SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

TOWN OF BRUNSWICK
SKETCH PLAN APPLICATION

Prepared for:

Woodside Road Subdivision
Map 22, Lots 9 and 180
Woodside Road, Brunswick, ME 04011

Prepared for:

Wyley Enterprises, LLC
31 Headland Road
Harpswell, ME 04079

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

January 2026

240089

Woodside Road Subdivision (Map 22, Lots 9 and 180)
Sketch Plan Application
Table of Contents

January 28, 2026
240089

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

RE: Sketch Plan Application for Woodside Road Subdivision – Woodside Road; Tax Map 22, Lots 9 & 180

Dear Julie,

On behalf of Wyley Enterprises, LLC, Sebago Technics, Inc., is pleased to submit this letter and the enclosed application materials for a Sketch Plan application. This application is for a proposed Residential Subdivision located along Woodside Road in the Town of Brunswick and can further be identified on the Town's Tax Map 22 as Lots 9 and 180.

Existing Conditions: The subject properties, with a combined area of +/- 24.60 acres, are located on the eastern side of Woodside Road. The subject properties are entirely within the Growth Residential 4 (GR4) Zoning District and contain portions of the Shoreland Protection Overlay (SPO) zoning district. As depicted in Exhibit A, the abutting properties are zoned as follows:

Direction	Zoning District
North	Growth Residential 4 (GR4)
South	Rural Protection 2 (RP2) & Growth Residential 4 (GR4)
East	Growth Mixed-Use 8 (GM8)
West	Rural Protection 2 (RP2)

Proposed Development: The proposed subdivision will provide a total of 93 dwelling units: 45 single-family lots and six (6) two-story multi-family buildings with eight (8) dwelling units per building. The number of bedrooms per each multi-family unit is yet to be determined but is expected to be a mixture of one- and two-bedroom units. Single and multi-family dwelling units are permitted by right in *Table 3.2: Permitted Use Table for Growth Area Zoning Districts*.

Density: Per *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts* of the Town of Brunswick Zoning Ordinance, the Growth Residential 4 (GR4) Zoning District is intended to accommodate residential uses at a maximum density of six (6) dwelling units per net acre. As proposed, the project's density is approximately 3.8 units per net acre.

Impervious Surface: As shown on the attached Sketch Plan, the proposed layout of the site will result in +/- 8.03 (32.6%) acres of impervious surface area, below the maximum 35% allowed impervious surface coverage for the GR4 Zoning District established in *Table 4.2.3)*.

Dimensional Standards: Consistent with *Table 4.2.3: Growth Area Dimensional and Density Standards*, each of the proposed lots meets the 75' minimum frontage requirement and exceeds the 7,260 square foot minimum lot size. All multi-family structures meet the minimum front (20 feet), rear (20 feet), and side (15 feet) setback requirements. No structure will exceed 35 feet in height; nor will any structure exceed the 5,000 square foot maximum building footprint.

Circulation and Access: The proposed roadway is intended to be publicly accepted; it will be designed to meet the Town's Minor Street Standards as outlined in Sec 14-187 of Article VI. The subdivision will primarily be accessed via Woodside Road to the west, but it will also connect to the existing stub of Arrowhead Drive adjacent to Map 22, Lots 142 and 170. Although there is a recorded deed to provide access to a second existing stub between Map 22, Lots 77 and 79, no connection is proposed (see below image). A five-foot-wide sidewalk is proposed on the north side of the public road to encourage and accommodate pedestrian circulation throughout the site; the project will also feature a connection to the existing trail system located south of the property.

Proposed Access Points

Parking: Each of the proposed single-family lots will contain an individual driveway. The current sketch plan proposes 100 parking spaces to serve the 48 multifamily units. The number of parking spaces for the proposed multi-family building will be refined after the number of bedrooms is determined for each multifamily building. The total number of parking spaces will be consistent with *Table 4.9.1.A – Minimum Number of Off-Street Vehicle Parking Spaces*.

Utilities & Stormwater: It is anticipated that the proposed project will be serviced by public water (Brunswick-Topsham Water District) and public sewer (Brunswick Sewer District), as the site is located within their respective service areas (see Exhibit B for nearest utilities). Ability to serve letters will be provided during later stages of the development review process. There are two (2) proposed areas on the Sketch Plan reserved for stormwater treatment and detention; a predevelopment watershed model has been created for the site, and the preliminary sizes for the stormwater detention areas are being evaluated.

Permits Required: It is anticipated that this project will qualify for Site Plan and Subdivision review during the Town's development review process. It is also anticipated that this project will require review by the Maine Department of Environmental Protection (MDEP), as this project qualifies for a Natural Resources Protection Act (NRPA) Permit-By-Rule Section 2 for work adjacent to protected natural resources, as well as a Site Location of Development Act (SLODA) permit for the creation of new impervious area above the three (3) acre threshold. Additionally, given that the site is located within the Mere Brook Watershed, the proposed development is subject to the Urban Impaired Stream Standards pursuant to MDEP's rules within Chapter 500.

We are hopeful that the enclosed information is sufficient to initiate a conversation with Town Staff and the Planning Board at their next available meeting. In the interim, please contact me at omccullough@sebagotechnics.com or by telephone at (207) 200-2073 if you have any questions or require additional information. Thank you for your time and consideration.

Sincerely,
SEBAGO TECHNICS, INC.

Owens A. McCullough, PE, LEED-AP
Senior Vice President

Section 1

Application Forms & Agent Authorization

DEVELOPMENT REVIEW APPLICATION

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

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

2. Project Name: Fitzpatrick Subdivision

3. Project Applicant

Name: Wyley Enterprises, LLC
Address: 31 Headland Road
Harpswell, ME 04079
Phone Number: (207) 837-4144
Email: jfitzgoog@gmail.com

4. Property Owner (name on deed)

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

5. Authorized Representative

Name: Sebago Technics, Inc. c/o Owens McCullough
Address: 75 John Roberts Road, Suite 4A
South Portland, ME 04106
Phone Number: (207) 200-2073
Email: omccullough@sebagotechnics.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. Senior Vice President, PE: Owens McCullough, Sebago Technics, Inc., / omccullough@sebagotechnics.com / 207-200-2073
2. Landscape Designer: Brian McMahon, Sebago Technics, Inc., / bmcmahon@sebagotechnics.com / 207-200-2123
3. Planner: Matt Panfil, Senior Planner, Sebago Technics, Inc., / mpanfil@sebagotechnics.com / 207-200-2053

7. Physical location of property: 0 Woodside Road (Immediately south of Arrowhead Drive) Map 22, Lots 9 & 180

8. Lot Size: Map 22, Lot 9 + Map 22, Lot 180 = 24.6 acres total

9. Zoning District: Growth Residential 4 (GR)

10. Overlay Zoning District(s): Shoreland Protection Overlay - Stream Protection

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?

The Applicant is the recorded owner of the properties subject to this application.

12. Assessor's Tax Map 22 Lot Number 9 & 180 of subject property.

13. Brief description of proposed use/subdivision:

Please see attached cover letter.

14. Describe specific physical improvements to be done:

Please see attached cover letter.

Property Owner Signature: Joel Fitzpatrick Date: 1/29/2026

Property Owner Name Printed:
Joel Fitzpatrick, Wyley Enterprises, LLC

Applicant Signature: Owen K. McCullough Date: 01/29/2026

Applicant Name & Title Printed:
Owens McCullough, PE Senior Vice President

Owner's Authorized Agent

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

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

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

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Sketch Plan
General	Application form and fee	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
	List of anticipated permits required (federal, state, local)	X
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	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	X
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X
Proposed Development Plan	Number of lots if a subdivision	X
	If proposing 15 or more units of rental housing, describe how affordability requirements will be met.	N/A

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Wyley Enterprises, LLC c/o - Joel Fitzpatrick 31 Headland Road, Harpswell, ME 04079			
PROPERTY DESCRIPTION	Physical Address	0 Woodside Road, Brunswick, ME		Map	22
				Lot	09
APPLICANT'S AGENT INFORMATION	Name	Sebago Technics, Inc. c/o Owens McCullough			
	Phone	(207) 200-2073	Business Name & Mailing Address	SEBAGO TECHNICS, INC. 75 John Roberts Road, Suite 4A South Portland, ME 04106	

