

TOWN OF FALMOUTH

PLANNING BOARD

2026.04.07 PLANNING BOARD PACKET

06:30 PM

TOWN OF FALMOUTH

2026.04.07 PLANNING BOARD AGENDA

06:30 PM

Roll Call

1. **Item 1 - Approval of Minutes from March 3, 2026**
   Approval of Minutes from March 3, 2026

   Attachment: 2026.03.03 Minutes - DRAFT.pdf

ADMINISTRATIVE ACTION

2. **Item 2 - Stonewall Way - Lynn Foley**
   Stonewall Way -- Lynn Foley -- Request for Private Way Amendment to create a new lot. Map/lot R08-035-010; Zoned F, RCZO, HLOD.

   Attachment: Stonewall Way PW Plans 3.23.26.pdf
   Attachment: Stonewall Way PW Documents 3.23.26.pdf
   Attachment: Stonewall Way Town Engineer Review Comments 3.26.2026.pdf
   Attachment: Stonewall Way Fire-EMS Review Comments 4.1.2026.pdf
   Attachment: Stonewall Way Abutter List.xlsx
   Attachment: Stonewall_PlannerReview_4.26.pdf

3. **Item 3 - 1 Congressional Drive -- Golf Traditions Inc**
   1 Congressional Drive -- Golf Traditions Inc -- Request for Site Plan Amendment Approval of a Replanting Plan for replacement of vegetation cleared in error. Map/lot U65-051; Zoned F, RCZO.

   Attachment: FCC Plan Set 3.10.2026.pdf
   Attachment: FCC Application 3.10.2026.pdf
   Attachment: FCC Town Engineer Review Comments 03-26-26.pdf
   Attachment: FCC Fire-EMS Review Comments 3.19.2026.pdf
   Attachment: FCC Abutter List .xlsx
   Attachment: FCC_PlannerReview_4.26.pdf

4. **Item 4 - Old Mill Road -- Mussel Cove Association**
   Old Mill Road -- Mussel Cove Association -- Request for Shoreland Zone Permit Approval for shoreline stabilization. Map/lot U09-033; Zoned RA, RCZO, SZ-LR, WVOD.

   Attachment: MCA_Janosick_Binder1-MDEP REVIEW 10-18-2024.pdf
   Attachment: MCA_Timm_Binder1-MDEP REVIEW 10-21-2024.pdf
   Attachment: Shoreland Application Binder_MCA.pdf
   Attachment: Old Mill Rd Town Engineer Review Comments 3.26.2026.pdf
   Attachment: Old Mill Rd Fire-EMS Review Comments 3.19.2026.pdf
   Attachment: Old Mill Rd Abutter List.xlsx
   Attachment: MusselCove_PlannerReviw_4.26.pdf

5. **Item 5 - Clapboard Island -- Tim Forrester representing Clapboard Island Family LLC**
   Clapboard Island -- Tim Forrester representing Clapboard Island Family LLC -- Request for Shoreland Zone Permit Approval for dock modifications. Map/lot R01-094; Zoned F, RCZO, SZ-RP.

   Attachment: Clapboard_Plan Set 24x36.pdf
   Attachment: Clapboard_Town Application_Final.pdf
   Attachment: Clapboard Island Fire-EMS Review Comments 3.19.2026.pdf
   Attachment: Clapboard Island Abutter List.xlsx
   Attachment: Clapboard_PlannerReview_4.26.pdf

6. **Item 6 - 5 Ellrose Lane -- Eric & Shannon Johannessen**
   5 Ellrose Lane -- Eric & Shannon Johannessen -- Request for Private Way Amendment Approval to allow driveway to be located in perimeter buffer. Map/lot R09-039-C; Zoned F, RCZO, HLOD.

Attachment: Johannassen Plan Submission.pdf
Attachment: Johannassen Letter Submission.pdf
Attachment: 5 Ellrose Ln Town Engineer Review Comments 3.26.2026.pdf
Attachment: 5 Ellrose Ln Fire-EMS Review Comments 3.19.2026.pdf
Attachment: 5 Ellrose Ln Abutter List.xlsx
Attachment: Ellrose_PlannerReview_4.26.pdf

7. **Item 7 - 24 Town Landing Road -- Philip & Cynthia Therrien**
   24 Town Landing Road -- Philip & Cynthia Therrien -- Request for Shoreland Zone Permit Approval for shoreline stabilization. Map/lot U17-061; Zoned RA, RCZO, SZ-LR, WVOD.

Attachment: THERRIEN PLAN SUBMISSION.pdf
Attachment: THERRIEN LETTER SUBMISSION.pdf
Attachment: 24 Town Landing Rd Fire-EMS Review Comments 3.19.2026.pdf
Attachment: 24 Town Landing Rd Town Engineer Review Comments 3.26.2026.pdf
Attachment: 24 Town Landing Rd Abutter List.pdf
Attachment: WastewaterComments.pdf
Attachment: TownEngineerCorrespondence.pdf
Attachment: 24TownLanding_PlannerReviw_4.26.pdf

8. **Item 8 - 422 US Route 1 - NDVH Maine Realty LLC**
   422 US Route 1 - NDVH Maine Realty LLC -- Request for Site Plan Amendment Approval for minor site and grading modifications. Map/lot U62-001; Zoned BP.

Attachment: 1201 Site Amendment Plans 3-10-26.pdf
Attachment: U62-001 Amend_Binder_3-10-26.pdf
Attachment: 422 US Rt 1 Fire-EMS Review Comments 3.19.2026.pdf
Attachment: 422 US Rt 1 Town Engineer Review Comments 3.26.2026.pdf
Attachment: 422 US Route 1 Abutter List.xlsx
Attachment: VetClinic_PlannerReview_4.26.pdf

PUBLIC HEARINGS

9. **Item 9 - Section 19, MUC Zoning District Amendment**
   Amendment to Div. II-19 of the Code of Ordinances to remove self-storage facilities as an allowed land use in the MUC Zoning District.

Attachment: Amendment_MUC_Self-storage prohibition.pdf
Attachment: MUC_Self Storage Intro_Summary.pdf
Attachment: FalmouthOfficialZoningMap11x17_2024.pdf

10. **Item 10 - Section 19-11.5, VCC District Amendment**
    Amendment to Section 19-11.5 of the Code of Ordinances to exempt certain buildings on Town-owned property in the VCC District from certain of the VCC District ordinance standards.

