

Harriman

**STATE OF MAINE
MACKWORTH ISLAND
RENOVATIONS PHASE 1**

Falmouth, Maine

**TOWN OF FALMOUTH
SITE PLAN REVIEW APPLICATION**

July 9, 2024

Owner:
State of Maine

Architect/Engineer:
Harriman

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July 9, 2024

Nicholas King, Land Use Planner
Falmouth Town Office
271 Falmouth Road
Falmouth, ME 04105

VIA UPS
c/o Lisa Sangillo, Planning Assistant lsangillo@falmouthme.org
Tel 207.699.5303

Re: State of Maine
Mackworth Island
Renovations Phase 1
Map 520/ Lot 1, FF Farm and Forest District
Project No. 23216
Site Plan Review Application

Dear Mr. King:

On behalf of our client, The State of Maine, Department of Administrative and Financial Services, Harriman is pleased to submit the Site Plan Review application including Shoreland Zoning for the Planning Board's review. We appreciated the opportunity to meet with town staff to review the Gateway Project; review the proposed project scope; emergency response needs and Shoreland Zoning regulatory constraints. The proposed Gateway project was identified in the 2023 Mackworth Island Conceptual Utilization - Master Plan Report prepared by Harriman as a way to improve the visitor entrance experience by more clearly articulating the campus gateway within sight of the State Park gatehouse and parking area. The proposed Gateway project does not affect enrollment or staffing and will not impact parking or traffic. As a result of our meeting with staff, the gateway structure was moved beyond the 250-Shoreland RP district and thus farther away from the State Park gatehouse and parking entrance.

State Permits

This project does not require any state environmental permits.

Submittals

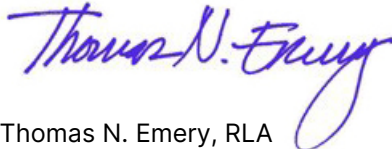
This application is organized as required by the Ordinance with narrative materials and drawings in sizes and numbers requested and includes the following:

- 3 sets of full-size plans with cover sheet 24" x 36"
- 6 sets 11" x 17" reduced plans, 3-hole punched collated and secured with binder clips
- Application Fee check for \$425.00
- Four identical application packets bound and double-sided
 - 1 original paper application packets with signatures
 - 3 identical photocopy packets

Nicholas King
July 9, 2024
Page 2 of 2

We look forward to meeting with the Planning Board at the August 8, 2024 meeting. Please don't hesitate to reach out to us if you have any questions or comments.

Sincerely,
Harriman



Thomas N. Emery, RLA
Senior Landscape Architect
temery@harriman.com

Cc: Elaine Clark, Deputy Commissioner
State of Maine Department of Administrative and Financial Services

Deane Rykerson, AIA Project Manager
State of Maine Bureau of General Services
Mark Lee, AIA CEO, Principal, Harriman
William Gatchell, AIA, Associate, Harriman
Frank Crabtree, P.E., Associate, Harriman
Kelly Stafford, AIA, Project Manager, Harriman

Enclosures as noted

EXHIBIT 1 - APPLICATION FORMS

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FALMOUTH PLANNING BOARD REQUEST FOR HEARING

IN ADDITION TO THE SPECIFIED REVIEW FEES, APPLICATIONS SHALL BE ACCOMPANIED BY A **\$125.00** FEE TO COVER THE COST OF NOTIFICATIONS AND PUBLISHING.

Name of Applicant: HARRIMAN ASSOCIATES Phone# 207.775.0053

Fax: _____ E-Mail: temery@harriman.com Alt. Phone # 207.400.1629

Full Address: 80 EXCHANGE STREET, PORTLAND, ME 04101

Address of Property to be Developed: (if different) 1 MACKWORTH ISLAND (ANDREWS AVE.)

Map: 520 Lot: 1 Zone: FF Farm and Forest

Property Owner (if other): STATE OF MAINE DEPT. OF ADMINISTRATIVE AND FINANCIAL SERVICES

Full Address: 77 STATE HOUSE STATION, AUGUSTA, ME 04333 Phone: 207.624.7314

The undersigned requests that the Falmouth Planning Board consider the following application for:

- | | |
|--|--|
| <input type="checkbox"/> Pre-application Sketch Plan Review | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Private Way | <input checked="" type="checkbox"/> Shoreland Zone Permit |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Contract Zoning |
| <input type="checkbox"/> Fill Permit | |
| <input type="checkbox"/> Other (specify) _____ | |

Notes to the Applicant:

1. A short description of the project must be attached to this form. This application must be filed at the Town Hall no later than twenty-eight (28) days prior to the regular meeting of the Board (1st Tuesday monthly). Applications shall be accompanied by all application fees and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of Falmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of Falmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Unless the applicant has submitted notice to the Community Development Department as part of the initial and any subsequent submittals, no alteration of site conditions, including the existing landscape, structures and buildings, shall occur between the date of application submittal and the date the application has received final sign off from staff after Planning Board approval.

