discussed later in this report is my effort to investigate soils for septic suitability in the area you provided on the survey. The freshwater wetland boundary was flagged in blue using alphanumerical labels and were GPS located using a Trimble Sub-meter Hand-held unit. The coastal wetland was flagged in pink and also GPS located with a "CW" label series. The property does not contain any vernal pools.

The wet meadow wetland contained mineral hydric soils and wetland plants, such as meadow foxtail and rushes. The coastal wetland was determined at low tide and flagged at the point of staining from tidal water on bedrock/rocks or where drift debris and sedimentation from tidal action was observed. In comparison with the HAT survey method, the HAT method appears to be more limiting and perhaps it's prudent to use that line as the starting point of the coastal wetland and any applicable setbacks. *The coastal wetland and the portion of the wet meadow wetland within 250' of the coastal wetland is a Wetland of Special Significance.*

Structure setbacks for the DEP start at the HAT. For shoreland zoning purposes, the setback would start at the HAT, if, the bluff was determined to be stable otherwise, the setback for an unstable bluff, in accordance with Chapter 1000 guidelines starting point is the top of bluff. Discussed in a separate report, is my rating regarding the bluff at this property.

The Maine DEP regulates and requires permits for, activities that cause wetland impacts, in, on or over the resource, such as filling, dredging or excavating, the construction of structures and vegetation removal. The Army Corps regulate activities that discharge soil material into wetlands typically caused by filling and in some cases, excavating and dredging.

Soil Suitability Investigation:
Per your request, I investigated the area along Mere Point Road as you provided on a plan, for soil suitability purposes. The majority of the investigation area is located in the shoreland zone, requiring at least 15" of suitable soil above any limiting factor (groundwater, bedrock, hydraulically restrictive horizon).

Soils at TP-2 and TP-3, contain lacustrine deposit or lacustrine over bedrock constituting 8C and 2/8 A111/C soils. Since soils at these two locations sustain at least 15" of suitable soil above the limiting factor, they are suitable soils in the shoreland zone. TP-1 contained a limiting factor (groundwater) less than 15" from the surface and would not be suitable in the shoreland zone. Refer to the attached soil profiles for more information regarding the soil profile profiles at those TP locations.

A formal HHE-200 application is needed once development is more conceptualized so that setbacks may be followed per the plumbing code (241). For example, system setback to a foundation is 20' and 100' to any proposed well at this location. Please contact me by phone at 756-3245 or by email at cjc1829@gmail.com with any follow-up questions regarding the wetland delineation and their resulting regulation.

Sincerely,

Christopher J. Coppi

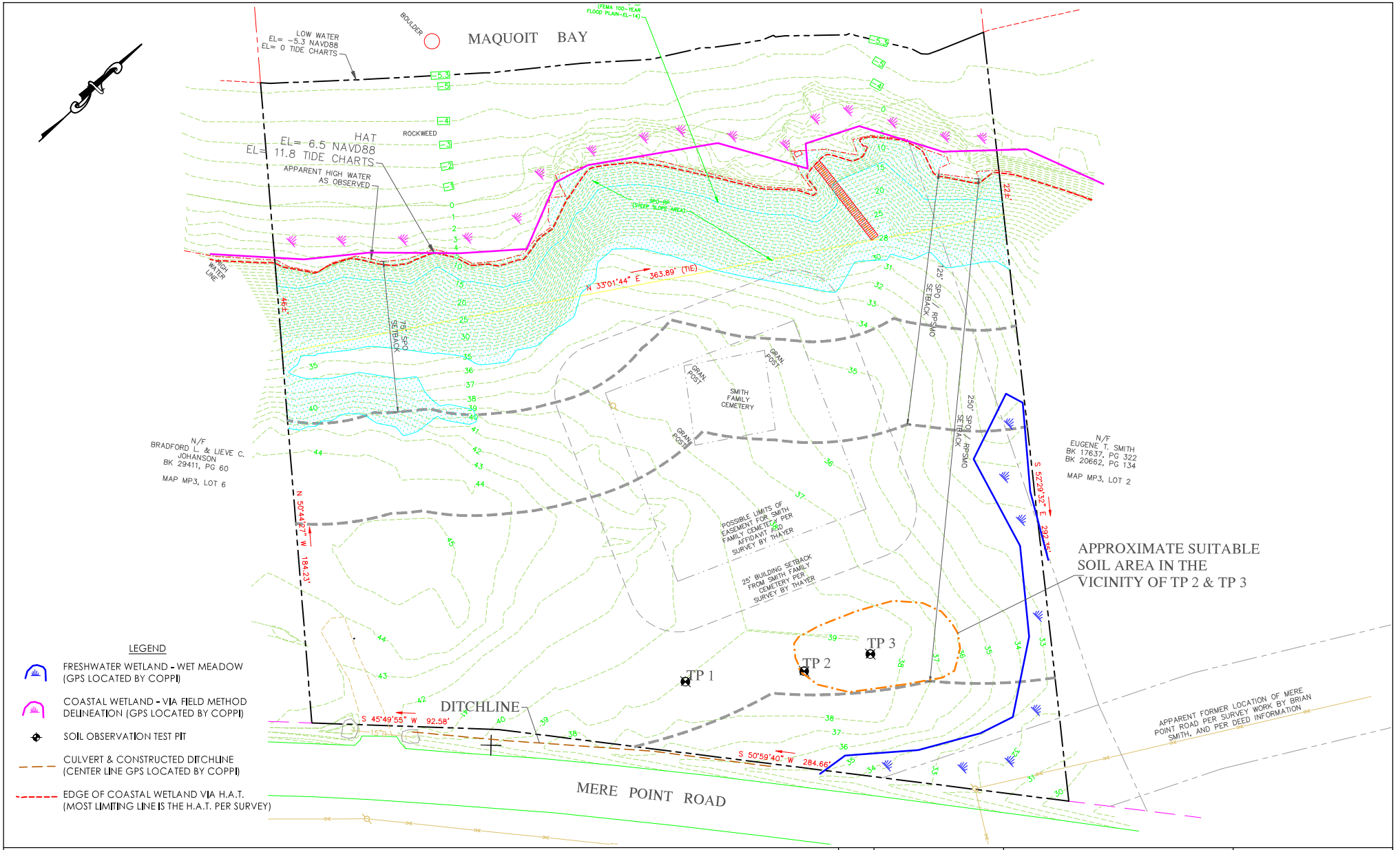
Christopher J. Coppi LSS, LSE, CWS
Consulting Wetland and Soil Scientist

Enclosures included in this report;
Wetland Delineation and Septic Test Pit Location Plan (PDF)
Photo Gallery

Photo 1: Coastal wetland edge is top of staining on bedrock.

Photo 2: Freshwater, wet meadow by Mere Point Road

Photo 3: Hydric, mineral soil from a Lacustrine sediment deposit in the wet meadow. Iron concentrations in the gray soil layer near the surface is indicative of a hydric soil.



LEGEND

- FRESHWATER WETLAND - WET MEADOW (GPS LOCATED BY COPPI)
- COASTAL WETLAND - VIA FIELD METHOD DELINEATION (GPS LOCATED BY COPPI)
- SOIL OBSERVATION TEST PIT
- CULVERT & CONSTRUCTED DITCHLINE (CENTER LINE GPS LOCATED BY COPPI)
- EDGE OF COASTAL WETLAND VIA H.A.T. (MOST LIMITING LINE IS THE H.A.T. PER SURVEY)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

MAP COMPILED FROM:

*TOWN OF BRUNSWICK TAX MAP

*SURVEY PLAN BY SITELINES DATED 9-25-2022

*ON SITE LOCATIONS UTILIZING TRIMBLE TDC650 HANDHELD UNIT

DATE:	REVISIONS:

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J. | Checked By: C.C.

Date: 7/9/2025 | Scale: 1" = 20'

WETLAND DELINEATION & SEPTIC TEST PIT LOCATION PLAN

PREPARED FOR

SITELINES, PA

1000 MERE POINT ROAD

BRUNSWICK, MAINE

Town, City, Plantation	Street, Road Subdivision	Owner's Name
BRUNSWICK	1000 MERE POINT ROAD	SITELINES, PA

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

Observation Hole TP 1 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
FINE SANDY LOAM TO LOAMY VERY FINE SAND	FRIABLE	DARK BROWN; DARK YELLOW BROWN; YELLOW BROWN	IRON CONCENTRATIONS
	FIRM	OLIVE BROWN	

NO BEDROCK OBSERVED TO PROBED DEPTH OF 48"

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
8 (Profile) D (Condition)	%	12 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

Observation Hole TP 2 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
SILT LOAM/ FINE SANDY LOAM	FRIABLE	BROWN; YELLOW BROWN; OLIVE BROWN	
FINE SANDY LOAM/ LOAMY VERY FINE SAND	FIRM	OLIVE GRAYISH BROWN	COMMON, DISTINCT

NO BEDROCK OBSERVED TO PROBED DEPTH OF 48"

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
8 (Profile) C (Condition)	%	16 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

Observation Hole TP 3 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
SILT LOAM TO FINE SANDY LOAM	FRIABLE	BROWN; DARK BROWN; YELLOW BROWN	
SANDY LOAM	FIRM	GRAY	COMMON, DISTINCT

REFUSAL (LARGE BOULDER OR BEDROCK)

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
2/8 (Profile) AIII/C (Condition)	%	18 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

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

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
Profile Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:

Christopher T. Coppi
Site Evaluator /Soil Scientist Signature

403 / 631
SE/CSS #

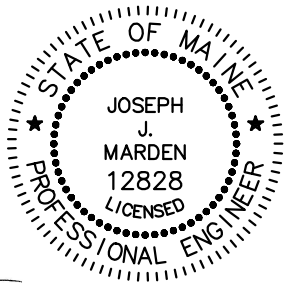
7/1/2025
Date

Attachment G
Stormwater Management Plan

The Stormwater Management Plan and associated attachments are included for reference.

Wet Storage Processing Building
Mere Point Road
Brunswick, Maine

01-23-2026



STORMWATER MANAGEMENT PLAN

Introduction

1000 Mere Point LLC proposes to construct a three-story, 4,725 s.f. footprint wet storage processing building with associated parking, infrastructure, and landscaping. The proposed development will result in approximately 11,657 s.f. (0.27 acres) of total impervious area, not including any credits for pervious surfaces. The increased runoff from the site will be directed to a porous pavement system for detention and treatment.

Based on the Town of Brunswick Zoning Ordinance, as the project results in between 0.25 and 0.50-acres of disturbed and/or redeveloped impervious areas, the project is required to provide stormwater treatment of 25% of the impervious area and 20% of the developed area.

Study Methodology

Topographic data was obtained from on-the-ground survey by Sitelines, PA. Hydrologic boundaries were generated using the topographic mapping and the drainage patterns were verified by a site reconnaissance visit.

Surficial soils located in the vicinity of the site were obtained from the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Geographic (SSURGO) Database (see Attachments). The Applicant's parcel includes the soil classifications listed below. Soils units found in the development area are primarily Nicholville.

SOILS TYPES IN LOCAL STUDY AREA

Soils Series	Symbol(s)	Hydrologic Group (HSG)
Nicholville very fine sandy loam	BgB	B
Lamoine silt loam	BuB	C/D
Lyman-Tunbridge complex	HrB, HrC	D

Flooding

The project area is located partially within the Zone X (Areas of Minimal Flood Hazard) and partially within the Zone VE (Special Flood Hazard with BFE) of the Flood Insurance Rate Maps (FIRMs) for Town of Brunswick, Maine, Cumberland County. The project area is located on Community Panel 23005C0559F, Effective July 20, 2024). There is no development proposed within the Zone VE on the subject property. There is no impact from flooding anticipated for this project.