Attachment: Background Memo_VCC District Small Bldg Exemption.pdf
Attachment: FLL Snack Shack Building Plans 2-25-26.pdf
Attachment: Council Resolution_LL Snack Shack_Parks Garage_12.08.2025.pdf
Attachment: FalmouthOfficialZoningMap11x17_2024.pdf
Attachment: VCC Amendment_Intro_03.23.2026.pdf
Attachment: VCC_Small Building Exemption_Summary.pdf

REGULAR AGENDA ITEMS

11. **Item 11 - Gray Road-West Falmouth Crossing Lot 3 -- CBPC Holdings LLC**
    Gray Road-West Falmouth Crossing Lot 3 -- CBPC Holdings LLC -- Request for Sign Approval for 18 Signs for the Car Wash. Map/lot R05-044-003; Zoned WFCMPD, RT100CO.
    (Previously tabled)

Attachment: Car Wash Tabled Plan Set 3.17.2026.pdf
Attachment: Car Wash Tabled Documents_03.17.2025.pdf
Attachment: Car Wash Abutter List.xlsx
Attachment: CWSigns_PlannerReview_04.26.pdf

Adjourn

TOWN OF FALMOUTH
PLANNING BOARD
MARCH 3, 2026
MINUTES

MEMBERS PRESENT: David Sinnett - Chair; Karen Farber - Vice Chair; Peter Kenlan; Bruce Hilfrank
MEMBERS ABSENT: Jamie Mason

STAFF PRESENT: Nick King, Land Use Planner; Lisa Sangillo, Recording Secretary (remotely)

Chair Sinnett called the meeting to order at 6:30 p.m., and Mr. King called roll. There was a quorum.

MINUTES:
Item 1 Approval of minutes from the February 3, 2026 Planning Board meeting. Ms. Farber moved to approve the minutes as presented. Mr. Kenlan seconded. Motion carried 4-0.

ADMINISTRATIVE ACTIONS:
Item 2 151 Foreside Road – Susan Sorel – Request for Shoreland Zone Permit Approval for shoreline stabilization. Map/lot U10-002-A; Zoned RA, RCZO, SZ-LR, WVOD.

Chair Sinnett asked if any member of the Board and/or the Public wished to move this item to the regular Agenda Items. No one wished to have it moved. Ms. Farber moved to approve 151 Foreside Road as presented. Mr. Hilfrank seconded. Motion carried 4-0.

AGENDA ITEMS:
Item 3 76 Waites Landing Road – Patrick & Katherine Daly – Request for Shoreland Zone Permit Approval for shoreline stabilization. Map/lot U05-002; Zoned RC, RCZO, SZ-LR, WVOD.

Nancy St. Clair of St. Clair Associates presented the application to the Board and the Public. Using visuals, she described the project in detail. She went on to address Town comments as well as the suggested conditions of approval outlined in the Staff memo.

Chair Sinnett asked the Board if there were any clarifying questions or comments from the Board. There were none.

PUBLIC COMMENT: No public comment.

Chair Sinnett brought the discussion back to the Board for deliberation.

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Ms. Farber moved to approve the application subject to the Staff drafted conditions of approval as well as items to address Town Engineer comments. Mr. Kenlan seconded. Motion carried 4-0.

Item 4 20 Gilsland Farm Road – Maine Audubon Society – Request for Site Plan Amendment & Shoreland Zone Approval for a new All Persons Trail. Map/lot R02-007-A; Zoned RA, RCZO, SZ-RP/LR.

Liz Thibault from Maine Audubon presented the application to the Board and the Public using visuals outlining the trail on the property and how it would be constructed.

Chair Sinnett asked members of the Board if there were any clarifying questions or comments.

Mr. Hilfrank asked Ms. Thibault to point out on the visuals where the turnpike (an elevated tread surface) was on the property. Ms. Thibault explained where this was located, how it was constructed and what it was used for.

Ms. Farber asked Ms. Thibault to elaborate on the spurs that will be added.
Ms. Thibault stated that parts of the trail do not meet the accessibility requirements, so they are constructing a "spur" to accommodate those using mobility devices.

Chair Sinnett asked if the image containing the wetlands would be part of a formal submission mapping the wetlands in relation to the trail. Ms. Thibault stated they would supply an updated copy showing the trail and those images, if required. Mr. King stated this was one of the conditions of approval.

PUBLIC COMMENT: No public comment.

Chair Sinnett brought the discussion back to the Board for deliberation. There were no further comments.

Ms. Farber moved to approve the application as presented subject to Staff drafted Conditions of approval as well as commentary this evening. Mr. Hilfrank seconded. Motion carried 4-0.

Item 5 Winnwood Farm Way – Justin M. Fletcher Inc. – Request for Final Subdivision Approval for Winnwood Farm Phase II. Map/lot R06-006-A1; Zoned F, RCZO.

Adrienne Fine of Terradyn Consultants presented the application for final approval to the Board and the Public updating everyone on the changes since the preliminary approval. She explained that a note has been added to further restrict clearing on the lots which states *Lot Clearing Restriction: All trees with a trunk diameter of 10" or more located within 10 feet of either side of the proposed lot side property lines shall be preserved to the greatest extent possible except where removal is necessary for stormwater management features or septic system installation. This is in addition to*

the no-cut/no disturb buffers, open space, and stormwater buffers shown on the plan. They included the stormwater and septic exceptions as there are some required stormwater buffers that have level lip spreaders that are close to the lot line where there may be a little grading and clearing. Ms. Fine went on to explain how they address Town review comments as well as comments from the Board.

Ms. Fine addressed public comment regarding stormwater runoff.

Chair Sinnett asked what the half percent increase in water was. Ms. Fine stated it is the increase in overall volume of water due to the impervious area change. Chair Sinnett then asked if there were clear channels where the water flows today and would those pathways be disrupted by moving it to different areas of the lot. Ms. Fine stated they were not really interrupting the pattern of the flow leaving the site. It is still getting to the same location as it does today.

Ms. Farber asked Ms. Fine about lots 13 & 15 and the stormwater buffers that abut the building envelope for a significant distance and asked why there is a large amount of stormwater buffer specifically on Lot 13. Ms. Fine explained that the purpose of the stormwater buffers is to treat stormwater runoff from the lots themselves as well as not wanting to pinch the building envelope.

Chair Sinnett asked the Board if there were any clarifying questions and/or comments.

PUBLIC COMMENT: No public comment.

Chair Sinnett brought the discussion back to the Board for deliberation.

The Board agreed that $12,000 for the Stewardship Fund was adequate.

Ms. Farber moved to approve the application subject to staff drafted conditions of approval, the findings of fact, as well as the $12000 for the stewardship account, flagging of the buffering between lots as well as between lots and stormwater buffers, protecting as many trees as possible during construction, and no changes to the landscaping at the Winn Road/Winnwood Farm Way intersection. Mr. Kenlan seconded. Motion carried 4-0.

Item 6 Gray Road-West Falmouth Crossing Lot 3 – CBPC Holdings LLC – Request for Sign Approval for 20 Signs for the Car Wash. Map/lot R05-044-003; Zoned WFCMPD, RT100CO.

Kaleb Bourassa of Gorrill Palmer presented the application for the signs associated with the new car wash currently being constructed on Gray Road at West Falmouth Crossing. Mr. Bourassa pointed out that most if not all of the signs contained in the application have already been ordered.

Chair Sinnett asked the Board if there were any clarifying questions or comments. Ms. Farber asked if the signs on top of the canopy would be scalloped as shown in the

presentation and if they were internally lit. Mr. Bourassa stated this was correct. Ms. Farber then confirmed with Mr. Bourassa that the signs are not a matte finish and are shiny. Mr. Bourassa stated he believed so but did not think it would give off a significant shine.