Joel Fitzpatrick

APPLICANT SIGNATURE DATE 05/12/2025

Joel Fitzpatrick

PLEASE TYPE OR PRINT NAME HERE

Owen K. McCullough

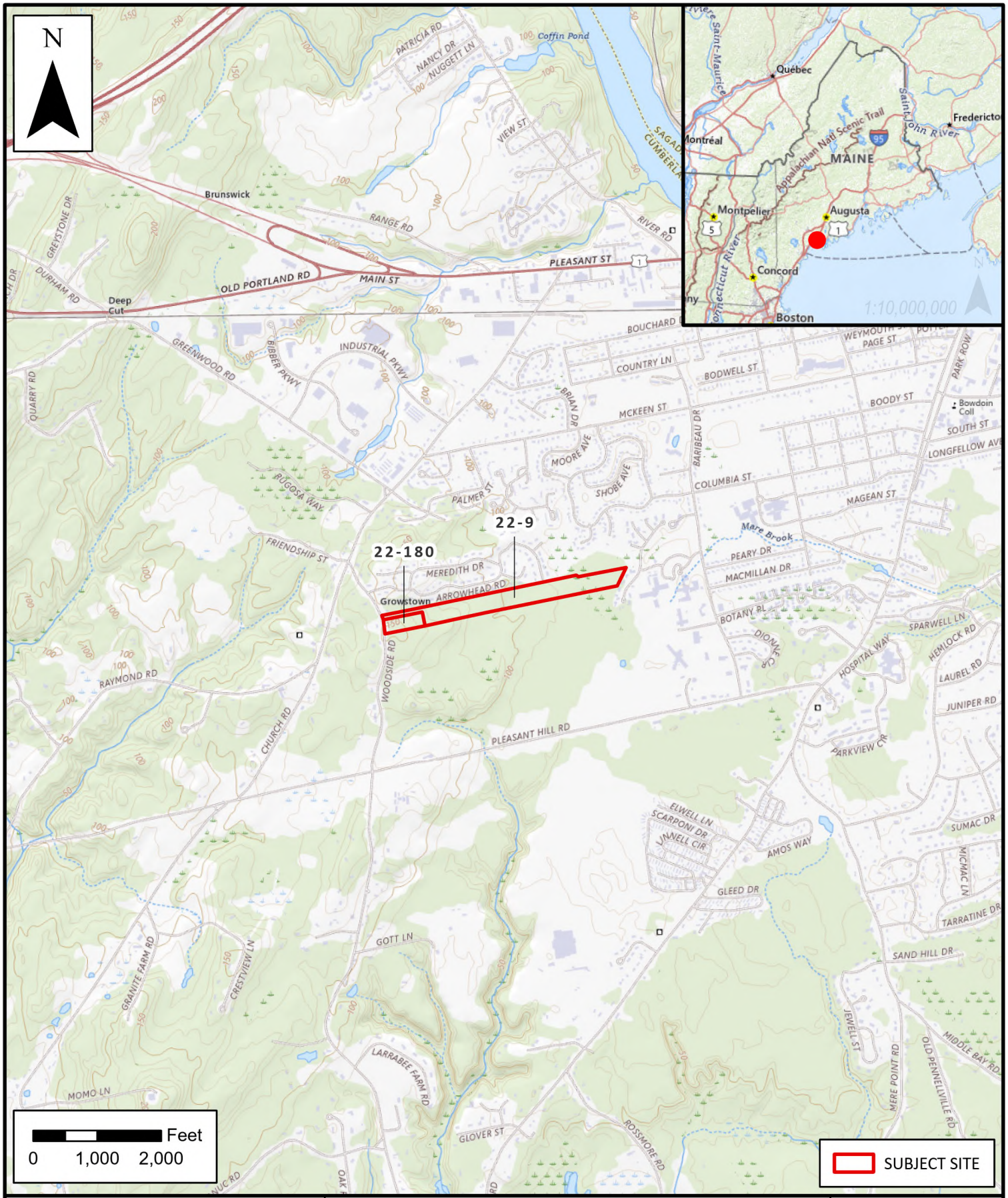
APPLICANT'S AGENT SIGNATURE DATE **05/12/2025**

Owens McCullough, PE, Senior Vice President, Strategy & Client Development
Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME HERE

Section 2

Location & Resource Maps



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP

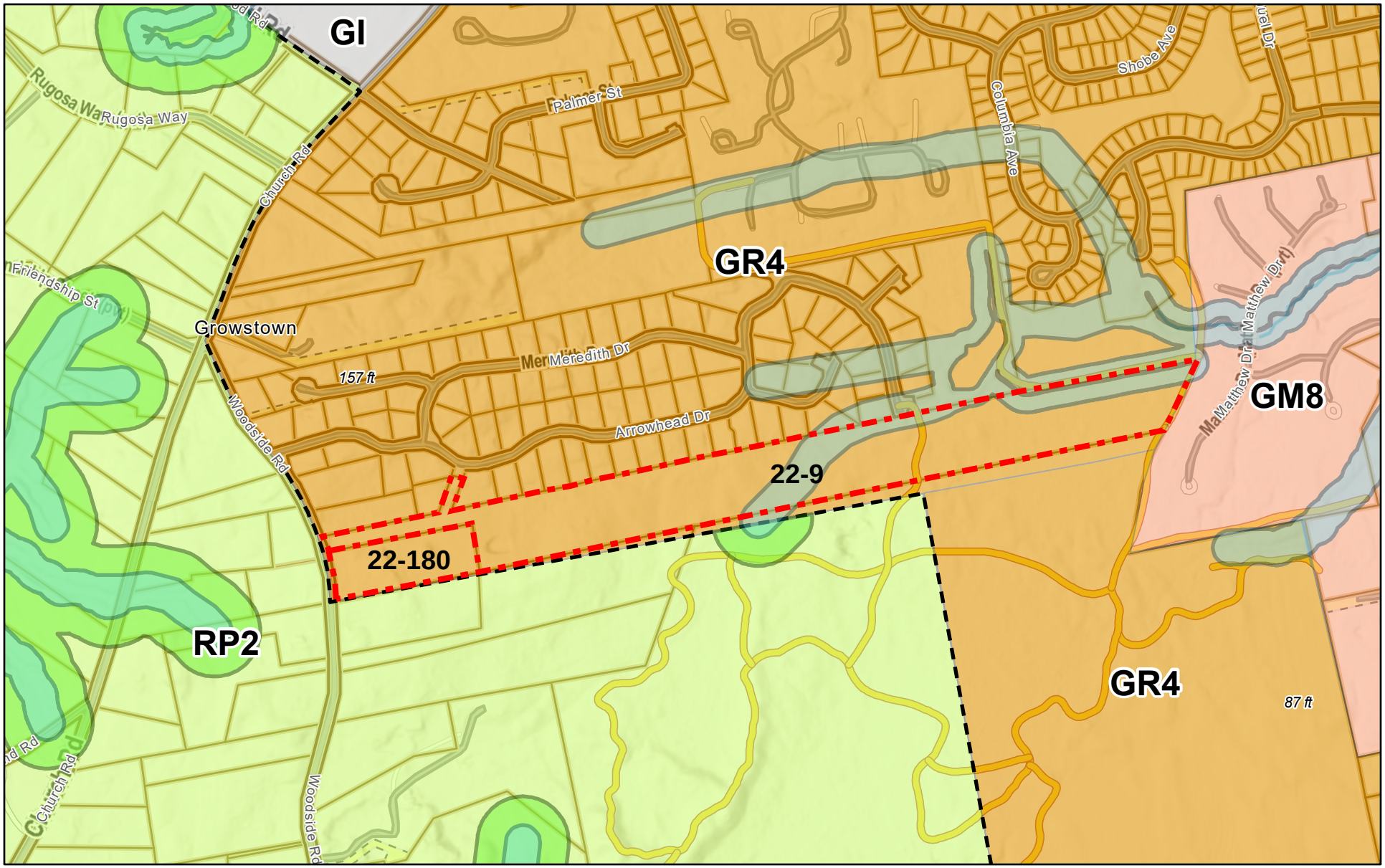
WOODSIDE ROAD SUBDIVISION

SCALE:	1:24,000
DATE:	5/9/2025

LOCATION:
WOODSIDE ROAD
BRUNSWICK, MAINE

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

Location Map - Woodside Road Subdivision Sketch Plan



1/16/2026, 12:40:09 PM

Shoreland Protection Subdistrict SPO-SP

Rural Protection Stormwater Mgmt Overlay RPSMO

Growth Rural Area Boundary

Zoning Districts

Growth Industry

Growth Mixed-Use 8

Growth Residential 4

Rural Protection 2

Trails

Parcels With Assessing Data

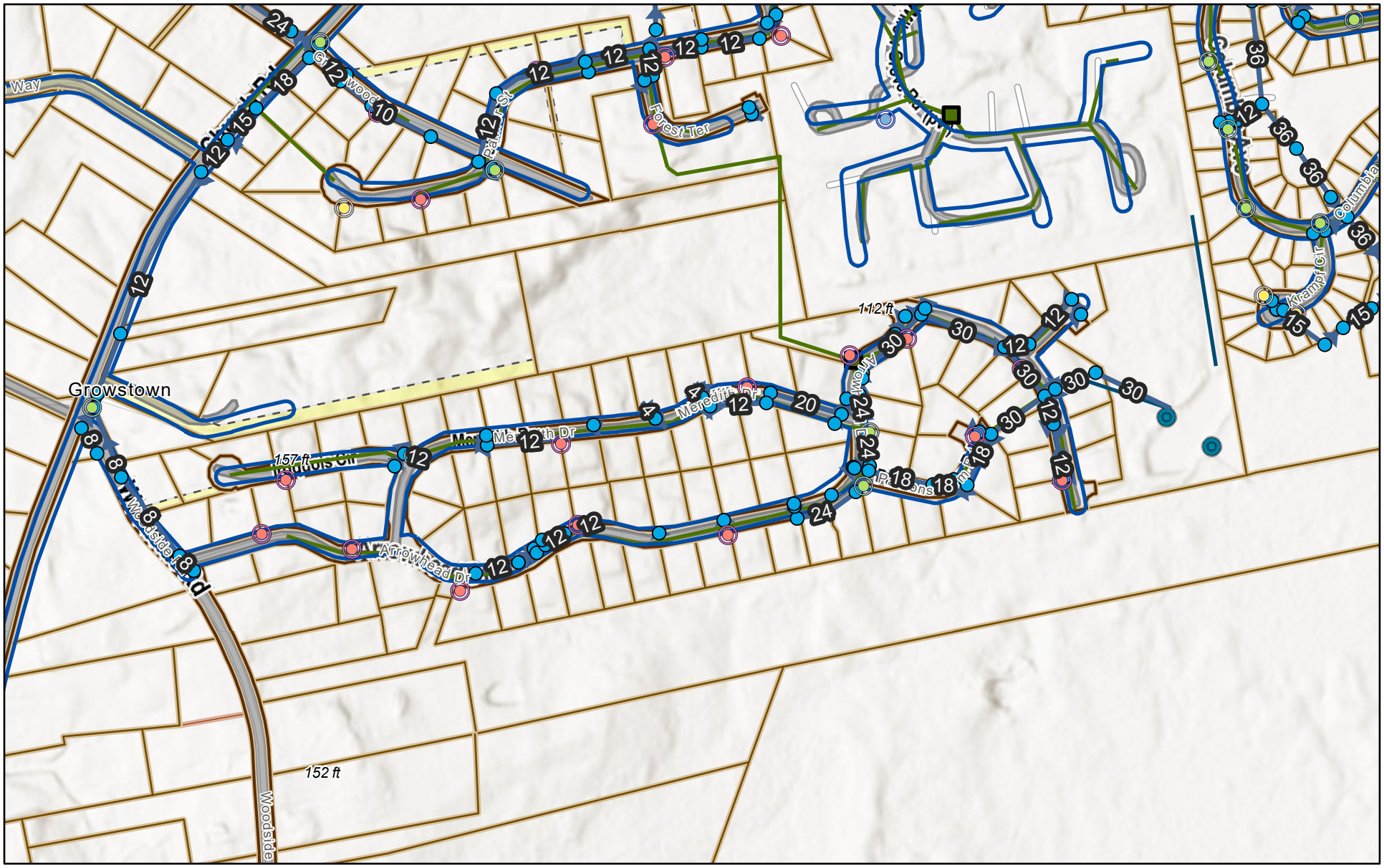
World_Hillshade

1:10,000

0 330 660 1,320 ft

0 100 200 400 m

Existing Utilities - Woodside Road Subdivision Sketch Plan



1/16/2026, 2:29:30 PM

Streetlights

- 25W_ATBMIC P102 MVOLT R2 3K MP NL P7
- No Replacement
- 29W_ATBMIC P103 MVOLT R2 3K MP NL P7
- 29W_ATBMIC P103 MVOLT R4 3K MP NL P7
- Stormwater Structures
- Stormwater Pipes
- Outfalls Town
- Outfalls MDEP
- BTWD Service Area Lines
- BSD Pump Stations
- BSD Sewer Lines
- Parcels With Assessing Data
- World_Hillshade