Stormwater Quantity Analysis

Based on the Brunswick Zoning Ordinance, the project is required to control post-development peak runoff rates to be at, or below, pre-development peak runoff rates.

Off-Site Watersheds

There is a small off-site watershed westerly of the property that drains to a well-established roadside swale that runs along the frontage of the property.

Stormwater Analysis Subcatchments

Pre-Development Conditions

The pre-development hydrologic analysis is based on the existing site condition which is developed with a gravel driveway and meadow/lawn areas. Under pre-development conditions, the majority of the developed portion of the site drains southeasterly towards an existing drainage swale that drains easterly off-site (AP#1). A summary of the subcatchments is provided below:

Subcatchment 1S represents approximately 0.87 acres comprised of gravel, portions of Mere Point Road, and lawn areas that drains overland to an existing drainage swale that drains easterly off-site (AP#1).

Post-Development Conditions

Under proposed conditions, a three-story, 4,725 s.f. footprint wet storage processing building will be constructed with associated parking, infrastructure, and landscaping. A portion of the increased runoff from the site will be directed porous pavement for collection and treatment of the stormwater. A summary of the subcatchments is provided below:

Subcatchment 10S represents approximately 0.71 acres comprised of portions of Mere Point Road, pavement, portions of the new building, and lawn areas that drains overland to an existing drainage swale that drains easterly off-site (AP#1).

Subcatchment 11S represents approximately 0.17 acres comprised of porous pavement areas, portions of the new building, and lawn areas that drains to a porous pavement system (11P) that discharges to an existing drainage swale that drains easterly off-site (AP#1).

Results

A comparison of the existing conditions and proposed conditions peak stormwater runoff rates at the Analysis Points is presented in the following table. Peak runoff rates were estimated for the 2-, 10-, and 25-year, 24-hour storm events. Analysis Point 1 (AP#1) is located at the existing roadside drainage swale as it drains easterly off-site.

	Analysis Point 1 (AP1)		
	Existing	Proposed	Change
Design Storm	(cfs)	(cfs)	(cfs)
2-year	0.7	0.8	+0.1
25-year	2.5	2.5	+0.0

As shown in the table, the peak runoff rates at the Analysis Point is slightly increased during the 2-year storm event and slightly decreased during the 25-year storm event. Due to the inherent assumptions associated with stormwater modeling, the minor increase (0.1 cfs) during the 2-year storm event can be considered an insignificant increase. Additionally, as the stormwater runoff from the development areas are directed to an established roadside drainage swale that flows easterly off-site approximately 200-feet before drainage to an existing natural swale that discharges to Maquoit Bay, no adverse impacts to the downstream drainageways are anticipated as a result of the proposed development.

Stormwater Quality Analysis

Based on the Town of Brunswick Zoning Ordinance, as the project results in between 0.25 and 0.50-acres of disturbed and/or redeveloped impervious areas, the project is required to provide stormwater treatment of 25% of the impervious area and 20% of the developed area.

Water Quality

The proposed project will create approximately 11,657 s.f. (0.27 acres) of total impervious area, not including any credits for pervious surfaces. Runoff from approximately 7,503 s.f. (0.17 acres), or 64%, of the impervious area will be conveyed to a porous pavement system for treatment and detention.

In the post-development condition, the site will include a total of 19,272 s.f. (0.44 acres) of developed area, including previously developed areas. Runoff from approximately 7,503 s.f. (0.17 acres), or 39%, of the developed areas will be conveyed to a porous pavement system for treatment and detention.

Porous Pavement System
A portion of the proposed parking areas is proposed to be constructed with porous pavement for water quality treatment of the pavement and a portion of the new building. Additionally, a reservoir layer will be installed with the porous pavement to provide detention of the stormwater runoff in accordance with the Town of Brunswick standards. In accordance with *Chapter 7.7 – Manmade Pervious Surface* from Maine Department of Environmental Protection Best Management Practices Manual, the porous pavement system has been designed with a surface layer that is very similar to conventional asphalt, except that it is mixed without particles smaller than course sand, which allows for stormwater to pass through the surface into a crushed stone reservoir layer for detention. For this system, due to the relatively shallow seasonally high groundwater level, the system will be installed with a filter layer and underdrain system that will allow for the stormwater to be treated and released, at a controlled rate, to an adjacent existing drainage swale.

The required and provided channel protection volume for the drainage from the paved and building areas is shown below:

	Total Area		**Impervious Area**		**Landscaped Area**		**Treatment Volume (c.f.)**	
							Required	**Provided**
	(s.f.)	**(ac.)**	**(s.f.)**	**(ac.)**	**(s.f.)**	**(ac.)**	***1" x IA + 0.4" x LS***	**(From Plan)**
Pavement and Building	7,503	0.17	7,503	0.17	0	0.00	625	1,918

As shown in the table below, the total required channel protection volume for the paved and building areas is 625 c.f. and the proposed reservoir layer provides 1,918 c.f. of volume storage. The additional volume storage is utilized for water quantity storage to ensure that the project does not result in any significant increases to the pre-development peak rates.

Conclusion
By collecting and treating runoff from 64% of the impervious areas and 39% of the developed areas for the project, the project complies with the requirements of the Brunswick Zoning Ordinance. By not resulting in any significant increases in peak runoff rate from pre-development conditions and not resulting in any adverse impacts to downgradient drainage systems, the project complies with the requirements of the Brunswick Zoning Ordinance.

Attachment 1 – Stormwater Management Inspection and Maintenance Plan
Attachment 2 – Pre-Development HydroCAD
Attachment 3 – Post-Development HydroCAD
Attachment 4 – Sheet DR1 – Pre-Development Watershed Plan
Attachment 5 – Sheet DR2 – Post-Development Watershed Plan
Attachment 6 – Sheet DR3 – Water Quality Plan

Wet Storage Processing Building
Mere Point Road
Brunswick, Maine

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN

1.0 GENERAL

This stormwater management maintenance plan has been prepared in support of the Major Development Review application for the wet storage processing building to be located along Mere Point Road in Brunswick, Maine. The requirements of this plan shall be incorporated into the efforts associated with the development including construction and ongoing operations.

This plan was prepared by:

Joseph J. Marden, P.E. #12828
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, Maine 04011
207-725-1200 Ext 7005

2.0 BEST MANAGEMENT PRACTICES

2.1 Best Management Practices

During Construction, a stabilized construction entrance, sediment barrier, and/or erosion control mix, seeding, and mulching practices will be used in accordance with the Maine Department of Environmental Protection Best Management Practices (BMP) manual during construction and until a stabilized condition exists.

After Construction, stormwater BMPs will include housekeeping and physical measures described herein, including porous pavement, sweeping of paved surfaces, and maintenance of storm drain pipes and outfalls.

The stormwater maintenance management for this project will be performed consistent with the two references listed below and as amended in this manual. Where standards are not consistent, the more stringent requirement shall apply.

2.2 References

The primary references for the stormwater management design were as follows:

1 "Stormwater Management for Maine", Maine Department of Environmental Protection No. DEPLW0738, Volume 3, May 2016.
2 "Maine Erosion and Sedimentation Best Management Practices", Maine Department of Environmental Protection, current edition on-line.
3 "Maine Erosion and Sediment Control Field Guide for Contractors", Maine Department of Environmental Protection, 2014 Revision.

3.0 MAINTENANCE OF STORMWATER FEATURES

3.1 General Responsibilities

The Contractor will be responsible for inspecting and maintaining the stormwater features until the construction phase of the project is complete. These efforts shall include maintenance of erosion and sedimentation control measures, temporary and permanent stormwater features, and addressing

interim site conditions as necessary. After completion of construction, the Applicant will be responsible for inspecting and maintaining the permanent stormwater features as shown on the plan.

The Point of Contact for the Applicant is as follows:

Doug Niven
1000 Mere Point LLC
37 W. Marginal Way
Brunswick, ME 04011
207-798-3311

3.2 General Requirements

The general requirements for this stormwater maintenance management manual will meet the standards of Reference No.1, specific to the water quality feature concerned. Additional maintenance requirements are identified in the following narratives.

3.3 Specific Maintenance Requirements

The following specific maintenance requirements apply to stormwater features as follows:

3.3.1 Porous Pavement

- Frequent inspections are performed during the first few months following construction. Then, the system is inspected routinely on an annual basis. Inspections should be made after significant storm events to check for surface ponding that could indicate failure due to clogging. Non-routine maintenance may require reconstruction of the surface treatment, and possibly the filter and reservoir layers, to relieve major clogging.
- Prevent sedimentation due to the erosion of areas upgradient the pervious pavement structures.
- Prevent vehicles with muddy wheels from accessing onto areas intended for pervious pavement.
- Sweep, vacuum and/or pressure wash pavement twice annually at a minimum.
- Limit salt use for deicing, and do not use sand.
- Remove leaves and organic debris in the fall.
- Measures should be taken to ensure that an area designed to be porous does not receive a future overlay of conventional non-porous paving.

3.3.2 Storm Drain Pipes

- Piped drainage systems shall be inspected in spring and late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. Hydraulic flushing or any mechanical means may accomplish sediment removal. Care shall be taken to contain the sediment at the pipe outlet.

3.3.3 Paved Surfaces

- Accumulations of winter sand along impervious areas shall be cleared at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along the edge of paved areas may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

3.3.4 Vegetative Surfaces

- For most vegetative surfaces, grass should be mowed on a regular basis so that grass height does not exceed 6 inches. Any erosion rills, gullies, or bare spots should be seeded or sodded to re-establish the turf cover.
- Buffer, screening, and decorative landscaping should be inspected for health on a regular basis. Pruning, weeding, feeding, and mulching.

4.0 INSPECTION AND MAINTENANCE CHECKLIST

4.1 Maintenance Frequency

Inspections of the erosion and sedimentation control measures, and temporary and permanent stormwater features during the construction process shall be performed at least once per week and before and after each significant rainfall event. For the purposes of the inspection schedule, a significant rainfall event shall be any storm event that results in more than 0.5-inches of rainfall in a 24-hour period.

During winter construction, in the months from November to March, inspections shall be performed after each rainfall, snowstorm, or thawing, and at least once per week.

4.2 Inspection Scope

The scope of construction inspections shall include disturbed and impervious areas, material storage areas, and vehicle access points in addition to the erosion and sedimentation control measures, and temporary and permanent stormwater features.

4.3 Inspection and Maintenance Checklist

An inspection and maintenance checklist specific to this project is appended. All inspection forms and documentation of corrective actions during construction shall be maintained for a minimum of three (3) years after permanent stabilization has been achieved.

4.4 Corrective Action Timeline

As part of the inspection and maintenance process, if any corrective action is warranted, it shall be started by the end of the next workday and completed within seven (7) days or before the next storm event, whichever comes first.

All required corrective actions shall be documented and maintained with the inspection forms.

4.5 Qualifications of Inspector

The person(s) responsible for inspection during construction and post-construction shall be conducted by someone with knowledge of erosion and stormwater control, including the standards and conditions of the approvals.

5.0 POST-CONSTRUCTION INSPECTION AND MAINTENANCE

5.1 Maintenance Frequency

Notwithstanding any other schedule noted, general inspections post-construction shall be conducted monthly during wet weather conditions from March to November. Inspections shall also be conducted following any significant storm events. Specifically, inspections of the subsurface sand filters shall be conducted following any significant storm event during the first year after construction to ensure that they drain dry within 24 to 48 hours.

5.2 Inspection and Maintenance Checklist

An inspection and maintenance log specific to this project is appended. All post-construction inspection forms and documentation of corrective actions shall be maintained for a minimum of five (5) years.

5.3 Corrective Action Timeline

As part of the inspection and maintenance process, if any corrective action is warranted, it shall be started by the end of the next workday and completed within seven (7) days or before the next storm event, whichever comes first.