Mr. Hilfrank questioned the number of signs being requested. He felt that signs on all 4 gables were a lot.

PUBLIC COMMENT: No public comment.

Chair Sinnett brought the discussion back to the Board for deliberations. The Board had a lengthy discussion regarding how many signs are actually needed for this location.

Mr. Bourassa introduced Charlie McBrady who explained why they need the number of signs they are requesting.

The Board explained to Mr. Bourassa what they expected to see in the next submission which are two signs on the gables, making the "Pay Here" portion of the canopy not illuminated, changing the background from translucent white to something more subdued.

Ms. Farber moved to table the application. Mr. Hilfrank seconded. Motion carried 4-0.

Item 7 Board Elections

Ms. Farber nominated David Sinnett as Chair. Chair Sinnett stated he would be willing to be Chair but also would be happy for someone else to take over those responsibilities. Chair Sinnett then nominated Karen Farber as Chair of Planning Board. Mr. Hilfrank seconded. Motion carried 4-0.

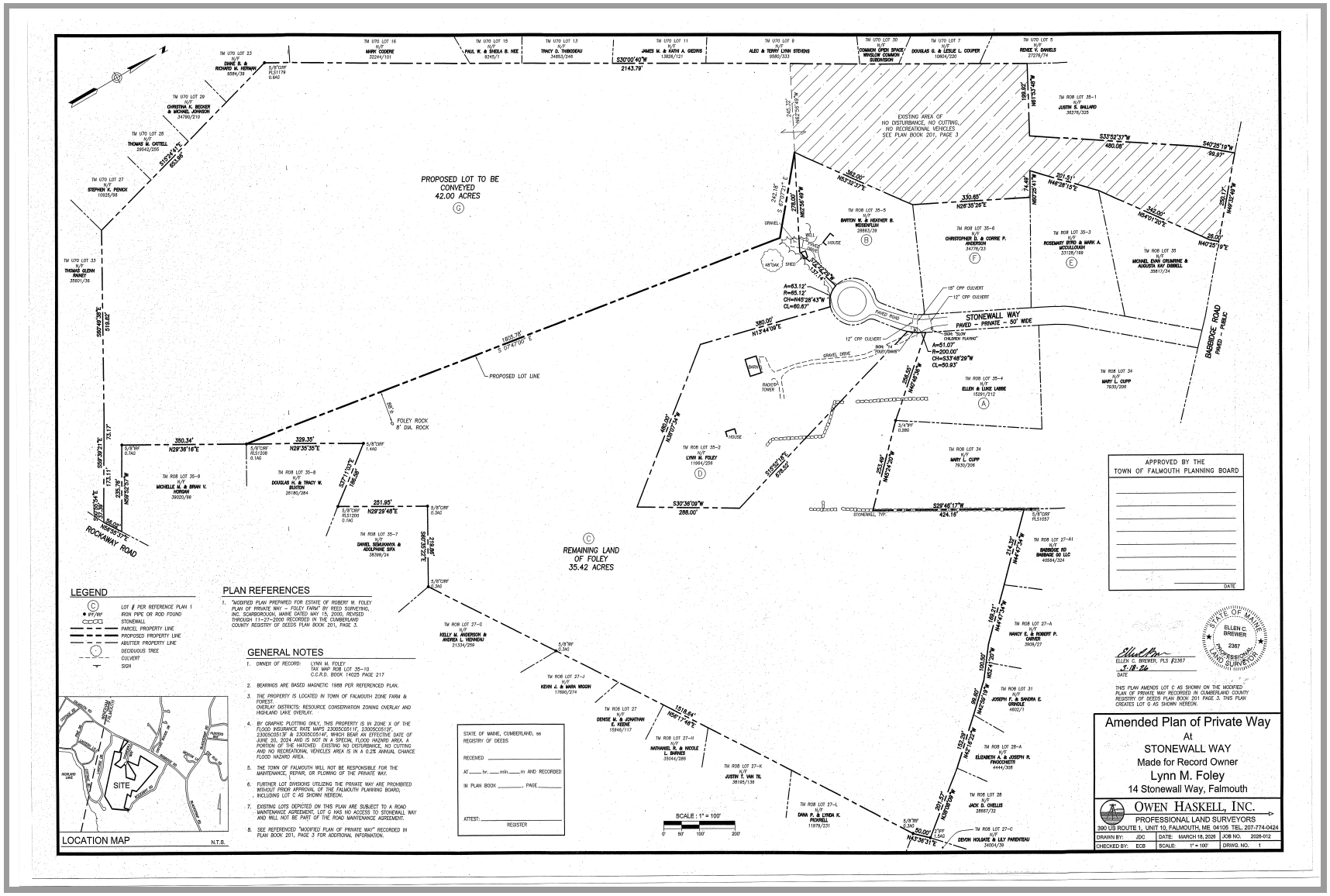
Chair Sinnett nominated Peter Kenlan as Vice Chair. Ms. Farber seconded. Motion carried 4-0.