1:7,000

0 235 470 940 ft

0 70 140 280 m

Section 3

Right, Title, or Interest

DLN 1002440263951

TRUSTEE'S DEED

(Maine Statutory Short Form)

MAINE REAL ESTATE TAX-Paid

CELESTE M. PERKINS, Trustee of the JEANNINE M. MESSIER REVOCABLE TRUST dated August 1, 2013 and any amendments thereto, of Harpswell, Cumberland County, Maine, for consideration paid, grants to **WYLEY ENTERPRISES, LLC**, a Maine limited liability company, whose mailing address is 31 Headland Road, Harpswell, Maine 04079, the real property situated in Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

SEE ATTACHED EXHIBIT A

Certificate of Trust Pursuant to 18-B M.R.S. § 1013:

I, Celeste M. Perkins, by signing this deed, hereby certify that (i) I am the sole Trustee of said Trust; (ii) the Trust exists as of the date of this deed; (iii) I have power under said Trust to convey any trust asset in my sole discretion and need no consent from any beneficial interests; (iv) I am the current sole trustee authorized to execute or otherwise authenticate any and all documents in the exercise of my powers; (v) in making this conveyance, I have in all respects acted in pursuance of the authority granted in and by said Trust; and (vi) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

WITNESS my hand and seal in my said capacity as Trustee of the Jeannine M. Messier Revocable Trust this 6 day of February, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jeannine M. Messier Revocable Trust

Witness

Celeste M. Perkins

Celeste M. Perkins, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 6, 2024

Then personally appeared the above named Celeste M. Perkins in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public ATTY.

Leslie E. Lowry, Attorney at Law

DOC :4513 BK:40600 PG:257
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
02/07/2024, 09:30:41A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

All my one third in common interest in a certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

Northerly by land now or formerly of Robert James Rose and Sylvia Parsons Rose and land of Woodward Cove Association; easterly by the Browning Road, so-called; southerly by land now or formerly of Bradbury and Jennie Hanks and land now or formerly of Beatrice Dione; and westerly by the Woodside Road.

Excepting and reserving those premises described in a certain instrument from Brian M. Perkins in his capacity as Personal Representative of the Estate of Liane B. Masse, to Celeste M. Perkins, dated March 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13011 at Page 160.

The premises are conveyed subject to and with the benefit of those rights and easements, including rights of access as well as the right to connect to public water and sewer lines which run through property of the said Woodward Cove Association all as described in a certain instrument from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7238 at Page 013.

Being a portion of those premises described in a certain instrument from Leslie E. Norwood, Administrator of the Estate of Roy A. Woodside, to J. Lorenzo Masse and Lillian B. Masse dated June 10, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1637 at Page 426. The said J. Lorenzo Masse died on August 22, 1962 leaving the said Lillian B. Masse, also known as Liane B. Masse, as surviving joint tenant.

Meaning and intending to convey the same premises as described in a deed dated November 17, 1997 from the Estate of Liane B. Masse to Ludger R. Masse, Jeannine M. Messier and Celeste M. Perkins recorded in the Cumberland County Registry of Deeds in Book 13467, Page 160.

For source of title for the above lot, reference is hereby made to a deed from Jeannine M. Messier to Jeannine M. Messier, Celeste M. Perkins and Brian M. Perkins, Trustees of the Jeannine M. Messier Revocable Trust dated August 1, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30915, Page 232.

CMP

MAINE REAL ESTATE TAX-Paid

DLN 1002440263950

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

CELESTE M. PERKINS of Harpswell, Cumberland County, Maine, for consideration paid, grants to **WYLEY ENTERPRISES, LLC**, a Maine limited liability company whose mailing address is 31 Headland Road, Harpswell, Maine 04079, with Quitclaim Covenant, the real property 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 6th day of February, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Celeste M. Perkins

Celeste M. Perkins

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February 6, 2024

Then personally appeared the above-named Celeste M. Perkins and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary~~ Public

Leslie E. Lowry, Attorney at Law

EXHIBIT A

All my two thirds in common interest in a certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

Northerly by land now or formerly of Robert James Rose and Sylvia Parsons Rose and land of Woodward Cove Association; easterly by the Browning Road, so-called; southerly by land now or formerly of Bradbury and Jennie Hanks and land now or formerly of Beatrice Dione; and westerly by the Woodside Road.

Excepting and reserving those premises described in a certain instrument from Brian M. Perkins in his capacity as Personal Representative of the Estate of Liane B. Masse, to Celeste M. Perkins, dated March 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13011 at Page 160.

The premises are conveyed subject to and with the benefit of those rights and easements, including rights of access as well as the right to connect to public water and sewer lines which run through property of the said Woodward Cove Association all as described in a certain instrument from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7238 at Page 013.

Being a portion of those premises described in a certain instrument from Leslie E. Norwood, Administrator of the Estate of Roy A. Woodside, to J. Lorenzo Masse and Lillian B. Masse dated June 10, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1637 at Page 426. The said J. Lorenzo Masse died on August 22, 1962 leaving the said Lillian B. Masse, also known as Liane B. Masse, as surviving joint tenant.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated March 2, 2005 from Celeste M. Perkins to Woodside Development, LLC recorded in the Cumberland County Registry of Deeds in Book 22442, Page 35 and as described in a deed dated March 2, 2005 from Ludger R. Masse to Woodside Development, LLC recorded in said Registry of Deeds in Book 22442, Page 33.

Parcel II:

A certain lot or parcel of land, situated on the southerly side of the Arrowhead Drive Right of Way, in the Town of Brunswick, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING, at a point along the southern side of the Arrowhead Drive Right of Way (Plan Book 20, Page 306), also the northeasterly most corner of land, now or formerly, of Allen and Angela Goulette (Book 15702, Page 203);

CMP

THENCE, along a curve concave to the southwest having a radius of 25.00', a distance of 32.03' to a point of tangency;

THENCE, S 30°42'45" W, along the easterly side of land of said Allen and Angela Goulette, a distance of 29.07' to a point;

THENCE, continuing S 30°42'45" W, along the easterly side of land, now or formerly, of Leonard and Alma Shevenell (Book 6841, Page 48), a distance of 142.04' to a ¾" iron pipe found;

THENCE, S 83°09'40" E, along land now or formerly of Woodside Development LLC, a distance of 54.43' to a ¾" iron pipe found;

THENCE, N 30°42'45" E along the westerly side of land, now or formerly, of Bruce and Claire Beaulieu, (Book 13282, Page 107), a distance of 149.09' to a point;

THENCE, along a curve concave to the southeast having a radius of 25.00, a distance of 32.03' to a point on the southerly sideline of said Arrowhead Drive;

THENCE, by a curve concave to the northeast having a radius of 150.00', a distance of 86.92' along the southerly sideline of said Arrowhead Drive to the point of beginning.

Containing 9,070 square feet (0.21 acres).

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated August 16, 2006 from Peter E. Odell and Woodward Cove to Woodside Development, LLC recorded in the Cumberland County Registry of Deeds in Book 24338, Page 160.

For source of title for the above lots, reference is hereby made to Parcels I and II of a deed from Woodside Development, LLC to Brian M. Perkins and Celeste M. Perkins dated May 28, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30692, Page 302. Brian M. Perkins died on October 4, 2021, leaving Celeste M. Perkins as sole surviving tenant.

ALSO CONVEYING another certain lot or parcel of land, together with the buildings thereon, situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows:

BEGINNING at a #5 rebar set on the easterly sideline of the Woodside Road at a point marking the northwest corner of land now or formerly owned by Bradbury J. and Jennie M. Hanks; thence running in a general northerly direction along the easterly sideline of said Woodside Road to a #5 rebar, said rebar being located N 12°-05'-05" E a distance of two hundred twenty and eighty-six hundredths (220.86) feet; thence running S 82°-39'-40" E along other land of the Estate of Liane B. Masse a distance of six hundred twenty (620) feet, more or less, to a #5 rebar; thence running S 17°-19'-40" W a distance of two hundred twenty and forty-four hundredths (220.44) feet to a #5 rebar set on the northerly line of said Hanks property; thence running N 82°-37'-50" W along said

CMO

29094 BK7238PG0013

Know All Men By These Presents.

That I, **LIANE B. MASSE**, of Brunswick, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by **WOODWARD COVE ASSOCIATION**, a registered Maine Partnership with a principal place of business in Brunswick, County of Cumberland and State of Maine,

the receipt whereof I *do hereby acknowledge, do hereby* give, grant, bargain, sell and convey *unto the said* **WOODWARD COVE ASSOCIATION**, its successors,

and assigns forever,

~~xx certain xx lot xx or xx parcel xx of xx land~~

A certain lot or parcel of land situated in Brunswick, in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at a point on the westerly sideline of the Browning Road, so-called, which said point marks the northeast corner of land of the said Liane B. Masse and the southerly boundary of Capehart Navy Housing; thence running in a general westerly direction along the southerly boundary of said Capehart Navy Housing a distance of eight hundred twenty-five (825) feet, more or less, to a point marking the southeast corner of land of Woodward Cove Association; thence continuing along the southerly boundary of Woodward Cove Association a distance of thirty (30) feet to a point; thence running in a general southeasterly direction at an angle of 45° to a point located thirty (30) feet south of the northerly boundary of said Masse property; thence running in a general easterly direction and maintaining the width of thirty (30) feet from said northerly boundary to the westerly sideline of said Browning Road; thence running in a general northeasterly direction along the westerly sideline of said Browning Road a distance of thirty (30) feet to the point of beginning.