All required corrective actions shall be documented and maintained with the inspection forms.

5.4 Qualifications of Inspector

The person(s) responsible for inspection during construction and post-construction shall be conducted by someone with knowledge of erosion and stormwater control, including the standards and conditions of the approvals.

General Site Inspection Maintenance & Housekeeping Form			
General Information			
Project Name:	Wet Storage Processing Building	Inspection Date	
Project Location:	Mere Point Road, Brunswick	Current Weather	
		Date / Amount Last Percip.	
BMP Owner:	1000 Mere Point LLC	Company Inspection:	
Owner Mailining Address:		Company Mailing Address:	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name	
		Inspector Email	

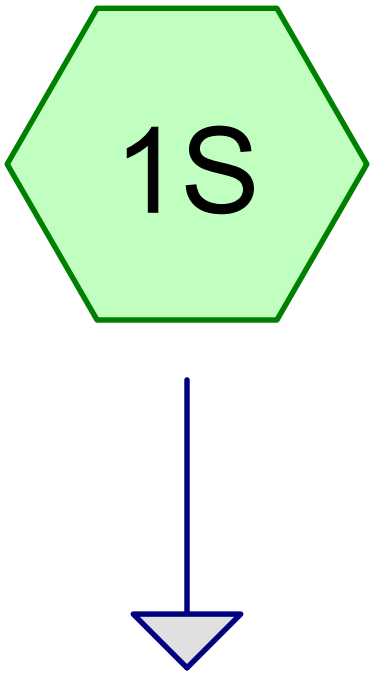
BMP Element	Suggested Maintenenace & Recommended	Observations	Inspection Notes/Recommended
Vegetated Areas	Inspect slopes/embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Paved Surfaces	Clear accumulated winter sand (annually)		
	Remove sediment along edges of parking and within low spots / pockets (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Mow vegetated ditches (annually)		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for disloged/sparse coverage (annually)		

Additional Notes/Observations:

Porous Pavement Inspection Maintenance & Housekeeping Form			
General Information			
Project Name:	Wet Storage Processing Building	Inspection Date	
Project Location:	Mere Point Road, Brunswick	Current Weather	
		Date / Amount Last Percip.	
BMP Owner:	1000 Mere Point LLC	Company Inspection:	
Owner Mailining Address:		Company Mailing Address:	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name	
		Inspector Email	

BMP Element	Suggested Maintenenace & Recommended Frequency	Observations	Inspection Notes/Recommended Action
Paved Surfaces	Remove sediment along edges of parking and within low spots / pockets (annually)		
	Inspect slopes/embankments for erosion (annually)		
	Sweep, vacuum and/or pressure wash pavement twice annually at a minimum		

Additional Notes/Observations:



AP#1

Subcat Reach Pond Link

Routing Diagram for 5128-PRE
Prepared by Sitelines PA, Printed 1/23/2026

Summary for Subcatchment 1S:

Runoff = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af, Depth= 0.77"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
5,520	98	Paved parking, HSG A
7,339	80	>75% Grass cover, Good, HSG D
24,939	61	>75% Grass cover, Good, HSG B
37,798	70	Weighted Average
32,278		85.40% Pervious Area
5,520		14.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.8	320	0.0360	6.28	25.12	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
7.7	420	Total			

Summary for Reach AP#1: AP#1

Inflow Area = 0.868 ac, 14.60% Impervious, Inflow Depth = 0.77" for 2-YR event
Inflow = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af
Outflow = 0.65 cfs @ 12.12 hrs, Volume= 0.056 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S:

Runoff = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af, Depth= 2.66"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

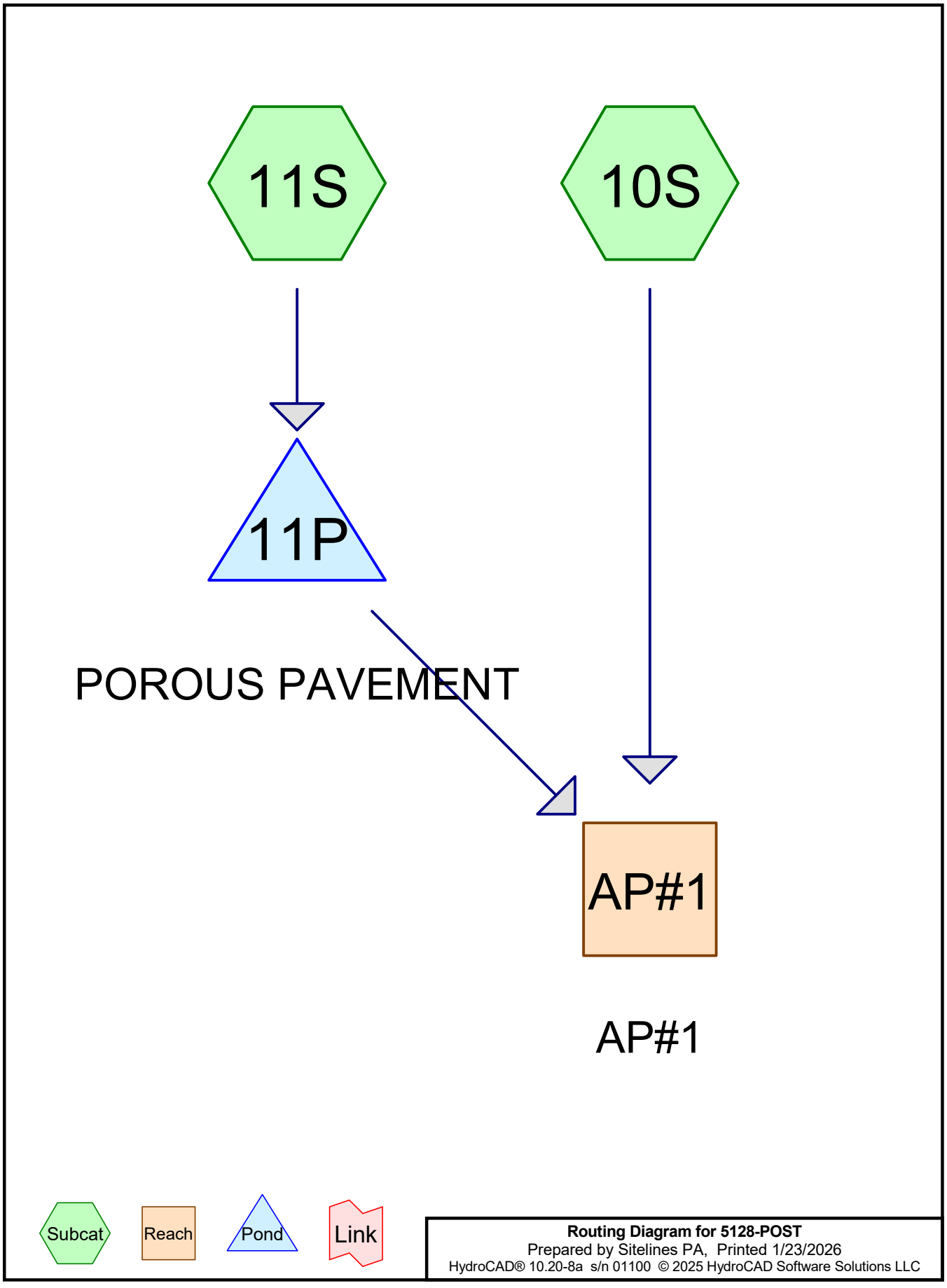
Area (sf)	CN	Description
5,520	98	Paved parking, HSG A
7,339	80	>75% Grass cover, Good, HSG D
24,939	61	>75% Grass cover, Good, HSG B
37,798	70	Weighted Average
32,278		85.40% Pervious Area
5,520		14.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.8	320	0.0360	6.28	25.12	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
7.7	420	Total			

Summary for Reach AP#1: AP#1

Inflow Area = 0.868 ac, 14.60% Impervious, Inflow Depth = 2.66" for 25-YR event
Inflow = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af
Outflow = 2.52 cfs @ 12.11 hrs, Volume= 0.192 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs



Routing Diagram for 5128-POST
Prepared by Sitelines PA, Printed 1/23/2026

Summary for Subcatchment 10S:

Runoff = 0.74 cfs @ 12.11 hrs, Volume= 0.058 af, Depth= 0.98"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
7,143	98	Paved parking, HSG A
7,407	80	>75% Grass cover, Good, HSG D
16,195	61	>75% Grass cover, Good, HSG B
30,745	74	Weighted Average
23,602		76.77% Pervious Area
7,143		23.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	90	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.4	160	0.0350	6.19	24.77	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
6.8	250	Total			

Summary for Subcatchment 11S:

Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.041 af, Depth= 2.87"
Routed to Pond 11P : POROUS PAVEMENT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
7,503	98	Paved parking, HSG A
7,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach AP#1: AP#1

Inflow Area = 0.878 ac, 38.29% Impervious, Inflow Depth = 1.35" for 2-YR event
Inflow = 0.78 cfs @ 12.11 hrs, Volume= 0.099 af
Outflow = 0.78 cfs @ 12.11 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond 11P: POROUS PAVEMENT

Inflow Area = 0.172 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-YR event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.041 af
Outflow = 0.03 cfs @ 13.62 hrs, Volume= 0.041 af, Atten= 94%, Lag= 92.8 min
Primary = 0.03 cfs @ 13.62 hrs, Volume= 0.041 af
Routed to Reach AP#1 : AP#1

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 40.77' @ 13.62 hrs Surf.Area= 5,328 sf Storage= 787 cf

Plug-Flow detention time= 211.4 min calculated for 0.041 af (100% of inflow)
Center-of-Mass det. time= 211.4 min (967.6 - 756.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.40'	2,131 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,328 cf Overall x 40.0% Voids
#2	41.40'	735 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,676 cf Overall x 20.0% Voids
		2,866 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.40	5,328	0	0
41.40	5,328	5,328	5,328

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.40	5,328	0	0
42.09	5,328	3,676	3,676

Device	Routing	Invert	Outlet Devices
#1	Device 2	40.40'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	39.23'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	42.09'	**30.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.03 cfs @ 13.62 hrs HW=40.77' (Free Discharge)
- **2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 5.89 fps)
  - **1=Exfiltration** (Passes 0.03 cfs of 0.30 cfs potential flow)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment 10S:

Runoff = 2.44 cfs @ 12.10 hrs, Volume= 0.178 af, Depth= 3.03"
Routed to Reach AP#1 : AP#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
7,143	98	Paved parking, HSG A
7,407	80	>75% Grass cover, Good, HSG D
16,195	61	>75% Grass cover, Good, HSG B
30,745	74	Weighted Average
23,602		76.77% Pervious Area
7,143		23.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	90	0.0500	0.24		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
0.4	160	0.0350	6.19	24.77	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=1.00' Z= 3.0 '/' Top.W=7.00' n= 0.030 Earth, grassed & winding
6.8	250	Total			

Summary for Subcatchment 11S:

Runoff = 1.01 cfs @ 12.07 hrs, Volume= 0.080 af, Depth= 5.56"
Routed to Pond 11P : POROUS PAVEMENT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
7,503	98	Paved parking, HSG A
7,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach AP#1: AP#1

Inflow Area = 0.878 ac, 38.29% Impervious, Inflow Depth = 3.53" for 25-YR event
Inflow = 2.48 cfs @ 12.10 hrs, Volume= 0.258 af
Outflow = 2.48 cfs @ 12.10 hrs, Volume= 0.258 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond 11P: POROUS PAVEMENT