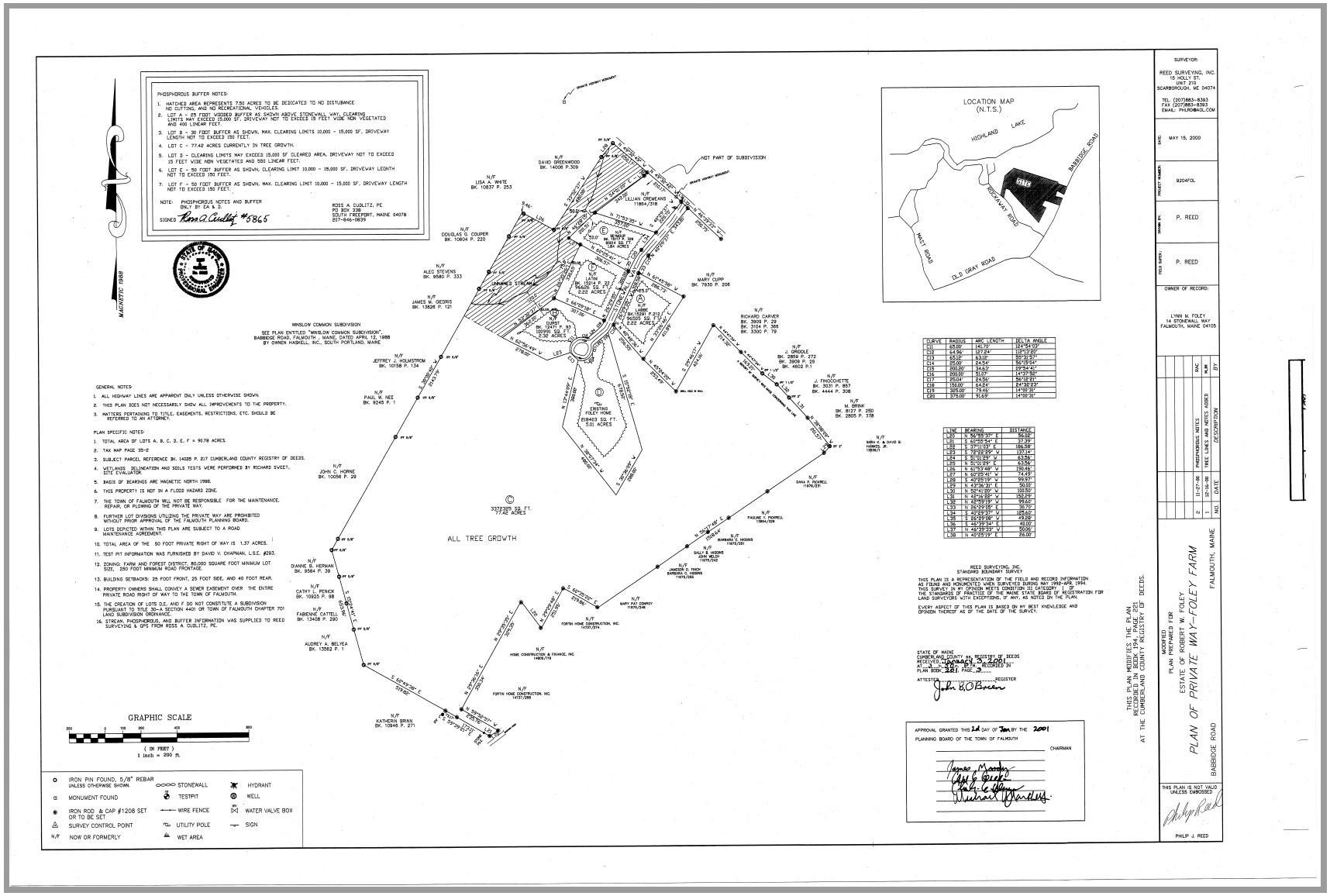
Adjourn
Ms. Farber moved to adjourn. Mr. Kenlan seconded. Motion carried 4-0.

Meeting was adjourned at 8:37 pm.

Recording Secretary,
Lisa Sangillo

DRAFT


PROPOSED LOT TO BE CONVEYED 42.00 ACRES
REMAINING LAND OF FOLEY 35.42 ACRES
STONEWALL WAY PAVED – PRIVATE – 50' WIDE
BARBIDGE ROAD PAVED – PUBLIC
ROCKAWAY ROAD
PROPOSED LOT LINE
FOLEY ROCK 8' DIA. ROCK
EXISTING AREA OF NO DISTURBANCE, NO CUTTING, NO RECREATIONAL VEHICLES SEE PLAN BOOK 201, PAGE 3
APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD
DATE
LEGEND
LOT # PER REFERENCE PLAN 1
IRON PIPE OR ROD FOUND
STONEWALL
PARCEL PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTER PROPERTY LINE
DECIDUOUS TREE
CULVERT
SIGN
PLAN REFERENCES
1. "MODIFIED PLAN PREPARED FOR ESTATE OF ROBERT W. FOLEY PLAN OF PRIVATE WAY – FOLEY FARM" BY REED SURVEYING, INC., SCARBOROUGH, MAINE DATED MAY 15, 2000, REVISED THROUGH 11-27-2000 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 201, PAGE 3.
GENERAL NOTES
1. OWNER OF RECORD: LYNN M. FOLEY TAX MAP R08 LOT 35-10 C.C.R.D. BOOK 14025 PAGE 217
2. BEARINGS ARE BASED MAGNETIC 1988 PER REFERENCED PLAN.
3. THE PROPERTY IS LOCATED IN TOWN OF FALMOUTH ZONE FARM & FOREST. OVERLAY DISTRICTS: RESOURCE CONSERVATION ZONING OVERLAY AND HIGHLAND LAKE OVERLAY.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAPS 2300S0511F, 2300S0512F, 2300S0513F & 2300S0514F, WHICH BEAR AN EFFECTIVE DATE OF JUNE 20, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. A PORTION OF THE HATCHED EXISTING NO DISTURBANCE, NO CUTTING AND NO RECREATIONAL VEHICLES AREA IS IN A 0.2% ANNUAL CHANCE FLOOD HAZARD AREA.
5. THE TOWN OF FALMOUTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAY.
6. FURTHER LOT DIVISIONS UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE FALMOUTH PLANNING BOARD, INCLUDING LOT C AS SHOWN HEREON.
7. EXISTING LOTS DEPICTED ON THIS PLAN ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT. LOT G HAS NO ACCESS TO STONEWALL WAY AND WILL NOT BE PART OF THE ROAD MAINTENANCE AGREEMENT.
8. SEE REFERENCED "MODIFIED PLAN OF PRIVATE WAY" RECORDED IN PLAN BOOK 201, PAGE 3 FOR ADDITIONAL INFORMATION.
LOCATION MAP
N.T.S.
SITE
STATE OF MAINE, CUMBERLAND, ss REGISTRY OF DEEDS
RECEIVED
AT ___ hr. ___ min ___ m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____ REGISTER
SCALE: 1" = 100'
ELLEN C. BREWER, PLS #2367
3-18-26
DATE
THIS PLAN AMENDS LOT C AS SHOWN ON THE MODIFIED PLAN OF PRIVATE WAY RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 201 PAGE 3. THIS PLAN CREATES LOT G AS SHOWN HEREON.
Amended Plan of Private Way
At
STONEWALL WAY
Made for Record Owner
Lynn M. Foley
14 Stonewall Way, Falmouth
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME. 04105 TEL. 207-774-0424
DRAWN BY: JDC
DATE: MARCH 18, 2026
JOB NO. 2026-012
CHECKED BY: ECB
SCALE: 1" = 100'
DRWG. NO. 1