Being a portion of those premises described in the Cumberland County Registry of Deeds in Book 1637 at Page 426.

The premises are conveyed to the said Woodward Cove Association for the purpose of constructing a drainage ditch. By acceptance of the within conveyance the grantee, its successors and assigns, agree that in constructing the aforementioned drainage ditch the grantee will only remove those trees whose removal are required for the construction of said ditch. No trees will be removed, nor any construction commenced on the ditch until it has been flagged and until owner or her designated agent shall have had an opportunity to inspect the proposed ditch location and shall have approved the same, which such approval shall not be unreasonably withheld. Any trees cut during the construction of said ditch will be placed on the grantors land and become her sole and exclusive property.

As additional consideration for the above described premises the grantee and its successors and assigns agree as follows:

1. The said Liane B. Masse and her heirs and assigns shall have a right of ingress and egress into the Woodside Subdivision through the two proposed rights of way abutting her said property and as reflected on the Subdivision Plan of Woodside Road, Brunswick, Maine by Brian B. Smith, as recorded in the Cumberland County Registry of Deeds in Plan Book 141 at Page 40 as well as a right of ingress and egress over all other roads situated within said Subdivision.

2. The said Liane B. Masse and her heirs and assigns shall have the right to connect to the public water supply contained within the Woodside

(continued)

Subdivision, said connection to be made in accordance with municipal regulations and to be subject to the Brunswick-Topsham Water District.

3. The said Liane B. Masse and her heirs and assigns shall have the right to connect to the sewerage system located within the Woodside Subdivision, said connection to be in accordance with municipal regulations set forth by the Town of Brunswick Sewer District, subject to the approval of said sewer district.

The above described rights of ingress and egress and right to connect to Public water and the sewerage system are for the benefit of the remaining land of said Liane B. Masse, as the same may be subsequently subdivided.

BK7238PG0015

To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said*

WOODWARD COVE ASSOCIATION, its successors

and assigns, to it *and* its *use and behoof forever.*

And I *do COVENANT with the said Grantee* , its successors *and assigns, that* I am *lawfully seized in fee of the premises that they are free of all encumbrances:*

that I *have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that* I *and* my *heirs shall and will WARRANT and DEFEND the same to the said Grantee* , its successors *and assigns forever, against the lawful claims and demands of all persons.*

In Witness Whereof, I, the said LIANE B. MASSE,

~~*joining in this deed as Grantor and relinquishing and conveying rights by descent and all other rights in the above described premises,*~~ *have hereunto set* my *hand and seal this* eighteenth *day of* June *in the year of our Lord one thousand nine hundred and* eighty-six.

Signed, Sealed and Delivered in presence of

Liane B. Masse

Liane B. Masse

State of Maine, SAGADAHOC } ss. June 18, *19* 86

Personally appeared the above named

LIANE B. MASSE

SEAL

and acknowledged the above instrument to be her *free act and deed.*

Before me,

Justice of the Peace.
Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS
1986 JUN 26 AM 9:50
CUMBERLAND COUNTY
James S. Walsh

Section 4

Standard Boundary Survey

GENERAL NOTES

1. This survey conforms to the standards adopted by the Maine Board of Registration for Land Surveyors with the exception of no new deed description or survey report prepared at this time.

2. Record owners of property surveyed are Ludger R. Masse, Jeannine M. Messier and Celeste M. Perkins (Heirs of Liane B. Masse) as described in a deed dated November 17, 1997 and recorded in Book 13467, Page 160 at the Cumberland County Registry of Deeds.

3. Property surveyed is shown as Lot 9 on Town of Brunswick Property Map 22.

4. Bearings hereon are referenced to those established by Brian Smith Surveying, Inc. (see plan 5a below).

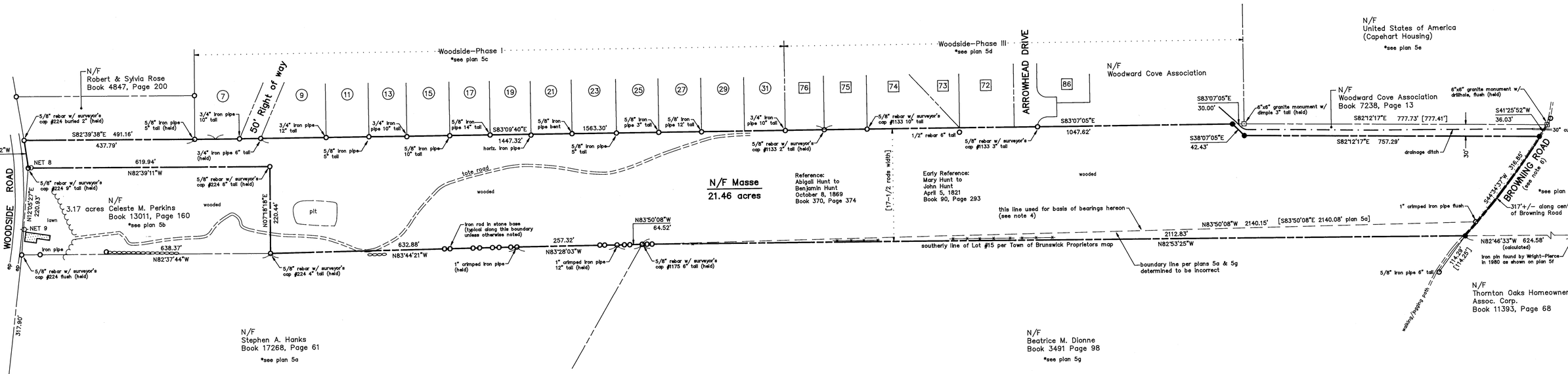
5. Plan/Map references:
   a) Standard Boundary Survey of Land of Bradbury J. Hanks and Jennie M. Hanks for Jennie M. Hanks by Brian Smith Surveying, Inc. revised October 12, 2001 and recorded in Plan Book 202, Page 92 at said Registry of Deeds.
   b) Survey of Portion of Land of Liane B. Masse Heirs by Rouillard Land Services, Inc. dated May 26, 1993 and recorded in Plan Book 194, Page 117 at said Registry of Deeds.
   c) Phase I Final Subdivision Plan of Woodside for Woodward Cove Association by Brian B. Smith dated September 24, 1983 and recorded in Plan Book 141, Page 40 at said Registry of Deeds.
   d) Phase III Final Subdivision Plan of Woodside for Woodward Cove Association by Larry Slaughter dated July 14, 1998 and recorded in Plan Book 198, Page 234 at said Registry of Deeds.
   e) Plan of Land of the United States of America Capehart Housing Project by Wright & Pierce dated February 6, 1959 and recorded in Plan Book 51, Page 38 at said Registry of Deeds.
   f) Plan of Property to be Conveyed to Regional Memorial Hospital by Wright–Pierce dated December, 1980 and recorded in Plan Book 129, Page 73 at said Registry of Deeds.
   g) Plan of Property for Beatrice Dionne showing Warren Parcels on Browning Road by HTA Oest Associates, Inc. dated November, 1985.

6. Browning Road is believed to be discontinued, however, no layout or formal discontinuance was found.

7. Property is benefited by rights agreed to in the deed from Liane B. Masse to Woodward Cove Association dated June 18, 1986 and recorded in Book 7238, Page 13 at said Registry of Deeds.

"Woodside" abutting lot owners

Lot	Owner(s)	Book/Page
(7)	Leonard G. & Alma L. Shevenell	6841/44
(9)	Bruce W. & Claire L. Beaulieu	13282/107
(11)	Won Syup Lee & Rina Limok	15775/248
(13)	Robert C. & Kelly A. Howard	14037/105
(15)	Leo H. & Winona P. Livernois	6702/189
(17)	Lloyd G. & Joyce O. Pinkham	6670/319
(19)	Jean W. & Sharon M. Johnson	7179/17
(21)	Joseph R. & Bernadette Fanning	9411/175
(23)	Timothy T. Kavanaugh & Shelby Smith	15485/1
(25)	Paul J. & Mary C. Harrington	14045/326
(27)	Hugh C. & Jennifer A. Dwyer	9319/39
(29)	David & Brenda Houdlette	10905/142
(31)	William F. & Jennifer J. Vernick	14494/320
[76]	Paul M. & Joyce M. Lezberg	15316/294
[75]	Bruce & Meta Matznick	14988/281
[74]	Emilio & Laree R. Martinez	16244/169
[73]	Charles J. & Angelika Sitarsky	15960/50
[72]	Joseph A. & Barbara D. Kasabian	15173/255



LEGEND

- Boundary line
- Iron pin/pipe found
- Granite monument found
- 5/8" iron rod set
- Stone wall remains
- ep — Edge of pavement
- Edge of traveled way
- Utility pole
- Survey reference line
- N/F — Now or formerly
- Structure
- Other relevant line
- [10 rods] — Deed call or dimension
- Wire fence remains
- (15) — Lot no. per plan of "Woodside–Phase I"
- [75] — Lot no. per plan of "Woodside–Phase III"

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)

1 inch = 120 ft.

State of Maine, Cumberland SS.
Registry of Deeds
Received February 11, 2003
at 9h 31m P M and recorded in
Plan Book 203 Page 62
Attest: John B. O'Brien

SEAL

Brian K. Johnson, PLS #1333

STANDARD BOUNDARY SURVEY

of

LAND OFF WOODSIDE ROAD

Brunswick, Maine

for

ESTATE OF LIANE B. MASSE

MidCoast Survey Co.
land surveying services
37 South Street
Freeport, Maine 04032
Tel. (207) 865–6255

DATE: January 9, 2003
DRAWN BY: BKJ
CHECKED BY: BKJ
SCALE: 1"=120'
PROJ. NO: 0255–

0255S

Section 5

Wetland Delineation Report

LONGVIEW PARTNERS, LLC

ENVIRONMENTAL PERMITTING SPECIALISTS

Wetland Delineation Report

Prepared for

Wyley Enterprises, LLC

(Sebago Technics, Inc.)