Inflow Area = 0.172 ac,100.00% Impervious, Inflow Depth = 5.56" for 25-YR event
Inflow = 1.01 cfs @ 12.07 hrs, Volume= 0.080 af
Outflow = 0.04 cfs @ 15.12 hrs, Volume= 0.080 af, Atten= 96%, Lag= 182.9 min
Primary = 0.04 cfs @ 15.12 hrs, Volume= 0.080 af
Routed to Reach AP#1 : AP#1

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 41.28' @ 15.12 hrs Surf.Area= 5,328 sf Storage= 1,882 cf

Plug-Flow detention time= 469.5 min calculated for 0.080 af (100% of inflow)
Center-of-Mass det. time= 469.4 min (1,214.2 - 744.7)

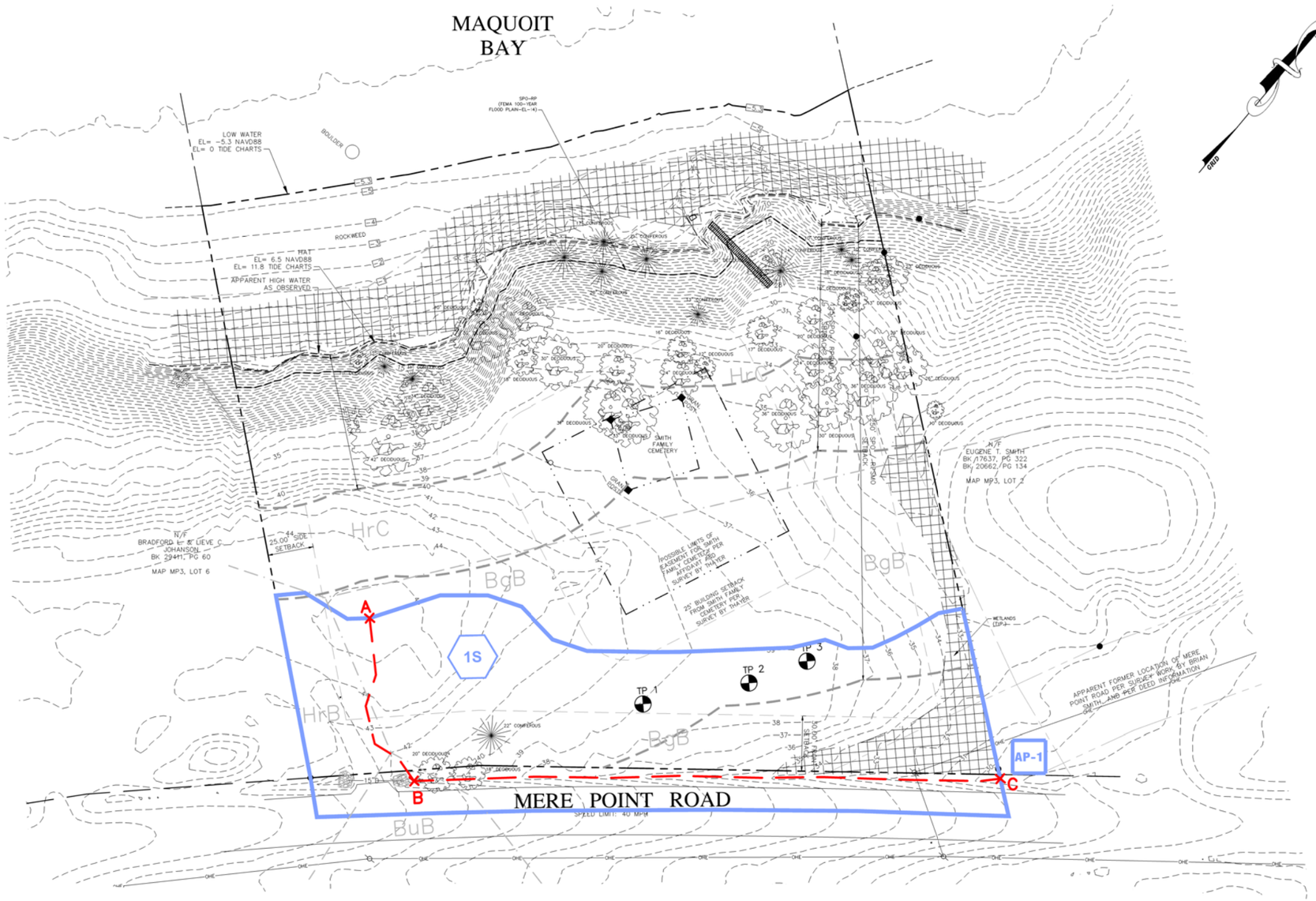
Volume	Invert	Avail.Storage	Storage Description
#1	40.40'	2,131 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,328 cf Overall x 40.0% Voids
#2	41.40'	735 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,676 cf Overall x 20.0% Voids
		2,866 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.40	5,328	0	0
41.40	5,328	5,328	5,328

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.40	5,328	0	0
42.09	5,328	3,676	3,676

Device	Routing	Invert	Outlet Devices
#1	Device 2	40.40'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	39.23'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	42.09'	**30.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.04 cfs @ 15.12 hrs HW=41.28' (Free Discharge)
- **2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 6.83 fps)
  - **1=Exfiltration** (Passes 0.04 cfs of 0.30 cfs potential flow)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)



3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW — JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS — JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW — JJM

TITLE:
PRE-DEVELOPMENT WATERSHED PLAN

PROJECT:
WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:
1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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Know what's below Call before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

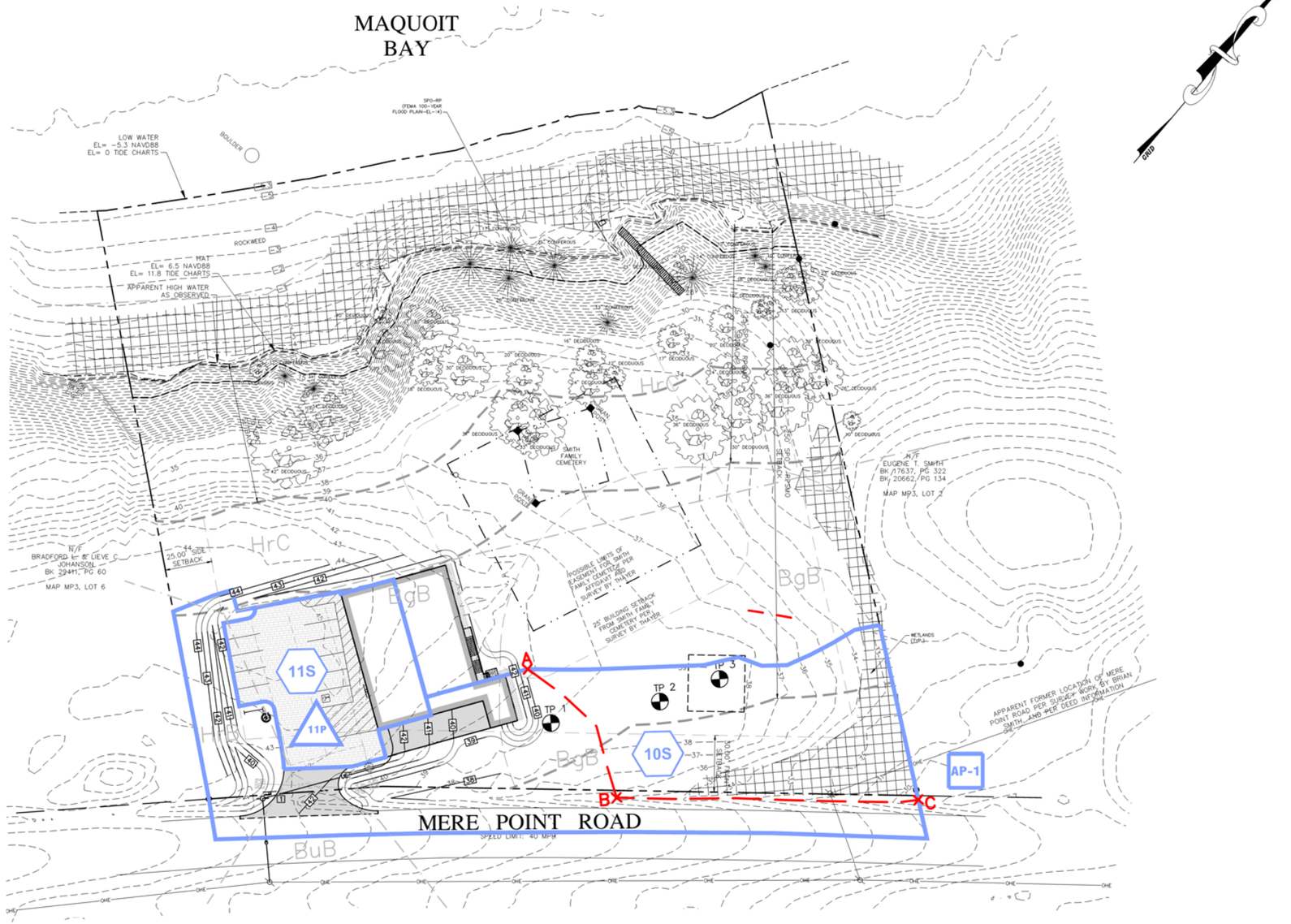
ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE — JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER — 01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'
DRN BY: JJM	JOB #: 5128
CH'D BY: JJM	MAP/LOT: MP3/1
DATE: 06-10-2025	FILE: 5128-SITE

SHEET: DR1



LEGEND:

- 1P — STORMWATER POND
- 1S — SUBCATCHMENT AREA
- AP#1 — POINT OF INTEREST
- A — B — TIME OF CONCENTRATION

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW — JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS — JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW — JJM

TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT: *WET STORAGE PROCESSING BUILDING*
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR: *1000 MERE POINT LLC*
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