Signed:  Date: JULY 9, 2024

Printed name: THOMAS N. EMERY, RLA

Please identify yourself (check one): Agent* Property Owner

*(If you are an agent, written authorization from the property owner must be attached to this form.)

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STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
BURTON M. CROSS BUILDING, 3RD FLOOR
78 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0078

SERVING THE PUBLIC AND DELIVERING ESSENTIAL SERVICES TO STATE GOVERNMENT

JANET T. MILLS
GOVERNOR

KIRSTEN LC FIGUEROA
COMMISSIONER

ELAINE CLARK
DEPUTY COMMISSIONER

July 1, 2024

David Sinnett, Chair
Town of Falmouth
Planning Board
271 Falmouth Road
Falmouth, ME 04105

Re: Owner Authorization form for Mackworth Phase 1 request

Dear Mr. Sinnett,

Harriman Associates is authorized to serve as the State of Maine's agent for the purpose of Site Plan Review for a proposed vehicle main entry Gateway at the Maine Educational Center for the Deaf and Hard of Hearing / Governor Baxter School for the Deaf at Mackworth Island, Falmouth.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elaine Clark'.

Elaine Clark
Deputy Commissioner,
Department of Administrative and Financial Services

cc: William Gatchell, Thomas Emery, and Mark Lee, Harriman Associates
Deane Rykerson, Bureau of General Services

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STATE OF MAINE MACKWORTH ISLAND PHASE 1 RENOVATIONS

PROJECT SUMMARY

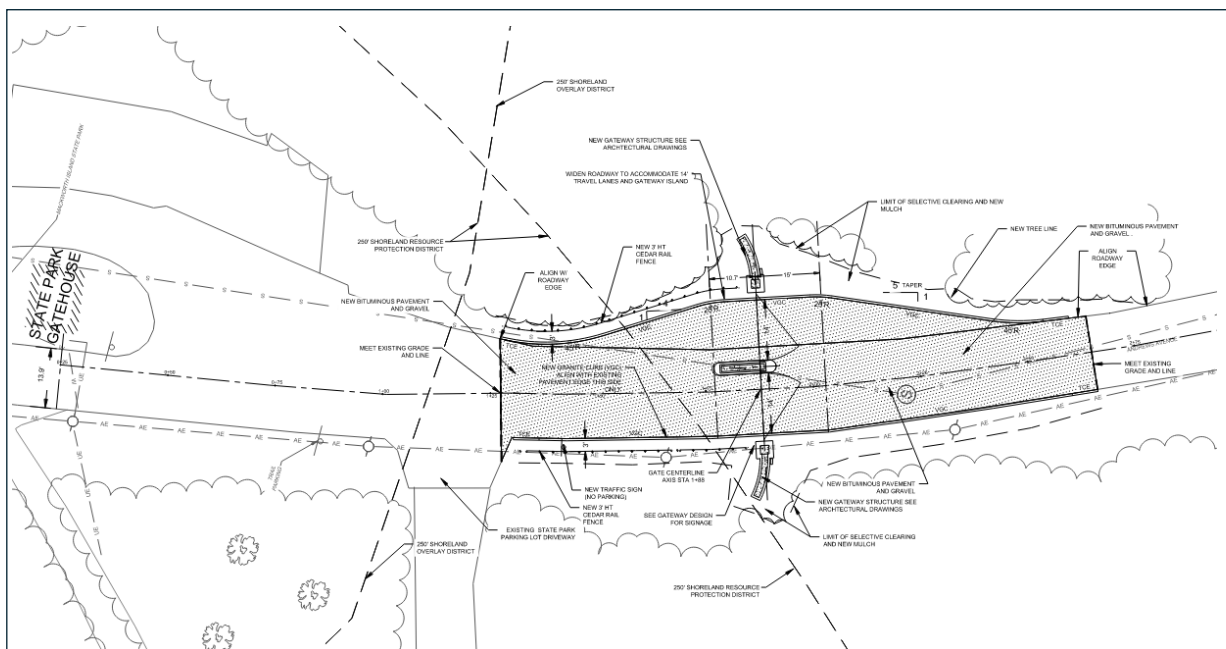
Phase 1 Renovations and Related Sitework

Location

The Mackworth Island Phase 1 Renovations Gateway project site is located at the Governor Baxter School for the Deaf (GBSD) on the access road (Andrews Avenue) about 150-ft. beyond the State Park Guard House.

Project Description

The Phase 1 Renovations project includes a Gateway structure to announce the arrival to the GBSD/MECDHH Campus and provide a welcoming entrance for visitors. It is located to be seen from the existing State Park guardhouse to help state park visitors differentiate between the state park parking lot driveway and the GBSF/MECDHH Campus.