PHOSPHOROUS BUFFER NOTES:
1. HATCHED AREA REPRESENTS 7.50 ACRES TO BE DEDICATED TO NO DISTURBANCE NO CUTTING, AND NO RECREATIONAL VEHICLES
2. LOT A - 25 FOOT WOODED BUFFER AS SHOWN ABOVE STONEWALL WAY, CLEARING LIMITS MAY EXCEED 15,000 SF, DRIVEWAY NOT TO EXCEED 15 FEET WIDE NON VEGETATED AND 400 LINEAR FEET.
3. LOT B - 30 FOOT BUFFER AS SHOWN, MAX. CLEARING LIMITS 10,000 - 15,000 SF, DRIVEWAY LENGTH NOT TO EXCEED 150 FEET.
4. LOT C - 77.42 ACRES CURRENTLY IN TREE GROWTH.
5. LOT D - CLEARING LIMITS MAY EXCEED 15,000 SF CLEARED AREA, DRIVEWAY NOT TO EXCEED 15 FEET WIDE NON VEGETATED AND 550 LINEAR FEET.
6. LOT E - 50 FOOT BUFFER AS SHOWN, CLEARING LIMIT 10,000 - 15,000 SF, DRIVEWAY LEGNTH NOT TO EXCEED 150 FEET.
7. LOT F - 50 FOOT BUFFER AS SHOWN, MAX. CLEARING LIMIT 10,000 - 15,000 SF, DRIVEWAY LENGTH NOT TO EXCEED 150 FEET.
NOTE: PHOSPHOROUS NOTES AND BUFFER ONLY BY EA & 2.
SIGNED Ross A. Cuellitz #5865
ROSS A CUELITZ, PE
PO BOX 328
SOUTH FREEPORT, MAINE 04078
207-846-0839
MAGNETIC 1988
BASIS OF BEARINGS
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
IRON PIN FOUND, 5/8" REBAR UNLESS OTHERWISE SHOWN.
MONUMENT FOUND
IRON ROD & CAP #1208 SET OR TO BE SET
SURVEY CONTROL POINT
N/F NOW OR FORMERLY
STONEWALL
TESTPIT
WIRE FENCE
UTILITY POLE
WET AREA
HYDRANT
WELL
WATER VALVE BOX
SIGN
LOCATION MAP
(N.T.S.)
HIGHLAND LAKE
BABBIDGE ROAD
RIDGEWAY ROAD
WEST ROAD
OLD GRAY ROAD
NOT PART OF SUBDIVISION
WINSLOW COMMON SUBDIVISION
SEE PLAN ENTITLED "WINSLOW COMMON SUBDIVISION", BABBIDGE ROAD, FALMOUTH , MAINE, DATED APRIL 12, 1988 BY OWNEN HASKELL, INC., SOUTH PORTLAND, MAINE
GENERAL NOTES:
1. ALL HIGHWAY LINES ARE APPARENT ONLY UNLESS OTHERWISE SHOWN.
2. THIS PLAN DOES NOT NECESSARILY SHOW ALL IMPROVEMENTS TO THE PROPERTY.
3. MATTERS PERTAINING TO TITLE, EASEMENTS, RESTRICTIONS, ETC. SHOULD BE REFERRED TO AN ATTORNEY.
PLAN SPECIFIC NOTES:
1. TOTAL AREA OF LOTS A, B, C, D, E, F = 99.78 ACRES.
2. TAX MAP PAGE 35-2
3. SUBJECT PARCEL REFERENCE BK. 14025 P. 217 CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. WETLANDS DELINEATION AND SOILS TESTS WERE PERFORMED BY RICHARD SWEET, SITE EVALUATOR.
5. BASIS OF BEARINGS ARE MAGNETIC NORTH 1988.
6. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
7. THE TOWN OF FALMOUTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAY.
8. FURTHER LOT DIVISIONS UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE FALMOUTH PLANNING BOARD.
9. LOTS DEPICTED WITHIN THIS PLAN ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT.
10. TOTAL AREA OF THE 50 FOOT PRIVATE RIGHT OF WAY IS 1.37 ACRES.
11. TEST PIT INFORMATION WAS FURNISHED BY DAVID V. CHAPMAN, L.S.E. #293.
12. ZONING: FARM AND FOREST DISTRICT, 80,000 SQUARE FOOT MINIMUM LOT SIZE, 250 FOOT MINIMUM ROAD FRONTAGE.
13. BUILDING SETBACKS: 25 FOOT FRONT, 25 FOOT SIDE, AND 40 FOOT REAR.
14. PROPERTY OWNERS SHALL CONVEY A SEWER EASEMENT OVER THE ENTIRE PRIVATE ROAD RIGHT OF WAY TO THE TOWN OF FALMOUTH.
15. THE CREATION OF LOTS D,E, AND F DO NOT CONSTITUTE A SUBDIVISION PURSUANT TO TITLE 30-A SECTION 4401 OR TOWN OF FALMOUTH CHAPTER 701 LAND SUBDIVISION ORDINANCE.
16. STREAM, PHOSPHOROUS, AND BUFFER INFORMATION WAS SUPPLIED TO REED SURVEYING & GPS FROM ROSS A. CUELITZ, PE.
ALL TREE GROWTH
EXISTING FOLEY HOME
818483 SQ. FT.
5.01 ACRES
3373305 SQ. FT.
77.42 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 96505 SQ. FT. 2.22 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 96826 SQ. FT. 2.22 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 10991 SQ. FT. 0.25 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 96826 SQ. FT. 2.22 ACRES
N/F DAVID GREENWOOD BK. 14008 P.309
N/F LISA A. WHITE BK. 10837 P. 253
N/F LILLIAN CREMEANS 11854/318
N/F DOUGLAS G. COUPER BK. 10804 P. 220
N/F ALEC STEVENS BK. 9580 P. 333
N/F JAMES M. GEDRIS BK. 13826 P. 121
N/F JEFFREY J. HOLMSTROM BK. 10158 P. 134
N/F PAUL W. NEE BK. 9245 P. 1
N/F JOHN C. HORNE BK. 10056 P. 29
N/F DIANNE B. HERMAN BK. 9584 P. 39
N/F CATHY L. PENICK BK. 10925 P. 98
N/F FABIENNE CATTELL BK. 13408 P. 280
N/F AUDREY A. BELYEA BK. 13062 P. 1
N/F KATHERN BRINK BK. 10945 P. 271
N/F MARY CUPP BK. 7930 P. 206
N/F RICHARD CARVER BK. 3909 P. 29 BK. 3104 P. 366 BK. 3300 P. 79
N/F J. GRODLE BK. 2850 P. 272 BK. 3909 P. 29 BK. 4802 P.1
N/F J. FINOCCHIETTE BK. 3031 P. 857 BK. 4444 P. 308
N/F M. BRINK BK. 8127 P. 250 BK. 2805 P. 378
N/F BARA S. & DAVID B. HARRIS, JR. 11809/31
N/F DANA P. POWELL 11876/331
N/F PAULINE Y. PICKRELL 11804/328
N/F BARBARA C. HIGGINS 11975/251
N/F JAMISON D. FINCH BARBARA C. HIGGINS 11975/255
N/F SALLY B. HIGGINS JOHN WELCH 11975/242
N/F MARY PAT CONROY 11975/248
N/F FORTH HOME CONSTRUCTION, INC. 14727/274
N/F HOME CONSTRUCTION & FINANCE, INC. 14826/178
N/F FORTH HOME CONSTRUCTION, INC. 14727/266
N/F LYNN M. FOLEY BK. 13291 P. 312 96505 SQ. FT. 2.22 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 96826 SQ. FT. 2.22 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 10991 SQ. FT. 0.25 ACRES
N/F LYNN M. FOLEY BK. 13291 P. 312 96826 SQ. FT. 2.22 ACRES
CURVE RADIUS ARC LENGTH DELTA ANGLE
C11 65.00' 141.70' 124°54'05"
C12 64.96' 127.84' 112°13'25"
C13 64.26' 63.18' 55°19'57"
C14 25.00' 24.54' 56°15'04"
C15 200.00' 54.63' 15°54'41"
C16 200.00' 51.07' 14°37'52"
C17 250.44' 24.56' 5°37'21"
C18 150.00' 64.24' 24°32'23"
C19 325.00' 79.45' 14°00'31"
C20 375.00' 91.69' 14°00'31"
LINE BEARING DISTANCE
L20 N 76°55'37" E 36.18'
L21 S 69°55'54" E 27.39'
L22 S 37°01'03" E 186.58'
L23 S 79°23'09" W 137.14'
L24 S 30°16'59" W 63.56'
L25 N 51°03'59" E 63.56'
L26 N 61°53'48" W 190.40'
L27 N 62°39'41" W 74.49'
L28 S 42°25'19" W 99.97'
L29 N 43°36'31" E 30.00'
L30 N 46°41'00" W 233.80'
L31 N 43°16'59" E 152.29'
L32 S 69°55'37" E 39.00'
L33 N 59°29'06" E 26.07'
L34 S 64°29'09" W 125.60'
L35 S 64°29'09" W 49.89'
L36 S 46°39'34" E 62.07'
L37 N 42°39'29" W 50.00'
L38 N 42°25'19" E 26.00'
REED SURVEYING, INC.
STANDARD BOUNDARY SURVEY
THIS PLAN IS A REPRESENTATION OF FIVE FIELD AND RECORD INFORMATION AS FOUND AND IDENTIFIED BY REED SURVEYING, INC. IN OCT. 1992-APR. 1994. THIS SURVEY IS OF A CLASS THAT IS CONSISTENT WITH THE REQUIRED CATEGORY 1 - 2 STANDARDS AS PROVIDED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS WITH EXCEPTIONS, IF ANY, AS NOTED ON THE PLAN.
EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF THE SURVEY.
STATE OF MAINE
CUMBERLAND COUNTY ss REGISTRY OF DEEDS
RECEIVED JANUARY 25, 2001
AT 4:52P. M. AND RECORDED IN
PLAN BOOK 201 PAGE 25
ATTESTED REGISTER
APPROVAL GRANTED THIS 1st DAY OF Jan. BY THE 2001
PLANNING BOARD OF THE TOWN OF FALMOUTH
CHAIRMAN
THIS PLAN MODIFIES THE PLAN RECORDED IN PLAN BOOK 201 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
SURVEYOR:
REED SURVEYING, INC.
18 HOLLY ST.
UNIT 210
SCARBOROUGH, ME 04074
TEL. (207)883-8393
FAX (207)883-8393
EMAIL: PHILR@AOL.COM
DATE: MAY 15, 2000
PROJECT NUMBER: 9204FOL
DRAWN BY: P. REED
FIELD SURVEY: P. REED
OWNER OF RECORD:
LYNN M. FOLEY
14 STONEWALL WAY
FALMOUTH, MAINE 04105
NO. DATE DESCRIPTION BY
1 12-16-00 TREE LINES AND NOTES ADDED MJM
2 11-27-00 PHOSPHOROUS NOTES RAC
MODIFIED PLAN PREPARED FOR ESTATE OF ROBERT W. FOLEY
PLAN OF PRIVATE WAY-FOLEY FARM
BABBIDGE ROAD FALMOUTH, MAINE
THIS PLAN IS NOT VALID UNLESS EMBOSSED
PHILIP J. REED