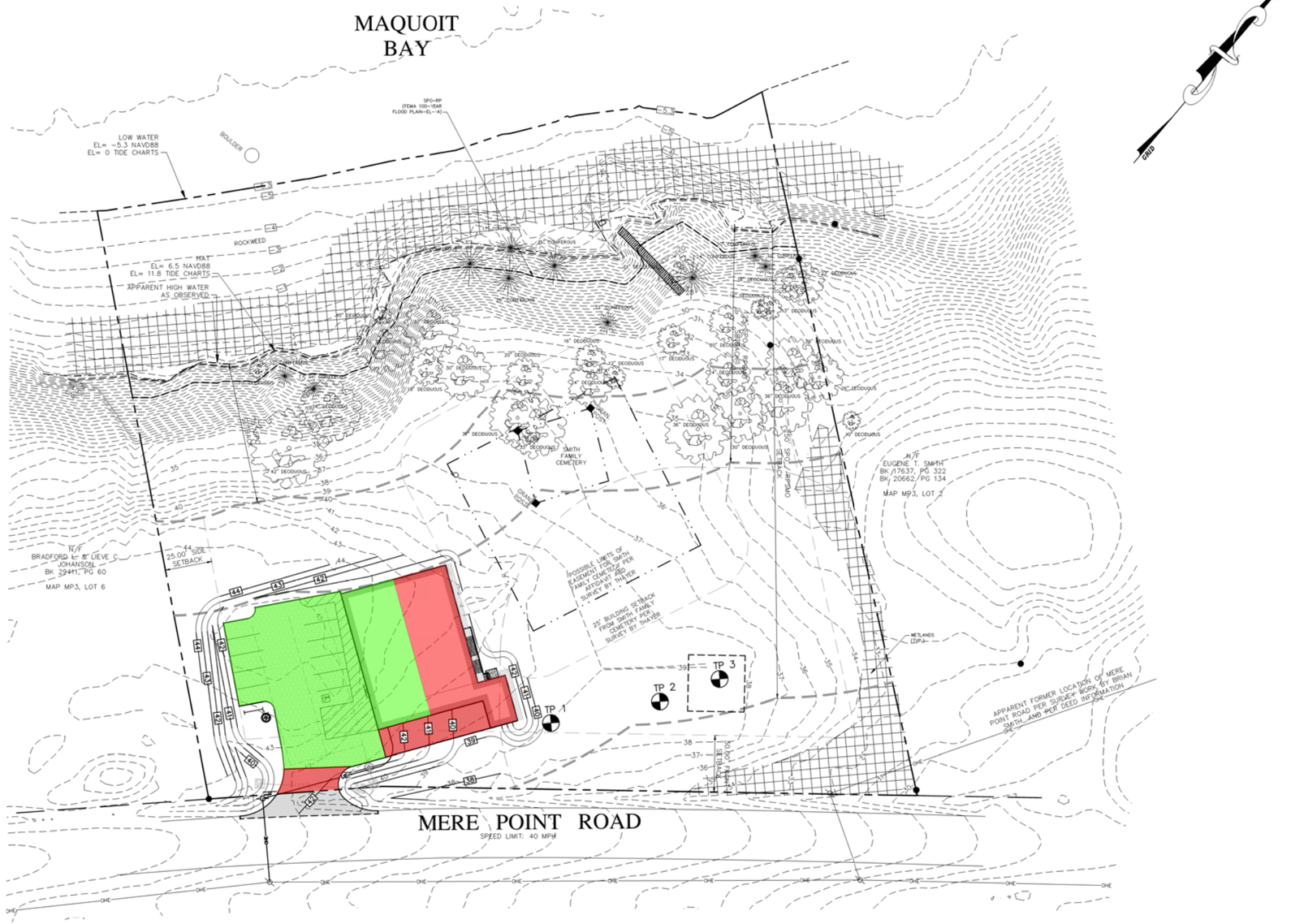
ISSUED FOR: *PERMITTING REVIEW*

STATE OF MAINE — JOSEPH J. MARDEN 12828 LICENSED PROFESSIONAL ENGINEER — 01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'
DRN BY: JJM	JOB #: 5128
CH'D BY: JJM	MAP/LOT: MP3/1
DATE: 06-10-2025	FILE: 5128-SITE

SHEET: DR2



LEGEND:

TREATED IMPERVIOUS AREA DRAINING TO POROUS PAVEMENT:

UNTREATED IMPERVIOUS AREA:

3.	01-23-26	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW — JJM
2.	10-22-25	REVISED PER STAFF REVIEW COMMENTS — JJM
1.	09-25-25	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW — JJM

TITLE:

WATER QUALITY PLAN

PROJECT:

WET STORAGE PROCESSING BUILDING
MERE POINT ROAD, BRUNSWICK, MAINE 04011

PREPARED FOR:

1000 MERE POINT LLC
37 W MARGINAL WAY, BRUNSWICK, MAINE 04011

PROGRESS PRINT
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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE — JOSEPH J. MARDEN — 12828 — LICENSED PROFESSIONAL ENGINEER — 01-23-26

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH, MC, & CR	SCALE: 1"=30'	SHEET:	
DRN BY: JJM	JOB #: 5128	DR3	
CH'D BY: JJM	MAP/LOT: MP3/1		
DATE: 06-10-2025	FILE: 5128-SITE		

Attachment H
Site Photographs

Photographs of the existing site conditions are enclosed.

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 1 – Existing Site Conditions

Photo 2 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 3 – Existing Site Conditions

Photo 4 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 5 – Existing Site Conditions

Photo 6 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 7 – Existing Site Conditions

Photo 8 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 9 – Existing Site Conditions

Photo 10 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

SITE PHOTOGRAPHS

Wet Storage Processing Building
Mere Point Road, Brunswick, Maine

Photo 11 – Existing Site Conditions

Photographs taken by Sitelines PA, September 2025

Attachment I
Architecture

The architectural elevations and floor plans are included here for reference.

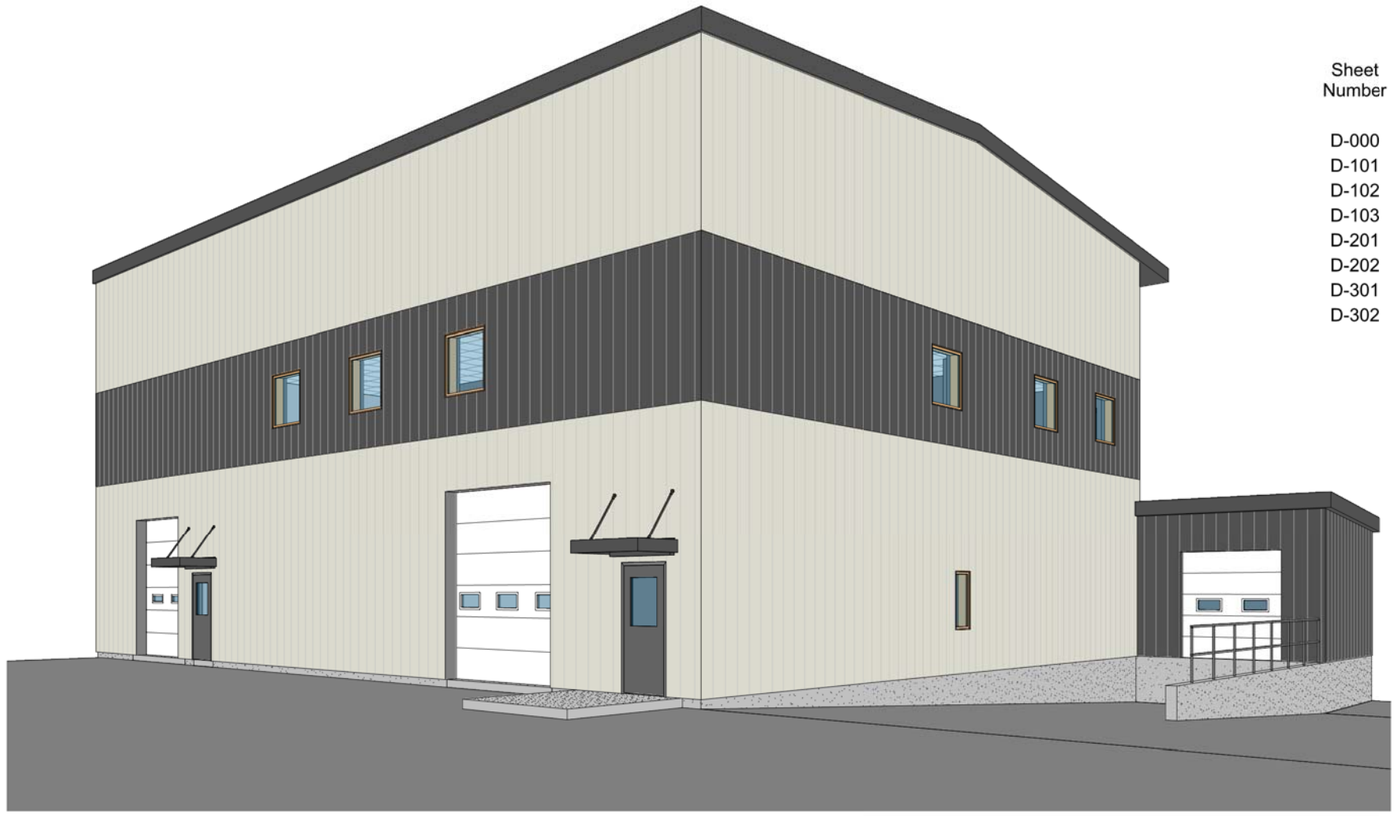
MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

PRELIMINARY FOR REVIEW

2025-11-10



Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
D-000	TITLE SHEET	B	2025-11-10
D-101	FIRST FLOOR PLAN	B	2025-11-10
D-102	SECOND FLOOR PLAN	B	2025-11-10
D-103	THIRD FLOOR PLAN	B	2025-11-10
D-201	ELEVATIONS	A	2025-11-10
D-202	ELEVATIONS	A	2025-11-10
D-301	SECTIONS	B	2025-11-10
D-302	SECTIONS	B	2025-11-10

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

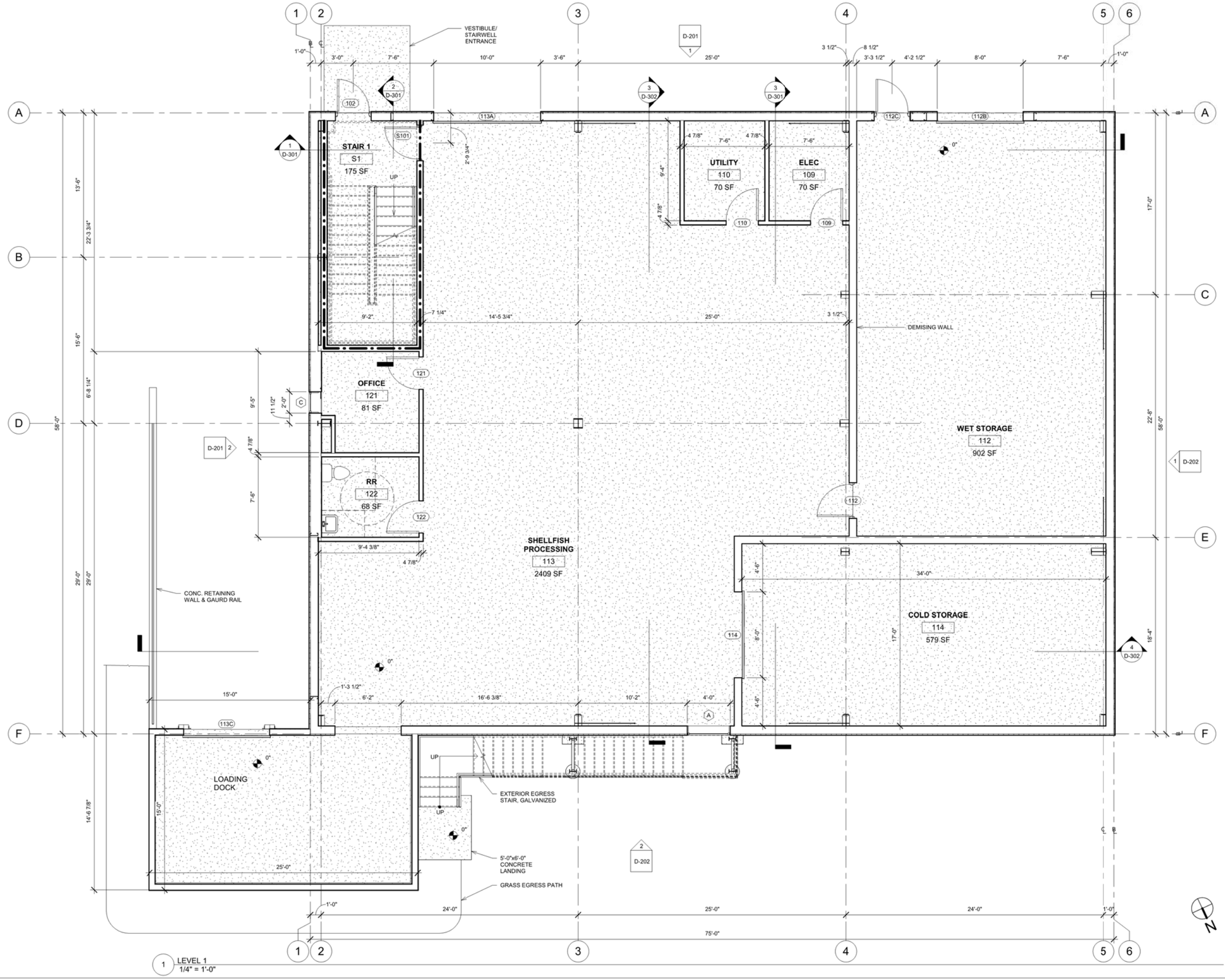
TITLE SHEET

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-000

Scale

11/10/2025 2:57:00 PM



1 LEVEL 1
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

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MEREPOINT
BRUNSWICK, ME 04011