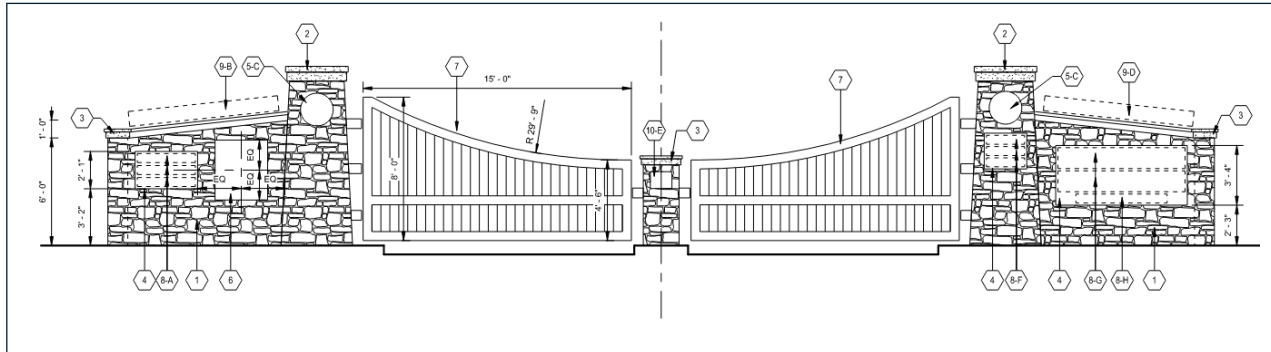


The existing GBSD/MECDHH campus entrance roadway (Andrews Ave.) is planned to be upgraded with a new formal gate and dividing island. The renovated driveway lanes will each be 14-ft wide and will be separated at the gate location by the small, raised curbed island. The design of the gateway and changes to the existing roadway (Andrews Ave.) including lane widths, have been coordinated with Falmouth public safety officers, code enforcement and planning. The gateway structure has been moved out of the 250-ft. shoreland resource protection zone. The gateway structure includes flanking pilasters with curved walls both finished with stone veneer and stone cap (See architectural drawings).

The central island includes among other standard features like a key fob/pad, a video call box so that someone can sign versus speak with the person monitoring after-hours access (usually an app- based system).

Signage is incorporated within the flanking gateway structures. The front or approach side of the gateway is shown below taken from the architectural drawings.

**STATE OF MAINE
MACKWORTH ISLAND
PHASE 1 RENOVATIONS**



The gates will be open during normal school hours and closed on weekends and other times when school or GBSD/MECDHH related activities are not in session. Falmouth Public safety will have access at all times with a key in the Knox Box mounted on the gateway structure. A key will also be kept at the police department.

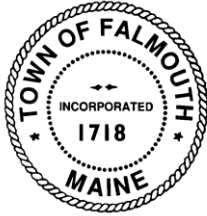
The roadway has been widened in the area of the new gateway to accommodate the two, 14-ft wide travel lanes and 3-ft. wide central island. The existing road alignment will be retained along the ingress/entry side of the road and widening is toward the opposite side of the road or easterly. The easterly side of the roadway is tapered to provide smooth transitions from the existing roadway width to the wider width at the gateway area.

Cedar split rail fences are proposed for each shoulder of the roadway between the state park parking lot driveway and the new gateway structure. The rustic, low cedar fencing is intended to deter state park visitors from parking illegally on the shoulders of the roadway if the state parking lot is at capacity.

The roadway grading follows the cross slope of the existing pavement. The grade in the area of the gateway has been flattened and sloped up to meet existing grade approximately 85-ft beyond the gates. Stormwater runoff will follow the same pattern as existing runoff; i.e., follow the cross slope of the roadway to the east and sheet flow into the wooded area and eventually to the ocean. Refer to the Stormwater Narrative section.

Schedule

It is anticipated that the construction will commence late summer or early fall 2024.



Town of Falmouth
Planning Department
Site Plan Fee Calculation Sheet
Effective 05/12/2022

| | |
|----------------------|--|
| Map Lot Number | MAP 520/ LOT 1 |
| Street Address | 1 MACKWORTH ISLAND (ANDREWS AVENUE) |
| Project Name | MACKWORTH ISLAND PHASE 1 RENOVATIONS |
| Gross Square Footage | BUILDING RENOVATION 0,000 GSF +/- GATEWAY SITE |
| Applicant | HARRIMAN ASSOCIATES |

| | | |
|---------------------------------------|-------------------|---------------|
| <u>Publishing & Notice</u> | \$125.00 flat fee | <u>125.00</u> |
|---------------------------------------|-------------------|---------------|

| | | |
|--|-------------------|-----------------------------|
| <u>Pre-application Sketch Plan Review</u> | \$250.00 flat fee | <u> </u> |
|--|-------------------|-----------------------------|

| | | |
|--------------------------|---|-----------------------------|
| <u>Review Fee</u> | \$500.00 flat fee | <u> </u> |
| | \$300.00/ dwelling unit Shoreland Permit | <u>\$ 300.00</u> |
| | Plus \$50/1,000 sq ft-nonresidential | <u> </u> |