Woodside Road

Brunswick, Maine

May 2025

6 Second Street
Buxton, Maine
207-807-1739

WETLAND DELINEATION REPORT

prepared for

Wyley Enterprises, LLC
Woodside Road
Brunswick, Maine

Longview Partners, LLC was contracted by Wyley Enterprises, LLC in January of 2024 to conduct wetland delineation and vernal pool assessments over a study area of 24.63+/- acres located on Woodside Road in Brunswick. Longview Partners soil and wetland scientists conducted the identification, delineation, and submeter GPS location of wetland boundaries on January 25, March 14, and March 19, 2024 utilizing project limits as identified by the landowner. The initial delineation was performed as part of fatal-flaw analysis for a potential project. Per discussions with City of Brunswick Planning staff, Longview Partners was requested to provide this report to describe the wetland areas of the property and to assess each wetland's function and value. Our 2024 State of Maine Vernal Pool assessments are included at the end of this report.

Scope of Work , Study Limits and Field Methodology

Wetland delineation took place on 24.63+/- acres located on Woodside Road in Brunswick. Longview Partners, LLC field staff consisted of a Licensed Soil Scientist and a Professional Wetland Scientist. Wetlands on-site were delineated in accordance with the US Army Corps of Engineers *Wetlands Delineation Manual* (version 1987) *with Regional Supplements* and wetland boundaries (as well as other site features) were located using submeter GPS.

Wetland Types Identified within Study Limits

The US Army Corps of Engineers *Wetlands Delineation Manual* (version 1987) *with Regional Supplements* outlines a three-parameter approach to the identification of wetlands.

Wetlands have the following general diagnostic environmental characteristics per the above-referenced *Manual:*

(1) Hydrophytic Vegetation: Hydrophytic species, due to morphological, physiological, and/or reproductive adaptation(s), have the ability to grow, effectively compete, reproduce, and/or persist in anaerobic conditions

(2) Hydric Soil: Soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions

(3) Hydrology: The area is inundated either permanently or periodically at mean water depths less than 6.6 ft, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation

All three parameters must be evident for land to be classified as wetland. Maine has a broad range of types of wetland that can be identified and classified. Freshwater wetlands are classified as the following: forested wetland, scrub-shrub wetland, wet meadows, and emergent wetland. Within the study area nine (9) distinct wetland areas were identified. Only one wetland type (*forested*, freshwater wetland) exists within the study area.

Forested Wetland

Each of the wetland areas studied (Wetland #1 – Wetland #9) are forested, freshwater wetlands. These wetlands generally occur in gently-sloping to nearly level portions of the topography. In two of these forested wetland areas (Wetland #4 and Wetland #7), a Maine Department of Environmental

Protection (MDEP) jurisdictional stream channel/segment is present. Confirmation of the jurisdictional nature of the stream channel can only be confirmed by MDEP Field Staff. Should wetland alteration or construction activities closer than 75' to the stream channel/segment be proposed, we recommend scheduling a MDEP field-staff site visit.

Predominant plant species identified were Interupted Fern (*Osmunda claytoniana*), Sensitive Fern (*Onoclea sensibilis*), Cinnamon Fern (*Osmundastrum cinnamomeum*), Ostrich Fern (*Matteuchia struthiopteris*), and several varieties of sedge in the herbaceous layer. Sphagnum moss is also dominant in the wettest locations. In the sapling layer the predominant plant species identified were Highbush Blueberry (*Vaccinium corymbosum*), and Speckled Alder (*Alnus incana*). The predominant tree species found along the wetland boundary were Red Maple (*Acer rubrum*), and White Pine (*Pinus strobus*), The White Pine has morphologically adapted to living in a wet area through buttressing of roots.

Following are brief descriptions of each wetland as numbered on the attached *Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan* (by Longview Partners, LLC dated April 11, 2025). Wetland Functions and Values are assessed per the US Army Corps of Engineers *Highway Methodology Workbook (Supplement)* (dated April, 2015).

<u>Wetland #1</u>

Wetland #1 is an area of *forested* wetland approximately 0.16+/- acres in size. This wetland is directly adjacent to Woodside Road. Surface drainage from Woodside Road flows into this wetland area. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #1's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its proximity to Woodside Road and its location at the upper portions of the watershed.

Photo 1: Looking toward Wetland #1 from Woodside Road

Photo 2: Shallow (<6" deep) standing water in portions of Wetland #1

Photo 3: Saturated soil conditions in a portion of Wetland #1

Wetland #2

Wetland #1 is an area of *forested* wetland approximately 0.04+/- acres in size. This wetland is located downslope of Wetland #1. Surface drainage from Wetland #1 flows into this wetland area. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #2's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #2 also receives and retains overland or sheet flow runoff from surrounding uplands and Wetland #1.

Photo 4: Surface drainage from Wetland #1 flows into Wetland #2

Photo 5: Typical wetland conditions found in Wetland #2

Photo 6: Areas of surface water runoff within Wetland #2

Wetland #3

Wetland #3 is a perennially ponded area of *forested* wetland approximately 0.09+/- acres in size. This wetland is man-made and is the result of a previous gravel extraction activities. This wetland contains no MDEP jurisdictional stream segments. Despite its man-made nature Wetland #3 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool A on the attached *Wetland Delineation & Vernal Pool Location Plan*). While Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. Wetland #3's primary function (per the Engineers *Highway Methodology Workbook)* is *Nutrient Removal/Retention/Transformation* due to the depth of the water within the ponded area and the fact that, albeit small, open water habitat exists. Overall potential for sediment trapping also exists in the Wetland #3. Wetland #3 receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 7: Wetland #3, formerly a pit, is perennially ponded

Photo 8: Cut banks display the evidence of Wetland #3's former use as a pit

Wetland #4

Wetland #4 is an area of *forested* wetland approximately 0.30+/- acres in size. This wetland is located downslope of Wetland #2. This wetland contains four (4) MDEP jurisdictional stream segments which are connected by man-made/enhanced drainage ditch lines. Wetland #4 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool B on the attached *Wetland Delineation & Vernal Pool Location Plan)*. No amphibian egg masses were identified during the assessment so Pool B cannot be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. Wetland #4's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #4 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 9: A culvert pipe from an abutting lot directs drainage into Wetland #4.

Photo 10: An area of man-made ditch within Wetland #4

Photo 11: Typical wetland area (non-stream or ditch related) in Wetland #4

Wetland #5

Wetland #5 is an area of *forested* wetland approximately 0.04+/- acres in size. This wetland is located upslope of Wetland #4 and Pool B. Wetland #5 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool C on the attached *Wetland Delineation & Vernal Pool Location Plan)*. While a single Wood Frog egg mass was identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains no MDEP jurisdictional stream segments. Wetland #5's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #5 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 12: Area of Wetland #5 where Wood Frog egg masses were identified (Pool C)

Photo 13: Wetland #5 is narrow and small in size relative to the watershed

Wetland #6

Wetland #6 is an area of *forested* wetland approximately 0.19+/- acres in size. This wetland is located east of Wetland #5. Wetland #6 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool D on the attached *Wetland Delineation & Vernal Pool Location Plan)*. Both Wood Frog and Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains no MDEP jurisdictional stream segments. Wetland #6's primary function (per the Engineers *Highway Methodology Workbook)* is *Wildlife Habitat* due to its ability to support both Wood Frog and Spotted Salamander egg masses. Wetland #6 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 14: Area of Wetland #6 where egg masses were identified during 2024 Vernal Pool Assessment

Wetland #7

Wetland #7 is an area of *forested* wetland approximately 0.40+/- acres in size. This wetland is located east of Wetland #6. A portion of Wetland #7 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool E on the attached *Wetland Delineation & Vernal Pool Location Plan)*. Though both Wood Frog and Spotted Salamander egg masses were identified during the assessment, the pool lacks sufficient numbers of egg masses to be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA) standards. This wetland contains two (2) MDEP jurisdictional stream segments. Wetland #7's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #7 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 15: Ponded area of Wetland # 7

Photo 16: MDEP jurisdictional stream segment flows through Wetland #7

Wetland #8

Wetland #8 is an area of *forested* wetland approximately 1.08+/- acres in size. This wetland is located east of Wetland #7. This wetland contains no jurisdictional stream channels or segments and does not contain any vernal pools. Wetland #8's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #8 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 17: Wetland #8 contains no streams or vernal pool habitat

Photo 18: Typical conditions in Wetland #8

Wetland #9

Wetland #9 is an area of *forested* wetland approximately 0.003+/- acres in size. Wetland #9 was reviewed as part of our 2024 Vernal Pool Assessment (see Pool F on the attached *Wetland Delineation & Vernal Pool Location Plan)*. No amphibian egg masses were identified during the assessment so Pool F cannot be considered a *significant* vernal pool per MDEP *Natural Resources Protection Act* (NRPA)

standards. Wetland #9's primary function (per the Engineers *Highway Methodology Workbook)* is *Floodflow Alteration* due to its ability to retain higher volumes of water than under normal or average rainfall conditions. Wetland #9 also receives and retains overland or sheet flow runoff from surrounding uplands.

Photo 19: Wetland #9 is an isolated depression with upland areas of the property

Photo 20: Wetland #9 is shallow and contained no amphibian egg masses

Soils

Soils observed in wetland areas have a seasonal high groundwater table found less than 7 inches from the mineral surface of the soil. The shallowness of the seasonal high groundwater table is most likely due to the shallow depth to bedrock or hardpan layer in the soils in the study area. The USDA Natural Resources Conservation Service classifies soils in wetland areas of the site as *Au Gres* loamy sand and *Walpole* fine sandy loam.

Evident wetland hydrology consists of areas of standing water, water- stained leaves, and saturation.. No contiguous open water/*emergent* wetland exists within the wetland system that exceeds 20,000 sq. ft. As such, none of the wetlands studied should not be considered as a *Wetland of Special Significance* per MDEP NRPA standards.

Rare Plants and Rare, Threatened, and Endangered Animal Species

Other than efforts regarding the 2024 Vernal Pool Assessment, the study area was not reviewed by Longview Partners for rare plants or the presence of RTE animal species.

MDEP Jurisdictional Streams & Man-Made Drainage Features

Two of the wetland areas (Wetland #4 and Wetland #7), contain an MDEP jurisdictional stream channel/segment. MDEP defines a stream channel/segment as :

"a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.
A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.
B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.
C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.
D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.
E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not mean a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining storm water or a grassy swale."

During our visit to the property in April of 2025, Longview Partners field staff identified which areas of flowing water on the property meet at least two of the above-referenced criteria for inclusion as a jurisdictional stream channel. These areas are indicated on the attached *Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan*.