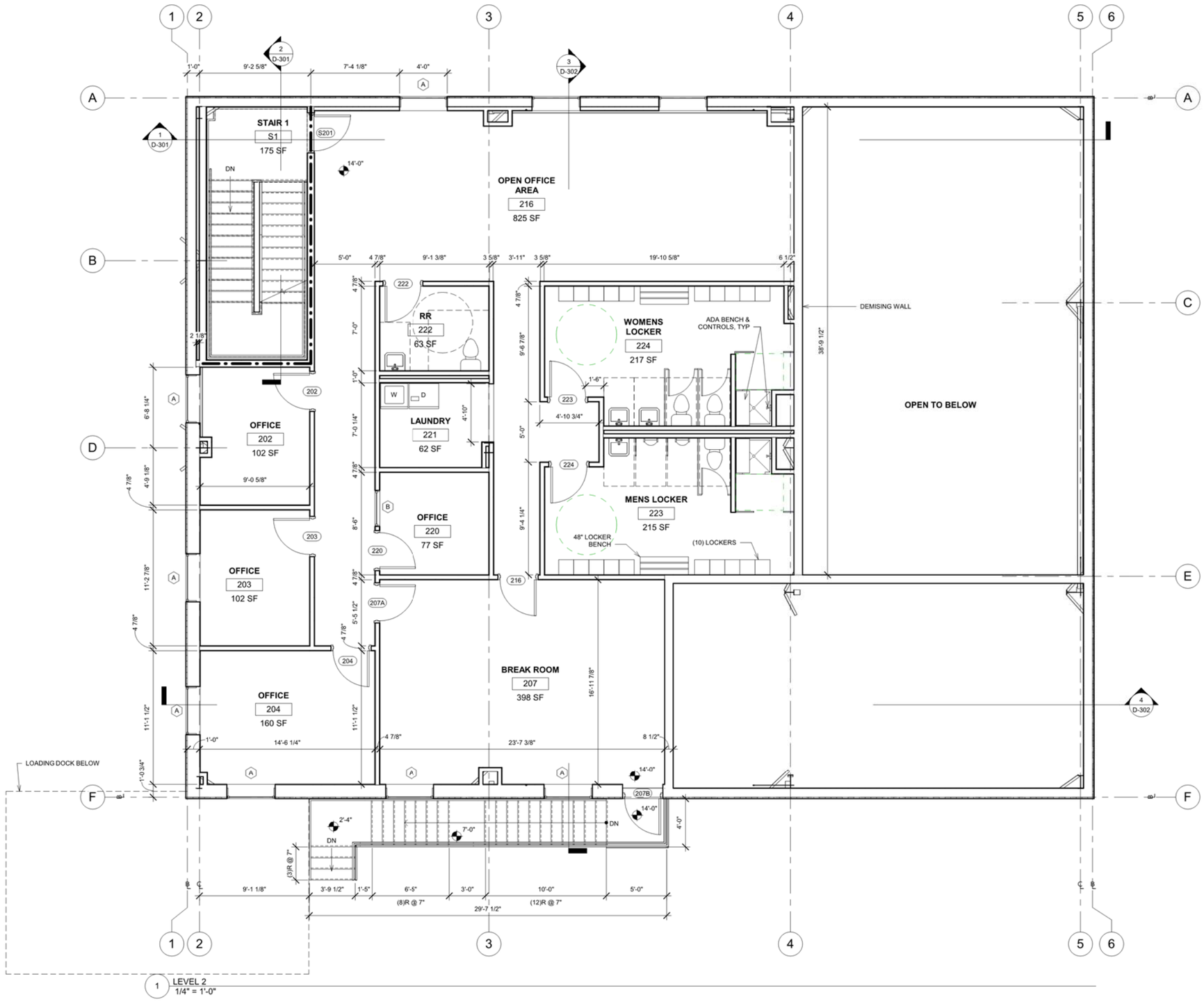
FIRST FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-101

Scale 1/4" = 1'-0"

11/10/2025 2:57:01 PM



1 LEVEL 2
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

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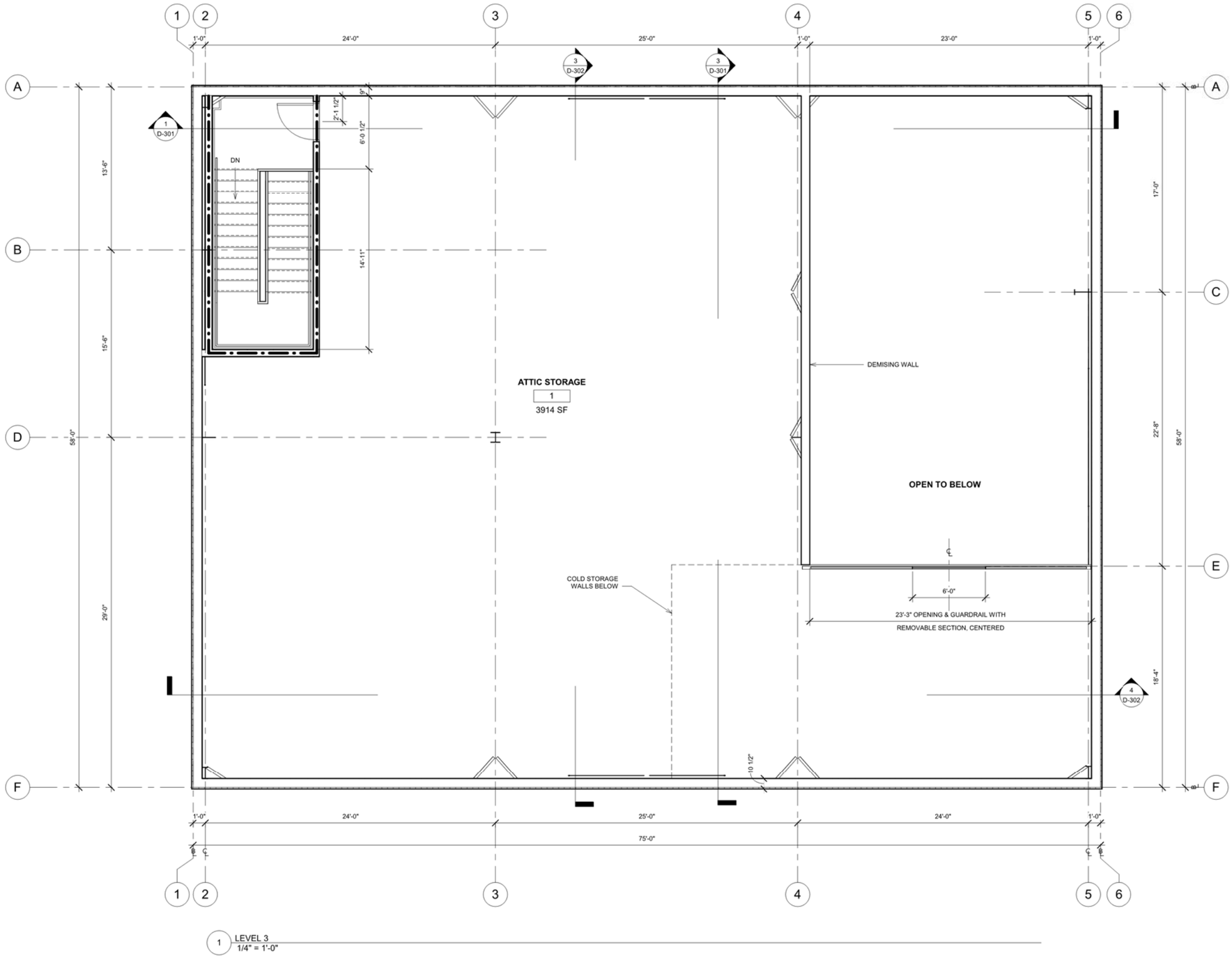
MEREPOINT
BRUNSWICK, ME 04011

SECOND FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML
Scale	1/4" = 1'-0"

D-102

11/10/2025 2:57:01 PM



1 LEVEL 3
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

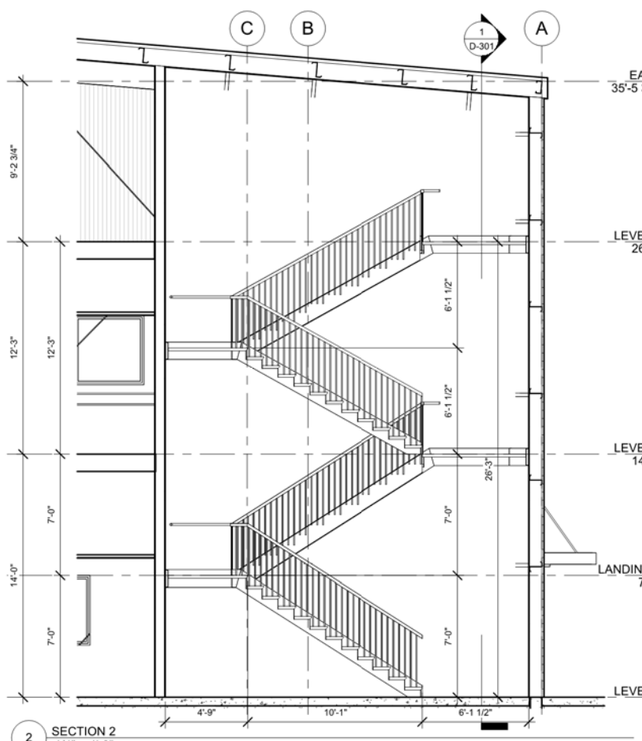
THIRD FLOOR PLAN

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

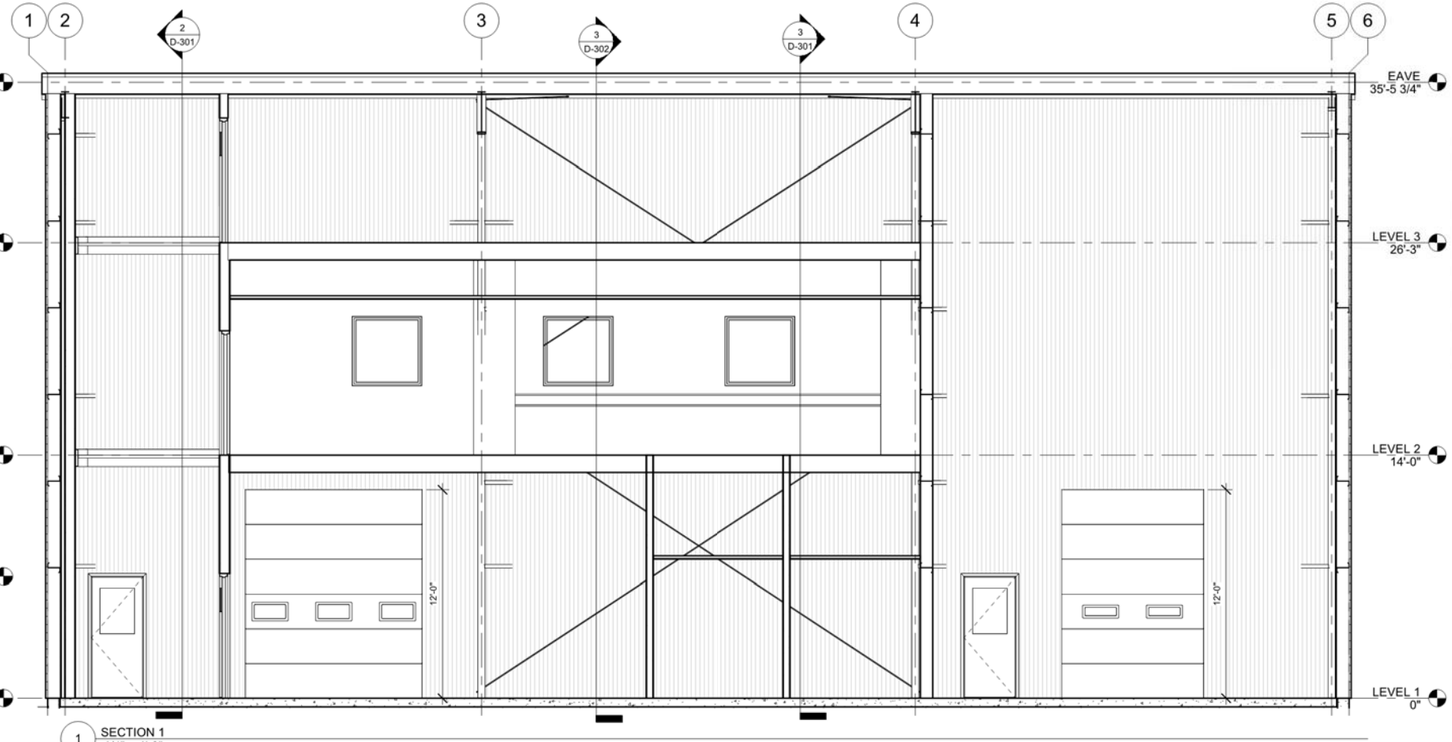
D-103

Scale 1/4" = 1'-0"