Planning Board meeting : April 2026

Property owner: Lynn Foley -14 Stonewall Way, 04105- Tree Growth Plot

R08/035/10 Zone: Farm & Forest, Highland Lake,

Resource Conservation Zoning Overlay

Administrative amendment of Private Way to allow 42 acres of Lot C

77.42 acre parcel to be split. New Lot will not have access to Stonewall Way. The 42 acres will be transferred to the Falmouth Land Trust.

The remaining acreage to be retained with updating of current Forest management plan by the Foleys.

Private way map updated with all changes. Existing protection that future

changes must go through the planning board same as current Private way document.

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: Lynn Foley Phone# 207-632-4765

Fax: _____ E-Mail: lynnfoley0@gmail.com Alt. Phone # Owen Haskell -Ellen Brewer 207-781-1283

Full Address: 14 Stonewall Way , Falmouth, ME 04105

Address of Property to be Developed: (if different) _____

Map: R08 Lot: 035/10 Zone: F-Farm & Forest,Highland Lake, Resource Conservation

Property Owner (if other): _____

Full Address: _____ Phone: _____

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

_____ **Pre-application Sketch Plan Review**
_____ **Major Subdivision**
_____ **Minor Subdivision**
_____ **Site Plan Review**
__X__ **Private Way**
_____ **Shoreland Zone Permit**
_____ **Sign Permit**
_____ **Contract Zoning**
_____ **Fill Permit**
_____ **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: Lynn Foley Date: 3-23-2026

Printed name: Lynn Foley

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.)

I also authorized Ellen Brewer of Owen Haskell to connect directly with Nick King

Amended March 22, 2021

TOWN OF FALMOUTH
PRIVATE WAY CHECKLIST
for lots exempt from Section 19-18 of the Zoning Ordinance

NAME Lynn Foley **Map–Lot** R08-35-10 **DATE** 03-23-2026

Under Section 19-60 of the Zoning and Site Plan Review Ordinance, the Planning Board may approve the use of a 50' private way to provide street frontage and access to individual "back lots". The Board, in its approval may impose conditions and restrictions as outlined in Section 19-119 and 19-123.

In order to qualify, the lots must be exempt from subdivision review and qualify under Section 19-18.8 Exempt Lots. Submittals shall comply with Section 19-60 of the Zoning Ordinance and other applicable sections of the ordinance as referenced. This checklist should be completed by the surveyor who prepares the plan.

The plan(s) shall contain the following information:

v	A	Certification of preparation by a registered land surveyor.
v	B.	Plan is labeled "Plan of Private Way".
v	C.	An approval block for signatures of the Planning Board.
v	D.	Delineates proposed way and each lot in their entirety to be served by the private way.
NA	E.	Documentation of the site's net residential area per Section 19-64.1 of the Zoning Ordinance.
NA	F.	Documentation that the proposed lots meet the minimum suitable building area under Section 19-64.2 of the Zoning Ordinance.
NA	G.	The delineation of wetlands, with appropriate buffers and setbacks in accordance with Section 19-71 of the Zoning Ordinance. (Adopted 12/18/01)
v	H.	Plan bears note that the Town of Falmouth will not be responsible for the maintenance, repair, or plowing of the private way.
v	I.	Plan bears note that further lot divisions are prohibited without prior approval of the Falmouth Planning Board.
NA	J.	Proposed and existing wells. Well locations on adjacent properties that affect the location of proposed septic systems shall also be located.
NA	K.	Location of proposed and existing septic areas and well exclusion zones.
NA	L.	The applicant shall mark on the plan, lines or dots, in the center of the streets every 100 feet so as to aid in the assignment of numbers to structures subsequently constructed. (Street Addressing Ordinance Adopted 2/22/99)
V	M.	Title Block in the lower right-hand corner that includes the name of the property owner, the Town's Map-Lot number and property address.
NA	N.	Plan note indicating fee ownership in the proposed way.

s:\communitydev\forms and fees\planning forms\application forms\current forms\private way checklist 11032020.docx

NA O. DEP Maine Construction General Permit required if total soil disturbance exceeds 1 acre.