Photo 21: Directed drainage from abutting lot enters jurisdiction stream segment in Wetland #4

Photo 22: Head of jurisdictional stream segment in Wetland #4

Photo 23: Area of man-made/enhanced ditch line within Wetland #4

Photo 24: Drainage ditch with plastic culvert pipe within Wetland #4

Photo 25: Rock-lined drainage ditch segment within Wetland #4

Photo 26: Man-made drainage ditch is within Wetland #4

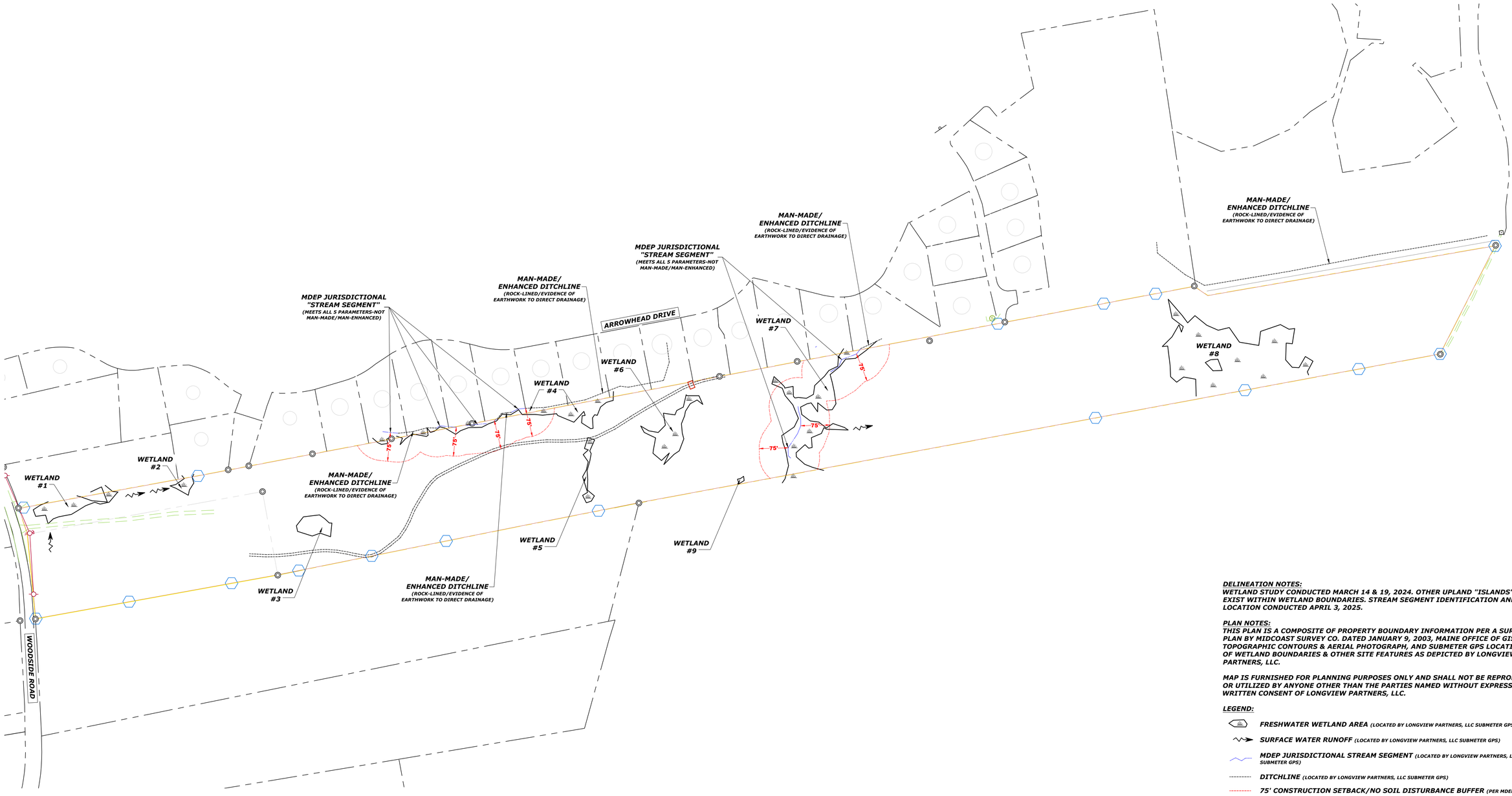
Photo 27: Jurisdictional stream segment flows into drainage ditch from Wetland #7

Photo 28: Ditch ends at culvert pipe off-site

Confirmation of the jurisdictional nature of the stream channel can only be confirmed by MDEP Field Staff. Should wetland alteration or construction activities closer than 75' to the stream channel/segment be proposed, we recommend scheduling a MDEP field-staff site visit.

Wetland Areas, Jurisdictional Stream Segments, and Ditchlines Location Plan

(by Longview Partners, LLC dated April 11, 2025)



GRAPHIC SCALE

120 0 60 120 240

(IN FEET)

1 inch = 120 ft.

DELINEATION NOTES:

WETLAND STUDY CONDUCTED MARCH 14 & 19, 2024. OTHER UPLAND "ISLANDS" MAY EXIST WITHIN WETLAND BOUNDARIES. STREAM SEGMENT IDENTIFICATION AND LOCATION CONDUCTED APRIL 3, 2025.

PLAN NOTES:

THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY PLAN BY MIDCOAST SURVEY CO. DATED JANUARY 9, 2003, MAINE OFFICE OF GIS 2' TOPOGRAPHIC CONTOURS & AERIAL PHOTOGRAPH, AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.

LEGEND:

- ***FRESHWATER WETLAND AREA*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***SURFACE WATER RUNOFF*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***MDEP JURISDICTIONAL STREAM SEGMENT*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***DITCHLINE*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***75' CONSTRUCTION SETBACK/NO SOIL DISTURBANCE BUFFER*** *(PER MDEP NRPA)*

WETLAND AREAS, JURISDICTIONAL STREAM SEGMENTS & DITCHLINES LOCATION PLAN

PREPARED FOR

WYLEY ENTERPRISES, LLC

WOODSIDE ROAD

(MAP 22, LOT 9)

BRUNSWICK, MAINE

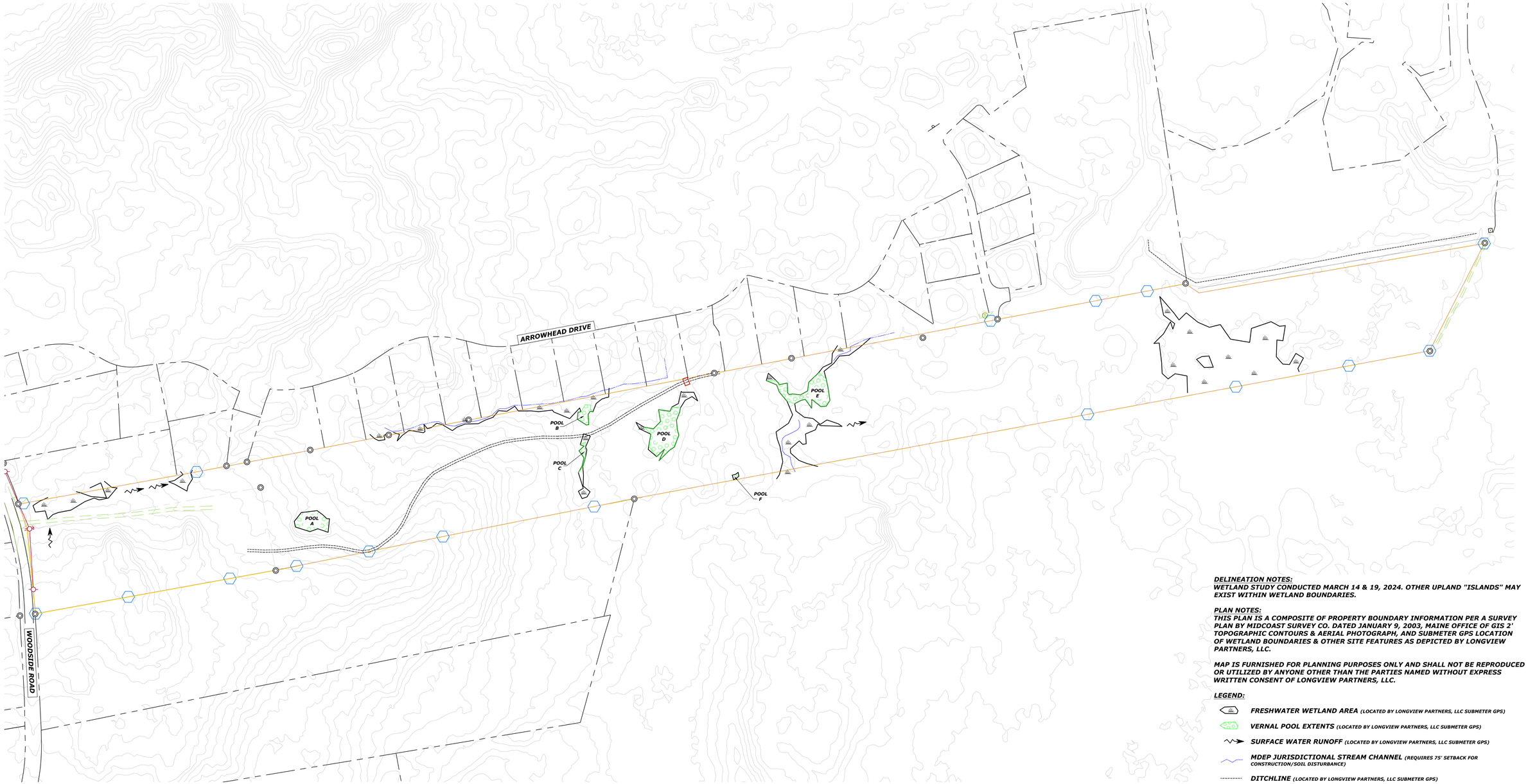
LONGVIEW PARTNERS, LLC

ENVIRONMENTAL PERMITTING SPECIALISTS

DRAFT:	SCALE:	QA/QC:	PLAN DATE:
BO	1" = 120'	BO	4/11/25

Wetland Delineation & Vernal Pool Location Plan

(by Longview Partners, LLC dated April 29, 2024)



DELINEATION NOTES:
WETLAND STUDY CONDUCTED MARCH 14 & 19, 2024. OTHER UPLAND "ISLANDS" MAY EXIST WITHIN WETLAND BOUNDARIES.