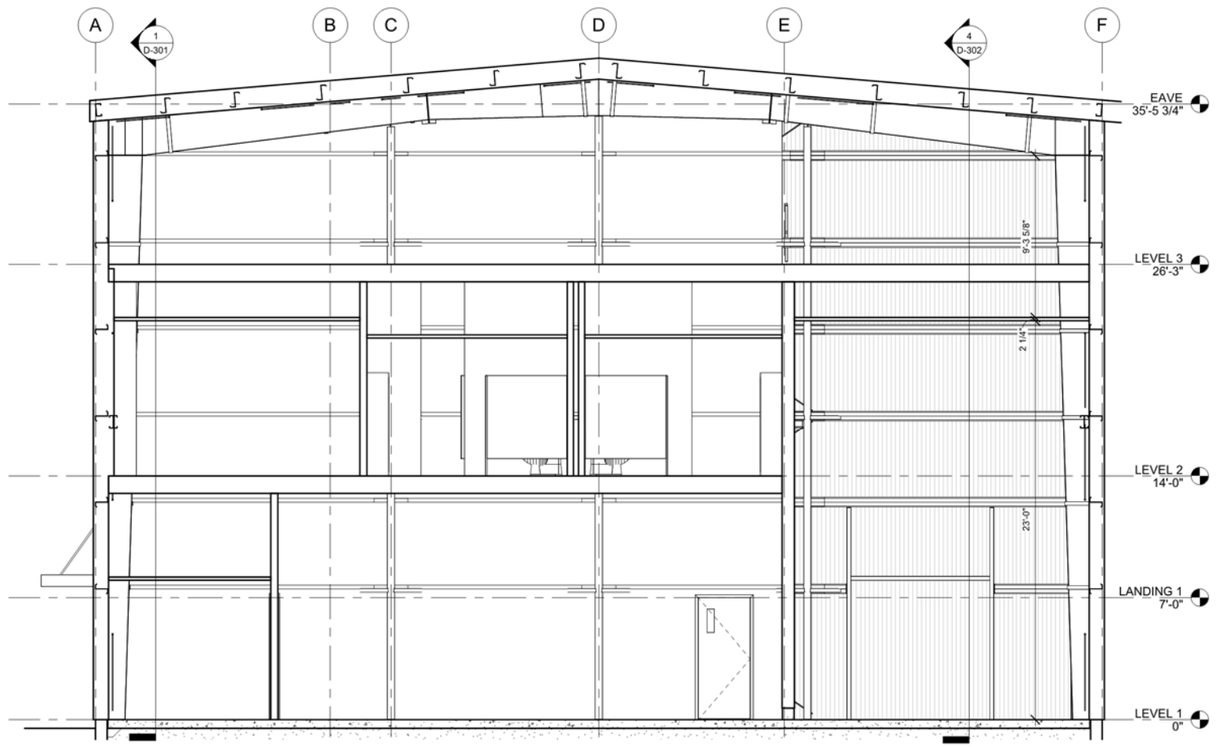
11/10/2025 2:57:01 PM



2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
1/4" = 1'-0"



3 SECTION 5
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A.	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

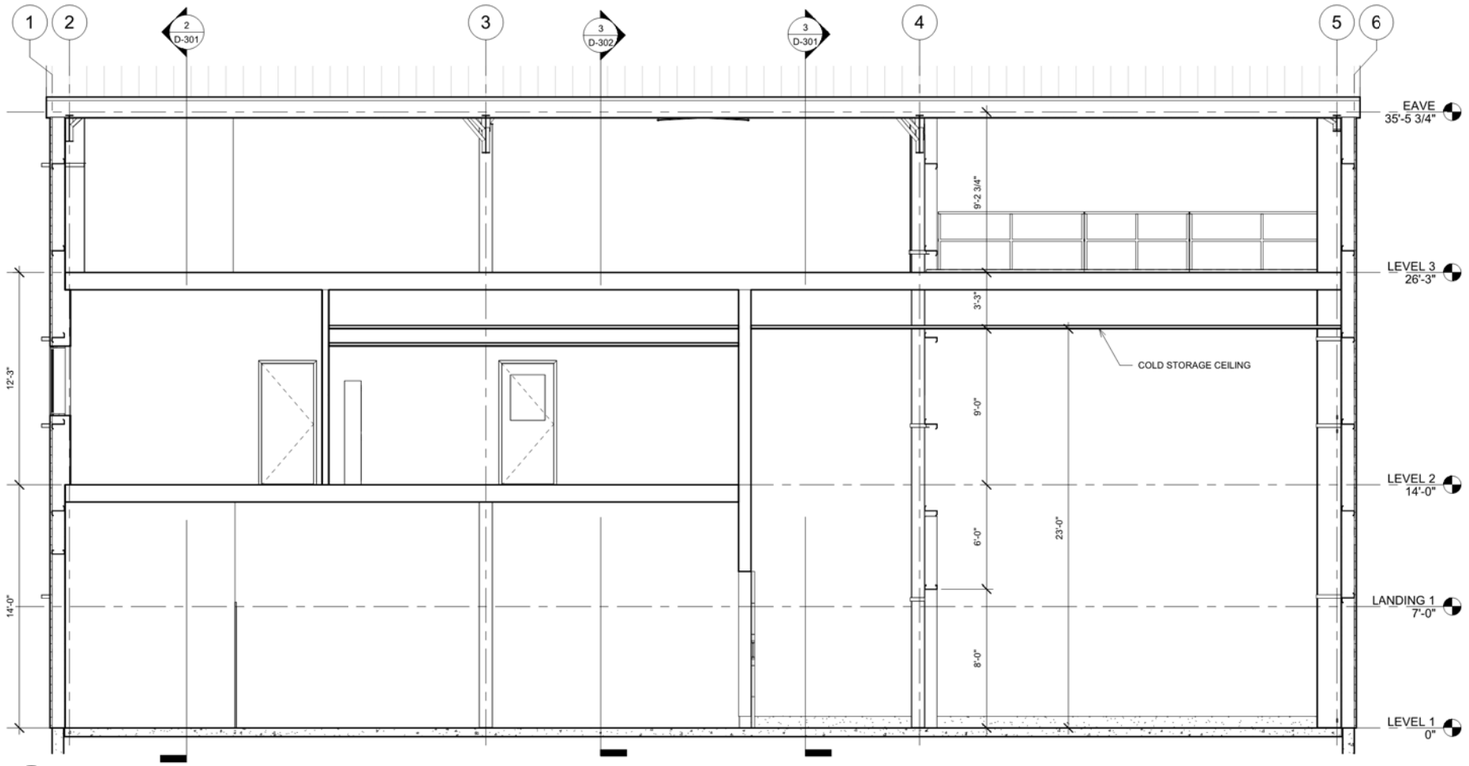
SECTIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

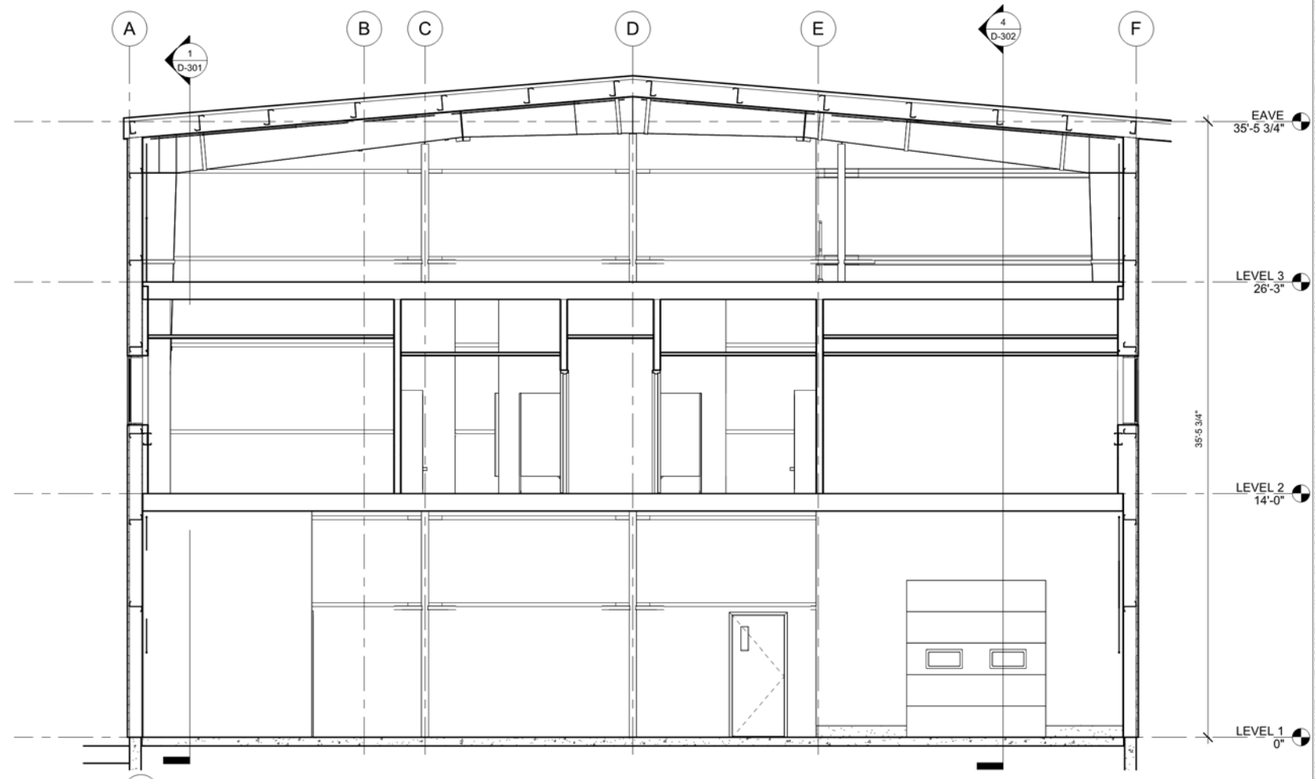
D-301

Scale 1/4" = 1'-0"

11/10/2025 2:57:02 PM



4 SECTION 4
1/4" = 1'-0"



3 SECTION 3
1/4" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-10-09
B	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