| | | |
|---|-------------------|-----------------------------|
| <u>Amendment</u> (no additional building square footage) | \$250.00 flat fee | <u> </u> |
| | | <u> </u> |

| | | |
|---------------------------|-------------------------------------|-----------------------------|
| <u>Re-approval</u> | \$250.00 flat fee (with no changes) | <u> </u> |
|---------------------------|-------------------------------------|-----------------------------|

| | | |
|----------------------------------|----------------------|-----------------------------|
| <u>Peer Review Escrow</u> | \$200.00/1,000 sq ft | <u> </u> |
|----------------------------------|----------------------|-----------------------------|

| | | |
|-----------------------------------|--|------------------|
| <u>TOTAL FEES REQUIRED</u> | | <u>\$ 425.00</u> |
|-----------------------------------|--|------------------|

Note: If the application is also a subdivision, both Fee Calculation Sheets must be completed.

Review fees are not typically refundable. If extenuating circumstances occur, the Department may consider a partial or full refund.

| |
|---|
| Staff Use Only: Approved by _____ Date _____ |
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SITE PLAN REVIEW CHECKLIST

NAME STATE OF MAINE, PHASE 1 RENOVATIONS
SITE PLAN

DATE 7/09/2024

(✓)

X 1. All applicable fees (see fee schedule)

X 2. Fee Calculation Sheet

NA 3. Negotiated Exactions Fees: In accordance with Section 19-135, exaction fees may be assessed against projects requiring site plan approval per the administrative procedure of Section 12 of the Falmouth Subdivision Ordinance (Section 19-128). [Adopted 1/22/90].

NA 4. DEP approval, if required (Section 19-128).

NA 5. Board of Zoning Appeals approval, if required (Section 19-131).

NA 6. Subdivision approval, if required (Section 19-135).

X 7. Plan sets in number and format as required (See Submittal Requirements form): (Section 19-128), and prepared in accordance with Section 19-128b.

X A. First floor plans. (*refer to architectural drawing A50-1 Gateway Plan, Elevation & Details*)

X B. Building elevations showing proposed material and color.

X C. Site Plan at no less than 1"= 40' scale showing:

X 1. Lot area and dimensions.

NA 2. Size, shape, and location of existing and proposed buildings.

NA 3. Location and layout of parking areas, parking spaces, and drives. (all existing-no changes users)

X 4. Existing and proposed grades and drainage.

NA 5. Proposed sewer and water facilities.

X 6. Landscaping plan (by Registered Landscape Architect), if required by the Town Planner.

X 7. Location of fences.

X 8. Signs and advertising features.

X 9. Key map showing entire project and relation to surrounding properties and buildings.

X 10. Proposed location of all existing and new utility services (Section 19-153d).

X 8. General Site Plan Standards (Section 19-133).

X 1. Utilities underground (Section 19-133.d)

X a. On-site

NA b. Off-site to main utility lines

X 9. Performance Standards and Guidelines (Section 19-134).

X A. Environmental Considerations (Section 19-157).

X 1. Maintenance of existing topography (Sec. 19-157 b (1)).

X 2. Increase in rate of storm water runoff minimized (Sec. 19-158 b (2)).

NA 3. Full stormwater management plan if 10,000 sq. ft. of impervious surface (Subdivision Ordinance, Appendix 7-6). (SEE STORMWATER LETTER)

NA 4. Post-Construction Stormwater Management Plan per Section 19-72A.

X 5. Natural vegetation retained, protected, and supplemented (Section 19-158 b (3)).

NA B. Parking Area Standards (Section 19-136)

General Parking Requirements: (Project is for existing students and staff use - no changes in parking required)

NA 1. Number of spaces for specific uses (Section 19-38 b).

NA 2. Planning Board determination for unspecified uses (Section 19-38 c).

Site Plan Review Checklist

Page 2

- NA 3. Parking space dimensions (Section 19-38 d and 19-136 e).
- 4. Parking to be located on site (Section 19-38 e).
- 5. Joint use arrangements (Section 19-38 f).
- 6. Parking area setbacks in residential districts (Section 19-38 g).

Parking Area Design Standards (Section 19-136)

- NA 1. Access to parking spaces (Section 19-136 a).
- 2. Size of aisles (section 19-136 b).
- 3. Parking within front setback (Section 19-136 c).
- 4. Sidewalk and curbing (Section 19-136 d).
- 5. Marking and delineation of parking area (Section 19-137).
- 6. General circulation and parking design guidelines (Section 19-138).
- 7. Snow removal and storage areas (Section 19-136 f).
- 8. Location of off-street loading berths (Section 19-39 and 19-136 c).