Additional Documentation: NA

____A. Documentation of right, title, or interest in the properties being developed

____B. Documentation of adequate water supply.

____C. Three different names for the proposed private way.

____D. Documentation that the proposed way meets the minimum construction standards listed in Section 19-60.e of the Zoning Ordinance.

If the private way is to provide access to two or more lots (Section 19-60.d): NA

____ A. a road maintenance agreement shall be required by the Planning Board. The maintenance agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair, and plowing of the private way.

____ B. a street plan (road profile & grading).

____ C. a cross-section plan.

____ D. a drainage plan.

____ E. an erosion & sedimentation control plan meeting the requirements of Section 19-72 of the Zoning Ordinance.

If final approval is granted by the Falmouth Planning Board:

V ___ A. the plan shall be recorded by the applicant in the Cumberland County Registry of Deeds within ninety (90) days of the date of Planning Board approval. If not recorded within this time period, the approval shall be void (Section 19-60.f)

NA B. the owner(s) shall convey to the Town an easement, described by metes and bounds, for sewer purposes over the entire right of way and shall record the easement in the Cumberland County Registry of Deeds and provide the Planning Office with a recorded copy.

NA C. the maintenance agreement for the private way shall be recorded by the applicant in the Cumberland County Registry of Deeds (19-60.d) with a recorded copy provided to the Planning Department.

NA D. all corners of the private way shall be located on the ground and marked by appropriate monuments.

NA E. at least 5 days prior to commencing construction the applicant shall pay an inspection fee of $300 for a one lot private way, or a fee equal to 3% of the estimated cost of improvements for a multiple lot private way (19-60.j)

NA F. a street sign shall be installed at the intersection of the private way and the roadway in accordance with the design and specifications set forth by the Public Works Director. All costs, including the cost of the sign and installation, shall be at the applicant's expense.

BK14025PG217

WARRANTY DEED
(Statutory Short Form)

050491

We, **ROBERT W. FOLEY** and **LYNN M. FOLEY** of Falmouth, County of Cumberland and State of Maine, for consideration paid grant to **ROBERT W. FOLEY** of Falmouth, County of Cumberland and State of Maine, **his heirs and assigns forever**, WITH WARRANTY COVENANTS, the following described real estate in Falmouth, County of Cumberland and State of Maine:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

WITNESS my hand and seal this 29th day of June, 1998.

WITNESS — Robert W. Foley
ROBERT W. FOLEY

WITNESS — Lynn M. Foley
LYNN M. FOLEY

STATE OF MAINE
CUMBERLAND, ss. June 29, 1998

Then personally appeared the above-named Robert W. Foley and Lynn M. Foley and acknowledged the foregoing instrument to be their free act and deed,

Before me,

~~Notary Public~~/Attorney at Law
James A. Hopkinson

G:\CLIENTS F\FOLEY\FOLEY.WD2

BK 14025PG218

EXHIBIT A

A certain lot or parcel of land with buildings thereon, situated in Falmouth, County of Cumberland and State of Maine, being more particularly bounded and described in the following deeds:

All that land described in a deed from Hervey C. Livermore and Barbara E. Livermore dated January 31, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9082, Page 310, to which deed reference is hereby made for a more particular description.

All that land described in a deed from Hervey C. Livermore and Barbara E. Livermore which was recorded in the Cumberland County Registry of Deeds in Book 9082, Page 313, to which deed reference is hereby made for a more particular description.

All that land described in a deed from Linda M. Hawkes dated March 3, 1995 and recorded in said Registry of Deeds in Book 11838, Page 69, to which deed reference is hereby made for a more particular description.

Also, all right, title and interest under a Right of First Refusal dated March 3, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11838, Page 82.

Excepting from the above-described premises that certain parcel of land conveyed by the Grantor to Lance Wieland and Donna Wieland by deed dated June 11, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9588, Page 159.

Also excepting from the above-described premises that certain parcel of land conveyed by the Grantor to Lillian Creamens by deed dated August 24, 1994 and recorded in said Registry of Deeds in Book 11601, Page 268.

Also excepting from the above-described premises that certain parcel of land conveyed by Grantor herein to William W. Wales and Constance M. Wales by deed dated November 23, 1994 and recorded in said Registry of Deeds in Book 11728, Page 227.

Also excepting from the above-described premises that certain parcel of land conveyed by Grantor herein to Frederick C. Durst and Marilyn C. Durst by deed dated April 16, 1996 and recorded in said Registry of Deeds in Book 12471, Page 93.

Also excepting and reserving to Robert W. Foley and Lynn M. Foley, as joint tenants and not as tenants in common, that certain parcel of land described in the deed given by Robert W. Foley to Lynn Foley dated June 16, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11964, Page 256.

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 JUL 30 PM 4:06
CUMBERLAND COUNTY
John B O'Brien

85850 BK14348PG202

N-121
(Rev. 9-16-81)

STATE OF MAINE

(SEAL OF COURT)
PROBATE COURT

Portland
Location of Court

Cumberland, ss. DOCKET 98-1427

Estate of Robert W. Foley
Deceased

CERTIFICATE AND ABSTRACT

To the Register of Deeds of Cumberland County.

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application upon which an appointment was made or both.

Date of decedent's death October 12, 1998.

1. Did decedent leave a will? X YES ___ NO
2. If item one is YES, will was probated ___ FORMALLY X INFORMALLY
3. If item one is YES, date of most recent probate of the will was November 19, 1998.
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same will? n/a ___ YES ___ NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed? n/a ___ YES ___ NO
6. Has a petition for elective share been filed? (If YES, attach copy.) ___ YES X NO
7. Has a personal representative been appointed? X YES ___ NO
8. If item 7 is YES, date of appointment was November 19, 1998.
9. If item 7 is YES, appointment was ___ FORMAL X INFORMAL
10. If item 7 is YES, give name and address of personal representative.

Lynn M. Foley
14 Stonewall Way
Falmouth, Maine 04105

BK14348PG203

N-121
(Rev. 9-16-81)
Page 2 of 3

11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

CUMBERLAND COUNTY - FALMOUTH

THIRD:

All the rest, residue and remainder of my estate, both real and personal, of whatsoever kind and wheresoever situated of which I shall die seized or possessed, or of which I shall be entitled to dispose at the time of my death, I give, bequeath and devise to my wife, LYNN MARIE FOLEY

BK14348PG204

N-121
(Rev. 9-16-81)
Page 3 of 3

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

Lynn Marie Foley

13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

Date November 19, 1998

Register of Probate
Gerard P. Conley, Sr.

See 18-A MRSA § 1-504.