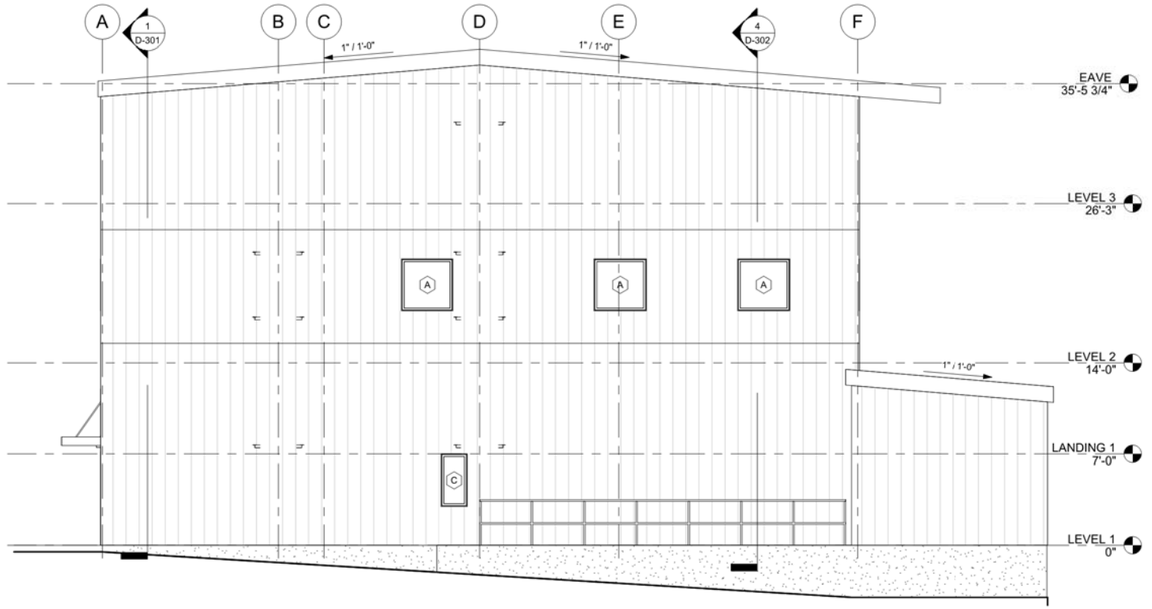
SECTIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

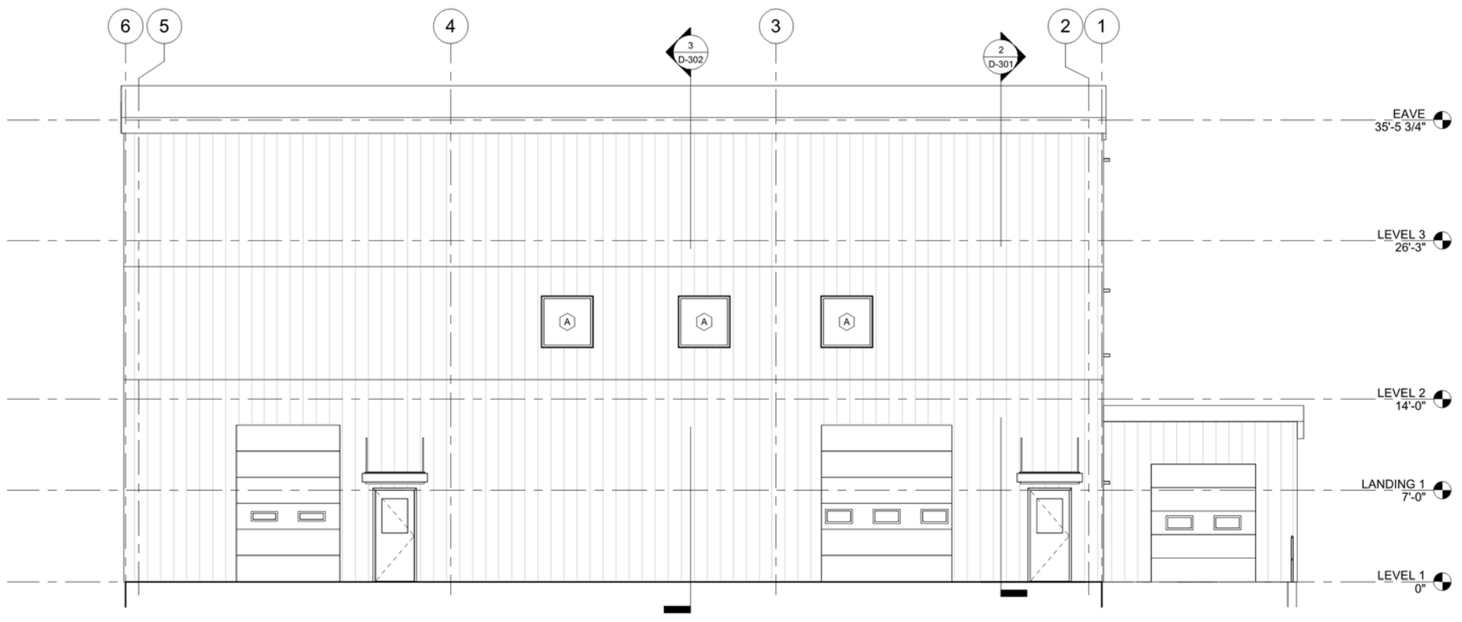
D-302

Scale 1/4" = 1'-0"

11/10/2025 2:57:02 PM



2 West
3/16" = 1'-0"



1 North
3/16" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

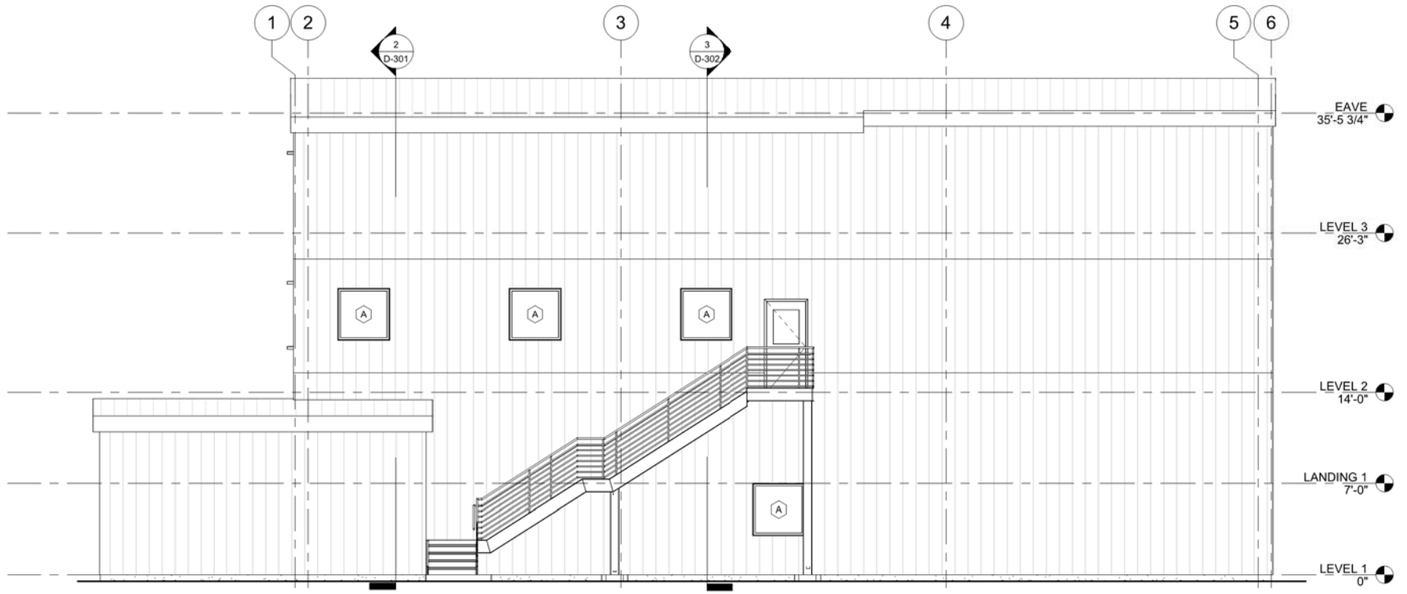
ELEVATIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

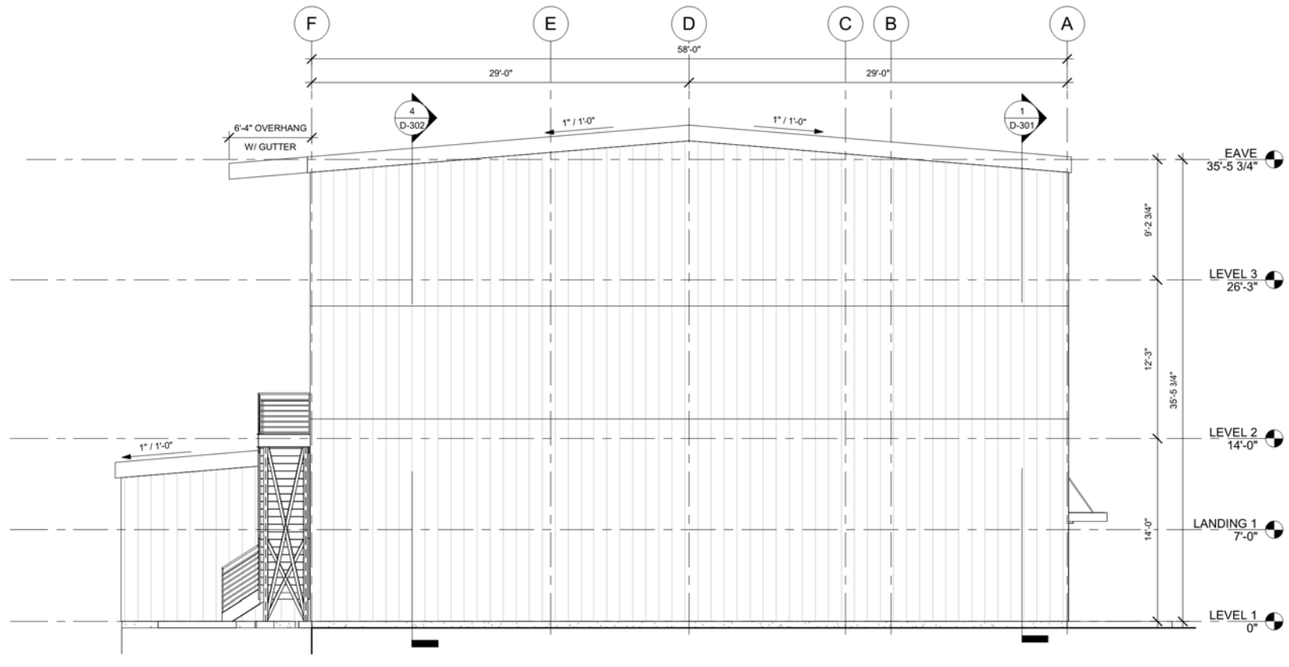
D-201

Scale 3/16" = 1'-0"

11/10/2025 2:57:03 PM



2 SOUTH ELEVATION
3/16" = 1'-0"



1 East
3/16" = 1'-0"

Sheridan Construction

GENERAL NOTES:

PE SEAL:

No.	Description	Date
A	PRELIMINARY	2025-11-10

MERE POINT OYSTER COMPANY

OYSTER PROCESSING FACILITY

MEREPOINT
BRUNSWICK, ME 04011

ELEVATIONS

Project number	251201
Date	2025-11-10
Drawn by	JCR
Checked by	MML

D-202

Scale 3/16" = 1'-0"

11/10/2025 2:57:04 PM

Attachment J
Site Plans

The project site plans are included for review as a separate plan set of full-size documents.