Parking Standards (section 19-140)

- NA 1. Location of entrances with respect to site distances and intersections (Section 19-140 a).
- 2. Limitations on curb cuts (Section 19-140 b).
- 3. Angles of driveways at road (Section 19-141).
- 4. Maximum and minimum driveway dimensions (Section 19-142).
- 5. Driveway surfacing (Section 19-143).
- 6. Driveway grades (Section 19-145).
- 7. Acceleration and deceleration lanes (Section 19-146 and 19-147).

X C. Lighting Design Section 19-149). (Site lighting is limited lighting for gateway signs and plaques)

- X 1. Lighting plan (Section 19-149). (See Enlarged Electrical Site Plan)
- NA 2. Maximum height of freestanding lights (25') (Section 19-149 b).
- NA 3. Maximum apex angle of cone of illumination (150) (Section 19-149 c).
- X 4. Lighting location requirements (Section 19-149 d-j, l & m).
- X 5. Lighting intensities (Section 19-149 k).

NA D. General Buffer Standards. (Section 19-150) (Site is located within GBSD campus surrounded by woods and fields)

- NA 1. Spacing of evergreens used as buffering (Section 19-150 a).
- 2. Required locations of buffers (Section 19-150 b).
- 3. Maintenance of natural buffers, if sufficient (Section 19-150 c).
- 4. Fences and screening located within property lines to allow access and maintenance (Section 19-150 e & f).

NA E. Special Buffer Standards (Note: These requirements apply only to site development within the specific zoning districts indicated).

- BP Business Professional (Section 19-151).
- SB-1 Suburban Business-1 (Section 19-152).
- CO Corridor Overlay (Section 19-153).

- 1. Plan prepared by Registered Landscape Architect (Section 19-128 a (3)).
- 2. Minimum required plantings and buffers:
 - (BP Section 19-151 a)
 - (SB-1 Section 19-152 a)
 - (CO Section 19-153 a)
- 3. Parking Area Landscaping (Section 19-154 a).
- 4. Minimum plant sizes (Section 19-154 b).
- 5. Required plant types (Section 19-154 b).
- 6. Plant Maintenance Bond (Section 19-154 d).

NA F. Drive Through Facilities (Section 19-148)

- 1. Queuing & Circulation (Section 19-148 a).

Site Plan Review Checklist

Page 3

- ___2. Pedestrian Safety (Section 19-148 b).
- ___3. Stacking & Queuing Requirements (Section 19-148 c).
- ___4. Circulation (Section 19-148 d).
- ___5. Separation Distances from Intersection (Section 19-148 e).

NA 10. Master Development Plans - BP and CO Districts

- ___A. Business and Professional Zone Five Acre Site Plan (Section 19-157). Plan required if more than 5 acres owned by developer/landowner.
 - ___1. No more than one entrance and exit on Route 1 (Section 19-157 a).
 - ___2. Lots for future development indicated (Section 19-157 b).
 - ___3. Facilities for future lots indicated (Section 19-157 b).
 - ___4. Definition of lots to receive final approval (Section 19-157 c).

- ___B. Corridor Overlay Zone Master Development Plan (Section 19-17).
 - ___1. Plan required if lot of 10 acres or 500' frontage on Route 100.
 - ___2. Plan by landscape architect or engineer.
 - ___3. Minimum required information.
 - ___4. Proposed overall vehicular circulation system (road network).
 - ___5. Development to be consistent with Master Plan.

NA 11. Request waivers of performance standards with justification and proposed conditions (Sections 19-134).

NA 12. DEP Maine Construction General Permit (MCGP)(Required if total soil disturbance exceeds 1-acre).

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EXHIBIT 2 - RIGHT, TITLE AND INTEREST

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MACKWORTH ISLAND, TOWN OF FALMOUTH, CASCO BAY

WHEREAS, Percival Proctor Baxter also desires to convey and donate to the state of Maine as trustee to be held by said state in trust the island called Mackworth Island situated in the town of Falmouth in Portland Harbor, Casco Bay, the same being one hundred (100) acres more or less

CHAP. 1

in extent, together with Mackworth or Half-way rock situated southerly of said island and also together with the bridge connecting said island with the mainland of said Falmouth, the right-of-way leading from said Falmouth end of said bridge across the Look Estate so called as defined in deed from Ensena L. and Frederick H. Wilson to said Baxter dated July 27, 1911 and recorded in Cumberland registry book 879, page 108, and certain pole rights as described in deed from Emma L. Webber to said Baxter dated August 2, 1916 and recorded in said registry book 975, page 119;

NOW THEREFORE, the state of Maine by act of the legislature hereby accepts from said Percival Proctor Baxter the deed and gift of said Mackworth Island, said Mackworth or Half-way rock, said bridge, said right-of-way and said pole rights all as described in the following deed of conveyance the same to be held forever by the said state of Maine as trustee in trust for the benefit of the people of Maine for state public purposes, and also to be held forever by said state as trustee in trust subject to the conditions and reservations set forth and expressed in the following deed of conveyance.