PLAN NOTES:
THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY PLAN BY MIDCOAST SURVEY CO. DATED JANUARY 9, 2003, MAINE OFFICE OF GIS 2' TOPOGRAPHIC CONTOURS & AERIAL PHOTOGRAPH, AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.

MAP IS FURNISHED FOR PLANNING PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR UTILIZED BY ANYONE OTHER THAN THE PARTIES NAMED WITHOUT EXPRESS WRITTEN CONSENT OF LONGVIEW PARTNERS, LLC.

LEGEND:

- ***FRESHWATER WETLAND AREA*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***VERNAL POOL EXTENTS*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***SURFACE WATER RUNOFF*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*
- ***MDEP JURISDICTIONAL STREAM CHANNEL*** *(REQUIRES 75' SETBACK FOR CONSTRUCTION/SOIL DISTURBANCE)*
- ***DITCHLINE*** *(LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)*

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

WETLAND DELINEATION & VERNAL POOL LOCATION PLAN

PREPARED FOR
FITZPATRICK ASSOCIATES
WOODSIDE ROAD
(MAP 22, LOT 9)
BRUNSWICK, MAINE

LONGVIEW PARTNERS, LLC
ENVIRONMENTAL PERMITTING SPECIALISTS

DRAFT:	SCALE:	CHECKED:	PLAN DATE:
BO	1" = 120'	BO	4/29/24

State of Maine Vernal Pool Assessment
(by Longview Partners, LLC dated April, 2024)

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL A*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 42.97"W*** Latitude/Northing: ***43 53' 50.55"N***

Coordinate system: ***WGS 1984***

Check one:

○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

◉ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- (•) Isolated depression
- ( ) Floodplain depression
- ( ) Pool associated with larger wetland complex
- ( ) Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ( ) Natural ( ) Natural-Modified (•) Unnatural ( ) Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

POOL IS LOCATED IN AN EXCAVATED BORROW PIT

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- (•) Permanent
- ( ) Semi-permanent (drying partially in all years and completely in drought years)
- ( ) Ephemeral (drying out completely in most years)
- ( ) Unknown

Explain:

HISTORIC AERIAL PHOTOGRAPHY DEPICTS PERMANENT HYDROLOGY IN THE POOL

■ Maximum depth at survey: ( ) 0-12" (0-1 ft.) ( ) 12-36" (1-3 ft.) (•) 36-60" (3-5 ft.) ( ) >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ( ) m (•) ft Length: 90' ( ) m (•) ft

■ Predominate substrate in order of increasing hydroperiod:

- ( ) Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ( ) Mineral soil (sphagnum moss present)
- ( ) Organic matter (peat/muck) shallow or restricted to deepest portion
- (•) Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- (•) No inlet or outlet
- ( ) Intermittent inlet or outlet
- ( ) Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ( ) Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	11	11	3	3	3	_	F	M/A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS DEEP AND MAN-MADE. NOT ENOUGH SUBMERGED VEGETATION IN SHALLOW ENOUGH LOCATIONS TO ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool A

Pool A, April 16, 2024

Pool A, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool A

Spotted Salamander eggs in Pool A, May 7, 2024

Spotted Salamander eggs in Pool A, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL B*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 33.29"W*** Latitude/Northing: ***43 53' 53.35"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	0	0	3	3	3	–	–	–						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS VERY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool B

Pool B, April 16, 2024

Pool B, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL C*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 33.31"W*** Latitude/Northing: ***43 53' 52.46"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	1	0	3	3	3	_	F	_						
Spotted Salamander	0	0	0	3	3	3									
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS VERY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool C

Pool C, April 16, 2024

Wood frog egg mass in Pool C, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool C

Pool C is dry as of May 7, 2024

Location of previously identified wood frog egg mass, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL D*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 30.39"W*** Latitude/Northing: ***43 53' 52.93"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	1	0	3	3	3	_	F	_						
Spotted Salamander	0	2	11	3	3	3	_	F	A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS GENERALLY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Pool D, April 16, 2024

Wood frog egg mass in Pool D, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Spotted salamander egg mass in Pool D, April 16, 2024

Pool D, May 7, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool D

Egg mass in Pool D, May 7, 2024

Egg mass in Pool D, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL E*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 24.83"W*** Latitude/Northing: ***43 53' 54.04"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	3	0	3	3	3	_	F	_						
Spotted Salamander	0	8	8	3	3	3	_	F	A						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS GENERALLY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

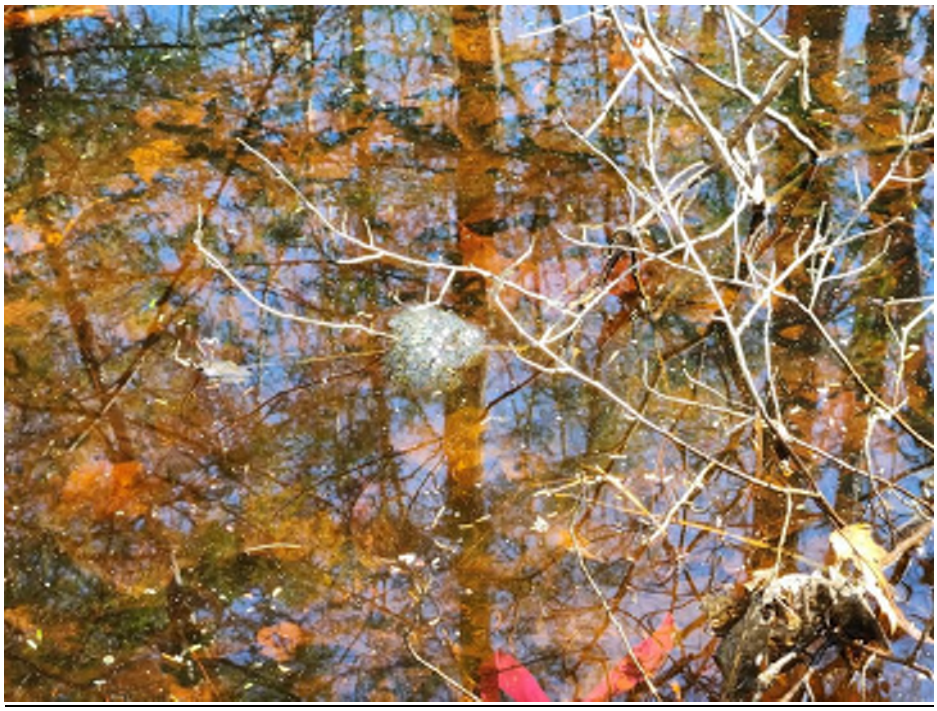
NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E



Wood frog eggs in Pool E, April 16, 2024

Spotted salamander egg mass in Pool E, April 16, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E

Pool E, May 7, 2024

Slow-moving drainage through Pool E, May 7, 2024

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool E

Pool E, May 7, 2024

Egg mass in Pool E, May 7, 2024

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: ***POOL F*** **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: ***LONGVIEW PARTNERS*** ***(J. LOGAN & W. O'CONNOR)***

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ○ same as observer ○ other

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: ***WOODSIDE ROAD PROJECT***

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ○ Yes ○ No

b. Landowner's contact information (required)

Name: ***WYLEY ENTERPRISES, LLC*** Phone: ***207-837-4144*** E-mail: ***jfitzgoog@gmail.com***

Street Address: ***31 HEADLAND ROAD*** City: ***HARPSWELL*** State: ***ME*** Zip: ***04079***

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. <u>E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.</u>

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: ***BRUNSWICK***

Brief site directions to the pool (using mapped landmarks):

PLEASE SEE ATTACHED

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: ***69 59' 27.89"W*** Latitude/Northing: ***43 53' 51.83"N***

Coordinate system: ***WGS 1984***

Check one: ○ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3):

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other:

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other:

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ○ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

POOL IS SHALLOW ENOUGH TO LIKELY DRY OUT MOST YEARS

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 58' ○ m ○ ft Length: 90' ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☑ Bullfrog or Green Frog tadpoles
- ☐ Other:

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain):

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: ***APRIL 2 & 16 & MAY 7, 2024***

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3	_	_	_						
Spotted Salamander	0	0	0	3	3	3	_	_	_						
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

POOL IS GENERALLY SHALLOW AND LACKS ENOUGH SUBMERGED WOODY VEGETATION ALLOW FOR SIGNIFICANT NUMBERS OF EGG MASSES.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool F