DEED

KNOW ALL MEN BY THESE PRESENTS that I Percival Proctor Baxter of Portland in the County of Cumberland, State of Maine, in consideration of one dollar and other valuable considerations paid by the State of Maine, the receipt whereof is hereby acknowledged and in furtherance of my desire to convey and donate to the State of Maine, Mackworth Island with the buildings thereon, Mackworth or Half-way rock and the bridge, right-of-way and pole rights all as hereinafter described to be held forever by the State of Maine as Trustee in Trust for the benefit of the People of Maine, do hereby remise, release, sell and forever **QUIT-CLAIM** unto the said State of Maine the following described real estate in the town of Falmouth, Portland Harbor, Casco Bay :—

Mackworth Island with the buildings thereon the same being one hundred (100) acres more or less in extent together with Mackworth or Half-way rock situated southerly of said Island and also together with the bridge connecting said Island with the mainland of said Falmouth, the right-of-way leading from said Falmouth end of said bridge across the Look Estate so called as defined in deed from Ensena L. and Frederick H. Wilson to Percival Proctor Baxter dated July 27, 1911, recorded in Cumberland Registry Book 879, Page 108, and the pole rights as described in deed from Emma M. Webber to Percival Proctor Baxter dated August 2, 1916, recorded in Cumberland Registry of Deeds Book 975, Page 119.

CHAP. 1

This conveyance is made subject to the following reservations and conditions namely;

said State forever shall maintain the small cemetery for animals and the bronze tablets on the boulder therein situated on the easterly point of said Island;

said Island, rock, bridge, right-of-way and pole rights forever shall be retained and used by said State of Maine for State Public Purposes only, but the same never shall be used for corrective or penal institutions, nor for any purpose connected with the enforcement of the laws of the State relating to criminals;

said Island and the surrounding waters as described in Revised Statutes chapter 38 section 85 as amended by chapter 184 of the laws of Maine 1935 forever shall be maintained as a sanctuary for wild beasts and birds;

said State by the hand of the Governor and Executive Council may lease said Mackworth Island and the bridge leading thereto to said Baxter in accordance with the terms of a lease hereinafter described;

said Island is and shall be subject to four (4) easements as follows—

1—easement for certain pole rights granted to the Cumberland County Power and Light Company by deed dated July 3, 1916, recorded in Cumberland County Registry Book 971, Page 465;

2—easement for a water pipe line granted to the United States of America by deed dated June 22, 1918, recorded in Cumberland County Registry Book 1005, Page 150;

3—easement for a water pipe line granted to the Portland Water District by deed dated July 25, 1929, recorded in Cumberland County Registry Book 1341, Page 319;

4—and an easement shall be granted by said State to the United States of America for the construction of a twelve (12") inch water main across the Island; the deed for said easement shall be signed by the Governor acting for and in the name of said State, and whatever sum shall be paid to said State as damages for said easement shall be paid to the said Baxter;

TO HAVE AND TO HOLD the above described premises with all the privileges and appurtenances thereto to the State of Maine as Trustee to be held forever in Trust for the benefit of the People of Maine the same forever to be used for State public purposes all as above defined and subject to the above mentioned reservations and conditions and I the said PERCIVAL PROCTOR BAXTER COVENANT with the said State of Maine that I will WARRANT AND DEFEND the said premises to the

CHAP. 1

State of Maine against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF I the said PERCIVAL PROCTOR BAXTER being unmarried have hereunto set my hand and seal this thirteenth day of January in the year of our Lord one thousand nine hundred and forty-three.

Signed and Sealed
in presence of
CHARLES J. NICHOLS.

PERCIVAL PROCTOR BAXTER (SEAL)

STATE OF MAINE }
CUMBERLAND } SS

Portland, January 13, 1943

Personally appeared the above named PERCIVAL PROCTOR BAXTER and acknowledged the above instrument to be his free act and deed.

Before me

FRANK I. COWAN
Notary Public (Notarial Seal)

WHEREAS, in the above described deed and conveyance it is provided that the state may lease to the said Baxter the island and bridge described therein,

NOW THEREFORE, the governor and executive council of the state acting for and in behalf of said state are hereby authorized and empowered to execute and deliver to said Baxter a lease of said island and bridge of the following tenor—

LEASE

This Indenture made this thirteenth day of January, 1943, WITNESSETH that the State of Maine by the hand of its Governor and Executive Council hereunto duly authorized by Act of the Ninety-first Legislature does hereby let, demise and lease to Percival Proctor Baxter, Mackworth Island situated in the Town of Falmouth, Casco Bay, Maine, and the bridge leading thereto from the Falmouth shore near Martin's Point so-called;

TO HOLD for the term of fifteen (15) years beginning January 13, 1943, and ending January 12, 1958, subject to termination previous to that date as herein provided, and lessee shall have the right to renew this lease upon the same terms and conditions for an additional period of fifteen (15) years beginning January 13, 1958 and ending January 12, 1973, subject to termination previous to that date as herein provided, provided lessee gives

EXHIBIT 3 - SITE PLAN REVIEW NARRATIVE RESPONSE TO SITE PLAN STANDARDS

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STATE OF MAINE
MACKWORTH ISLAND
RENOVATIONS PHASE-1

RESPONSE TO SITE PLAN STANDARDS AND SHORELAND STANDARDS

Responses to the Site Plan and Shoreland Standards follow each section and are in bold font.

General Site Plan Standards (Section 19-133)

- a. Preservation of the Landscape: the landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: The Gateway project is located in the existing GBSD/MECDD roadway just above the state park guard house and parking lot driveway. Minimum grading is proposed only as needed to provide for a flatter area near the new gates and widening to accommodate two 14-ft. travel lanes and a dividing island. The existing roadway is boarded by woods and many mature trees were either damaged during the two most recent storms or have been removed due to insect infestation. A small area of trees is being cleared for the roadway widening (refer to drawing C10-1).

- b. Relation of Proposed Buildings to Environment: Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the developed and neighboring areas.

Response: There are no buildings near the new gateway structure, however, the design of the gateway is influenced by the stonework found on the GBSD campus and the existing, historic water tower located near the Baxter Mansion (Building A).

Drives, Parking and Circulation:

The existing roadway has been widened to provide two 14-ft travel lanes as coordinated with fire and police. Otherwise, the alignment follows the existing roadway and cross slope of the existing pavement.

- c. Utility Service: The Planning Board may require electric, cable television, and telephone lines to be underground...

Response: The Gateway is provided with electrical and communication utilities. Please refer to the Enlarged Site Electrical Plan for locations. The requirements within the VC, BP and CO districts do not apply. The project is in the FF district.

- d. Advertising Features:

Response: This section does not apply. The Gateway project does not include any advertising features excepting signage identifying the GBSD/MECDHH campus and directional information.

- e. Special Features:

Response: This section does not apply. The Gateway project does not include any of the items listed. The proposed structure is part of the overall school campus aesthetic and constructed of natural materials to harmonize with the existing roadway and masonry structures.

RESPONSE TO SITE PLAN STANDARDS

- f. All Site Plan Review applications within the VC Districts are subject to Section 19-11.
Response: This section does not apply. The Pavilion project is not in the VC District.
- g. [deleted 8/26/13]
- h. Route 100:
Response: This section does not apply. The Pavilion project is not located on Route 100.
- j. Business Professional District:
Response: This section does not apply to the project is located in the FF district.

Specific Performance Standards and Guidelines (Section 19-134)

- Section 19-135 Subdivision Standards
Response: this section does not apply – this is not a subdivision project.
- Sections 19-137 through 147 Parking and Driveway Standards
Response: The parking section does not apply. There are no new parking areas.

Driveway Standards: The gateway is located within an existing roadway (Andrews Ave. near the site of the existing GBSD fence and chain-link gate. The roadway is owned by the State of Maine, GBSD. It is not a driveway as described in the Driveway Standards nor are there any driveways proposed.
- Section 19-148 Drive-Through Facilities
Response: This section does not apply. There are no drive-throughs proposed.
- Section 19-150 General Buffer Standards through 19-153 Special Buffer Standards
 - c. Natural features shall be maintained wherever possible to provide a buffer between the proposed development and non-compatible abutting properties and public roadways. When natural features such as topography, gullies, stands of trees, shrubbery, rock outcrops do not exist or are insufficient to provide a buffer, other kinds of buffers shall be considered.
Response: These sections typically do not apply as the Gateway is located within the Governor Baxter School for the Deaf (GBSD) Campus on an existing Roadway. The natural wooded area have been substantially maintained and grading follows the existing grades. There is sufficient wooded areas around the site to provide buffers as does natural topography, swales, rock outcrops etc. There are no abutters.
- Section 19-154 Other Landscaping Requirements
 - a. Parking Area Landscaping.
Response: This section does not apply, there are no new parking areas proposed.
 - b. Minimum Plant Sizes. Unless otherwise specifically indicated by the

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Planning Board, all plant materials shall meet the following minimum size standards:

Response: The proposed plantings meet the minimum sizes required under "All other Plantings".

- c. Required Plant Types. All plantings required under this Ordinance shall be of a type and species appropriate for the soil types and climatic conditions in Falmouth as determined by the permitting authority. Invasive species of plants are prohibited. [Amended 5/13/13; 8/26/13]

Response: Plantings are selected in part to meet plant hardiness zones 6a-5b as depicted on the 2023 USDA Plant Hardiness Zone Map, Maine. Plantings have been selected for seasonal interest and sources of food for birds and to accent the gateway area.