Pool F, April 16, 2024

Pool F, April 16, 2024

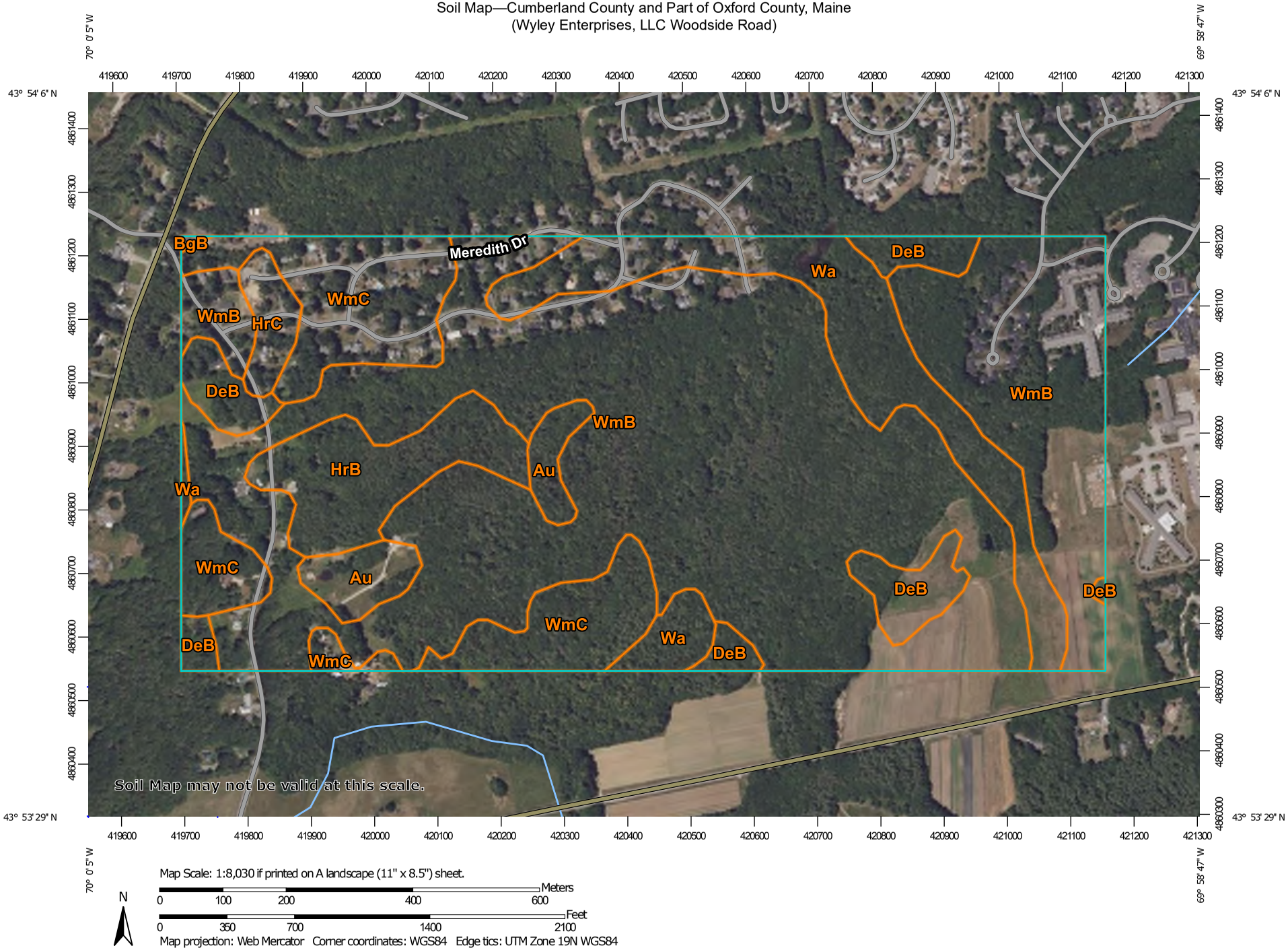
Wyley Enterprises, LLC property
Woodside Road
Brunswick, Maine
Spring 2024 Vernal Pool Study-Pool F

Pool F, April 16, 2024

Pool F, May 7, 2024

USDA NRCS Medium-Intensity Soil Survey of Study Area

Soil Map—Cumberland County and Part of Oxford County, Maine
(Wyley Enterprises, LLC Woodside Road)



Map Scale: 1:8,030 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	6.6	2.7%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	0.1	0.1%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	12.3	5.0%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	13.6	5.5%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	3.5	1.4%
Wa	Walpole fine sandy loam	26.3	10.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	155.3	62.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	30.1	12.1%
Totals for Area of Interest		**247.9**	**100.0%**

Section 6

Preliminary Traffic Impact Assessment

Memorandum

240089

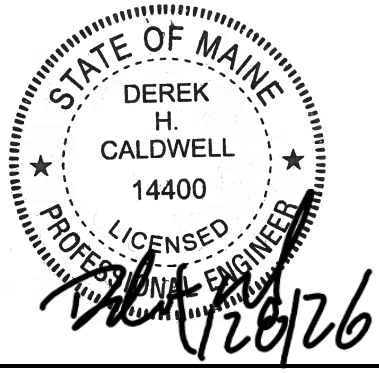
To: Owens McCullough, PE, LEED-AP, Sebago Technics

From: Derek Caldwell, PE, PTOE, Sebago Technics

Griffin Steinman, EI, Sebago Technics

Date: January 28, 2026

Subject: Preliminary Traffic Impact Assessment
Fitzpatrick Subdivision
Woodside Road, Brunswick, Maine



Introduction

The purpose of this memorandum is to provide a preliminary Traffic Impact Assessment (TIA) for the proposed Fitzpatrick Subdivision residential development on Woodside Road, on land referred to as Map 22 Lots 9 and 180 in Brunswick, Maine.

The residential development is proposed to consist of 48 multifamily apartments across six (6) two-story buildings and 45 single family lots totaling 93 dwelling units. The existing site is undeveloped. Access to the site is proposed via a new full movement entrance to Woodside Road.

This memorandum details the calculated trip generation for the development, provides a crash data review for roadways in the vicinity of the site, and evaluates sight distance for the proposed access.

Trip Generation & Permitting Requirements

Trip generation for the development was completed utilizing the 11th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual.* For the single-family portion of the development, Land Use Code (LUC) 210 – Single-Family Detached Housing was utilized based on the independent variable of 45 dwelling units. Estimated trip generation for the single-family portion is shown in Table 1.

Table 1 – ITE Trip Generation
Land Use Code 210 – Single-Family Detached Housing
45 Dwelling Units

Time Period	*Fitted Curve Equation*	*Trips*	*Entering*	*Exiting*
Weekday	Ln(T) = 0.92 Ln(X) + 2.68	484	242 (50%)	242 (50%)
AM Peak Hour – Adjacent Street (7 – 9 AM)	Ln(T) = 0.91 Ln(X) + 0.12	36	9 (25%)	27 (75%)
AM Peak Hour – Generator	T = 0.71(X) + 7.23	39	10 (26%)	29 (74%)
PM Peak Hour – Adjacent Street (4 – 6 PM)	Ln(T) = 0.94 Ln(X) + 0.27	47	30 (63%)	17 (37%)
PM Peak Hour – Generator	Ln(T) = 0.93 Ln(X) + 0.36	49	31 (64%)	18 (36%)
Saturday Peak Hour	T = 0.86(X) + 9.72	48	26 (54%)	22 (46%)

For the multifamily portion of the development, LUC 220 – Multifamily Housing (Low-Rise) was utilized based on the independent variable of 48 dwelling units. Estimated trip generation for the multifamily portion is shown in Table 2.

Table 2 – ITE Trip Generation
Land Use Code 220 – Multifamily Housing (Low-Rise)
48 Dwelling Units

Time Period	*Fitted Curve Equation or Average Rate*	*Trips*	*Entering*	*Exiting*
Weekday	6.41(X) + 75.31	383	191 (50%)	192 (50%)
AM Peak Hour – Adjacent Street (7 – 9 AM)	0.40	19	5 (50%)	14 (50%)
AM Peak Hour – Generator	0.47	23	6 (50%)	17 (50%)
PM Peak Hour – Adjacent Street (4 – 6 PM)	0.51	24	15 (50%)	9 (50%)
PM Peak Hour – Generator	0.57	27	17 (50%)	10 (50%)
Saturday Peak Hour	0.41	20	10 (50%)	10 (50%)

Total trip generation for the proposed development adding the trips from Table 1 and Table 2 is shown in Table 3.

Table 3 – Total Trip Generation

Time Period	*Trips*	*Entering*	*Exiting*
Weekday	867	433	434
AM Peak Hour – Adjacent Street (7 – 9 AM)	55	14	41
AM Peak Hour – Generator	62	16	46
PM Peak Hour – Adjacent Street (4 – 6 PM)	71	45	26
PM Peak Hour – Generator	76	48	28
Saturday Peak Hour	68	36	32

As shown, the proposed development is estimated to generate a total of 62 trips, 76 trips, and 68 trips during the AM, PM, and Saturday peak hour periods, respectively. Because the peak hour trip generation is less than 100 trips, a Traffic Movement Permit (TMP) is not required from the Maine Department of Transportation (MaineDOT).

Crash Data

The MaineDOT Public Map Viewer was utilized to determine if there are any high crash locations (HCL) within the immediate vicinity of the site. An intersection or section of roadway is deemed an HCL if two criteria are met: a Critical Rate Factor (CRF) greater than 1.0 and a minimum of eight (8) crashes in a three-year period.

Woodside Road from Church Road to Pleasant Hill Road was reviewed for the most recent three-year study period from 2022 to 2024. Based on the available crash information, one high crash location was identified. The intersection of Pleasant Hill Road and Woodside Road had 11 crashes and a CRF of 6.64 over the most recent three-year period. A significant portion of the crashes included in this data occurred prior to the installation of stop signs on the Pleasant Hill Road approach which converted the intersection to an all-way stop sometime between the end of 2023 and 2024.

Entrance Analysis

Access to the site is proposed via a new full movement entrance to Woodside Road located approximately 630 feet south of Arrowhead Drive. Woodside Road is classified as an urban local roadway under Town jurisdiction posted at 35 MPH according to the MaineDOT Public Map Viewer.

Sight distance was measured in the field on November 14, 2025, for the proposed connection to Woodside Road. The sight distance measurement was completed in accordance with the standards set forth by the Town's *Streets, Sidewalks, and Other Public Places* Ordinance, measured from a point ten (10) feet behind the edge of the travel way, considering a height of eye of 3.5 feet and a height of object of 4.25 feet, as shown in Table 4.

Table 4 – Sight Distance Requirements

Posted Speed (MPH)	*Minimum Sight Distance (feet)*
25	200
30	250
35	305
40	360
45	425
50	495
55	570

The posted speed limit on Woodside Drive is 35 MPH, thus corresponding to a minimum sight distance of 305 feet. Sight distance looking to the left was measured at approximately 640 feet. Sight distance was measured to approximately 490 feet looking to the right. As such, sight distance meets the required minimum for a 35 MPH roadway.

Conclusion

Sebago Technics, Inc. has completed the preliminary traffic impact assessment for the proposed Fitzpatrick Subdivision in Brunswick, Maine and provides the following conclusions:

- The development is proposed to consist of 48 multifamily apartments across six (6) two-story buildings and 45 single family lots totaling 93 dwelling units. It is estimated to generate a total of 62 trips, 76 trips, and 68 trips during the AM, PM, and Saturday peak hour periods of the generator, respectively. As such, a MaineDOT Traffic Movement Permit is not required.
- The intersection of Pleasant Hill Road and Woodside Road had 11 crashes and a CRF of 6.64 over the most recent three-year period of 2022 to 2024 and is identified as a high crash location. A significant portion of the crashes included in this data occurred prior to the installation of stop signs on the Pleasant Hill Road approach which converted the intersection to an all-way stop sometime between the end of 2023 and 2024.
- Sight distance from the proposed connection to Woodside Road meets the required minimum requirements for a 35 MPH roadway.