- d. Plant Maintenance Requirements. The owner of any premises approved by the permitting authority under any section of this Ordinance shall have a continuing obligation to maintain required plantings in accordance with the terms of the site plan approval and in a good and healthy condition. [Amended 11/10/08; Effective 01/01/09] [Amended 8/26/13]

Response: The plantings associated with the project will be maintained by GBSD or delegated agency.

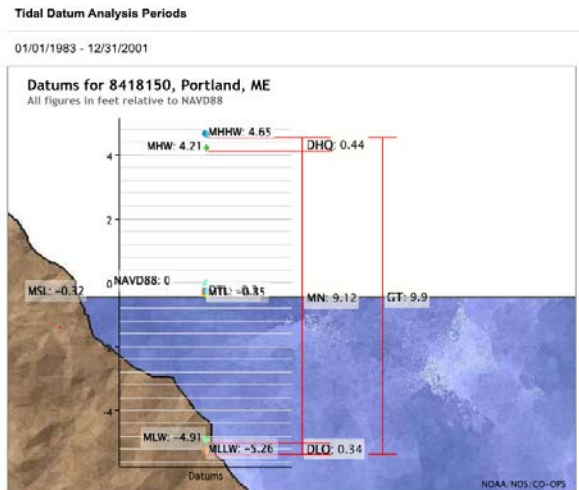
- Sections 19-155 and Section 19-156

Response: These sections do not apply as they are related to residential planned developments and development in the BP District. GBSD is located in the FF District.

Shoreland RP Resource Protection Standards

The responses below are limited to the roadway construction activities that fall within the 250-ft. RP District. The proposed Gateway Structure is located beyond the 250-ft. district boundary as measured from NHW. NHW elevation has been determined to be elevation 5.1 based on the ordinance definition of NHW elevation which is determined by adding 10-ft. to Mean Low Water (elev. -4.91-ft) see Tidal Datum Analysis table below.

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The 250-ft RP district boundary is shown on Site Plans C10-1, Existing Site and Demolition Plan; C20-1, Site Layout Plan and C30-1, Site Grading and Erosion Control Plan.

- Section 19-100 Table of Land Uses
Response: Table 1, item 17 road construction and items 23 filling and earth moving > 10 Cubic Yards are allowed with planning board (PB) approval.
- The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.
 - a. Roads and driveways shall be set back at least one-hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified Great Pond Act or a river that flows to a great pond classified Great Pond Act, and one hundred (100) feet, horizontal distance, from the normal high water line of a waterbody or the upland edge of a designated wetland unless no reasonable alternative exists as determined by the Planning Board.
Response: This item does not apply per the last paragraph of this provisions as Andrews Ave. is an existing road and provides access to GBSD/ MEDHH. Also refer to item 'b.' below regarding existing roads and work within existing rights-of-way.
 - b. Existing public roads may be expanded within the legal road right of way regardless of its setback from a water body.
Response: The section of Andrews Ave. serving the GBSD campus is owned by the State of Maine/ GBSD/ MECDHH .
 - c. New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway shall be set back as far as practicable from the

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normal high water line of a designated water body, stream, or upland edge of a wetland.

Response: Andrews Ave is an existing road crossing through the RP zone to provide access to Mackworth Island, the State Park parking lot and GBSD/ MECDDH campus. There is no practicable alternative for the location of the proposed Gateway and widening. The gateway structure has been moved outside the 250-ft RP District and the proposed road work is allowed in the RP district with Planning Board approval.

- d. Road and driveway banks shall be no steeper than a slope of three (3) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Section 19-97.

Response: The proposed road banks slopes do not exceed 3:1 slope. Refer to drawings C00-2 Erosion Control Notes and C30-1 Grading and Erosion Control Plan.

- e. Road and driveway grades shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet, which shall be no greater than twelve (12) percent, unless the Planning Board approves a higher percentage if it finds that that is needed to minimize cuts and fills and maximize erosion control.

Response: The proposed road grades follow existing roadway slopes except for the area near the new gateway that has been flattened from almost a 7% slope to 4% and 5% slopes. Refer to drawing C30-1 Grading and Erosion Control Plan.

- f. In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams or wetlands roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least (50) feet plus two times the average slope in width between the outflow point of the ditch or culvert and the normal high water line of a designated water body, stream, or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.

Response: Refer to Drawings C10-1 Existing Conditions Plan, C20-1 Site Plan, C30-1 Grading and Erosion Control Plan and the Stormwater Narrative section of this report.

- g. Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow gains sufficient volume or head to erode the road, driveway, or ditch. To accomplish this, the following shall apply:

Response: The proposed road widening aligns with the existing road grades and drainage. Granite curbing has been provided to protect the

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new gateway structure and to minimize erosion along the pavement edge as well as to discourage parking along the roadway shoulders.

- h. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

Response: Refer to C00-2 Erosion Control Notes. Maintenance of GBSD/MECDHH roadways is the responsibility of the school.

Effective on: 12/9/2013

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EXHIBIT 4 - STORMWATER NARRATIVE

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