RECEIVED
RECORDED REGISTRY OF DEED
1998 DEC -1 AM 10: 10
CUMBERLAND COUNTY
John B O'Brien

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 26, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: Stonewall Way Private Way Amendment Review

Public Works reviewed the subject application and have no comments.

April 1, 2026

Lisa,

March 23, 2026, Planning Department Memorandum.

The Fire Department offers the following responses to the item:

Stonewall Way- Lynn Foley- The Fire Department has no comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Stonewall Way Abutter List.xlsx (LINK)

Planning Office Review Notes
Planning Board Meeting – April 7, 2026

Site Address: Stonewall Way **Agent:** Owen Haskell- Ellen Brewer **Applicant/Property Owner:** Lynn Foley	**Map/Lot #:** R08-035-10 **Zoning District(s):** FF

Project Summary:

This application is for a private way amendment to Stonewall Way, an existing Private Way off Babbidge Road. The applicant is proposing to amend the Private Way Plan to split existing Lot C (77.42 acres) into two parcels. 42 Acres of Lot C will be split off and create a new lot, shown as Lot G on the updated Private Way Plan and the remaining 35.42 acres will remain as Lot C and will be retained by the owner. No new house lots are being created and no work is proposed to be conducted to the existing Private Way for this amendment.

Applicable Ordinance Sections:
The following represent the primary applicable ordinance criteria for this application:

- Section 19-7 (Farm and Forest)
- Section 19-60 (Private Ways)

Staff support this item to be on the Administrative Action Item for the April Planning Board Meeting.

Proposed Conditions of Approval

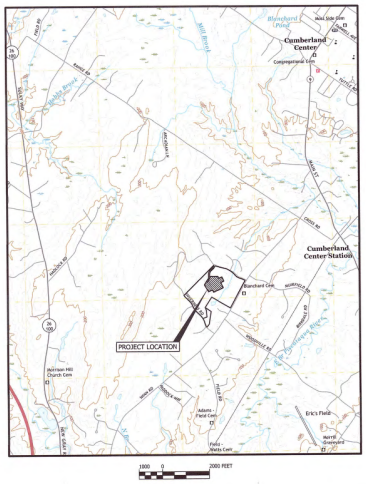
1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. The private way plan shall be recorded in the Registry of Deeds within 90 days of the date of the Planning Board approval or the approval shall be null and void.

2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE

TITLE	DWG NO
COVER SHEET	
GENERAL NOTES, LEGEND, AND ABBREVIATIONS	C-100
SITE OVERVIEW PLAN	C-101
TENNIS COURT BUILDINGS AND POOL AREA PLAN	C-102
TENNIS COURT BUILDINGS AND POOL AREA UTILITIES, GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C-103
EROSION CONTROL NOTES AND DETAILS	C-300
SECTIONS AND DETAILS	C-301
SECTIONS AND DETAILS	C-302
STORMWATER MANAGEMENT PLAN - PRE-DEVELOPED CONDITIONS	D-100
STORMWATER MANAGEMENT PLAN - POST-DEVELOPED CONDITIONS	D-101
SITE LIGHTING	1 OF 1

AMENDED DECEMBER 2025

LOCATION MAP



SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

WAIVERS GRANTED BY THE PLANNING BOARD 5/08/2025:

1. SECTION 19-149 LIGHTING DESIGN STANDARDS
2. SECTION 19-150 GENERAL BUFFER STANDARDS

Approved By
Planning Board
Map U65 Lot 051
Date 12/9/25

STATE OF MAINE DANIEL J. MARTIN 11841 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD

DATE

GENERAL SITE NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION COMPILED FROM SURVEYS PERFORMED BY SURVEY INC. OF WINDHAM, MAINE, DATED JANUARY 2023 (SEE SURVEYOR'S NOTES BELOW), AND LIDAR AND PARCEL LINES FROM THE MAINE GIS OTA CATALOG.
   HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 1983.
   VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988
2. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS, PROVIDE TACK COAT LAYER AS SPECIFIED.
3. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDOT HOST RECENT VERSION).
4. EXISTING WETLANDS DELINEATED BY ALBERT FRICK ASSOCIATES, DATED 7/12/22.
5. THE PROPERTY IS NOT IN THE 100-YEAR FLOOD ZONE (FEMA ZONE C - AREA OF MINIMAL FLOODING), PER FEMA COMMUNITY PANEL NO. 230045 0038, DATED OCTOBER 16, 1984.
6. SOIL TYPES FROM A CUSTOM SOIL RESOURCE REPORT BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE.
7. EXCAVATE AND STOCKPILE ON-SITE TOPSOIL. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER DURING CONSTRUCTION AND SHALL NOT BE REMOVED FROM THE SITE.
8. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO ENGINEER. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
9. AERIAL PHOTO FROM GOOGLE EARTH, DATED 10/2021.

GRADING NOTES:

1. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS. PROVIDE ADDITIONAL TOPSOIL AS NECESSARY TO STABILIZE THE SITE IF ON-SITE STOCKPILE MATERIAL QUANTITIES ARE NOT SUFFICIENT.
2. GRADE SURFACES TO DRAIN AWAY FROM BUILDINGS AND STRUCTURES. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS PONDS.
3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION AND UNTIL SITE STABILIZATION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH. REMOVE SEDIMENTS FROM THE SITE.
4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 30 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

SURVEYOR'S NOTES:

TOPOGRAPHIC SURVEY - CONGRESSIONAL DRIVE, FALMOUTH, MAINE, BY SURVEY INC. OF WINDHAM, MAINE, DATED JANUARY 2023:

1. THE OWNERS OF RECORD ARE FALMOUTH ON THE GREEN HOMEOWNERS ASSOCIATION AS DESCRIBED IN A DEED RECORDED IN BOOK 11588 PAGE 318 AND GOLF TRADITIONS INC AS DESCRIBED IN A DEED RECORDED IN BOOK 27614 PAGE 269 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE AREA SHOWN IS A PORTION OF LOTS 51 AND 52 ON THE TOWN OF FALMOUTH ASSESSORS MAP U-65.
3. BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.
4. VERTICAL DATUM-NAVD 88.

TOPOGRAPHIC SURVEY - WINN ROAD, FALMOUTH, MAINE, BY SURVEY INC. OF WINDHAM, MAINE, DATED JANUARY 2023:

1. THE OWNER OF RECORD IS FALMOUTH ON THE GREEN HOMEOWNERS ASSOCIATION AS DESCRIBED IN A DEED RECORDED IN BOOK 11588 PAGE 318 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS A PORTION OF LOT 52 ON THE TOWN OF FALMOUTH ASSESSORS MAP U-65.
3. BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.
4. VERTICAL DATUM-NAVD 88.
5. BOUNDARIES HEREON REPRESENT A RETRACEMENT OF PLAN REFERENCE 1.

BOUNDARY SURVEY - CONGRESSIONAL DRIVE, FALMOUTH, MAINE, BY SURVEY INC. OF WINDHAM, MAINE, DATED SEPTEMBER 2024.

1. THE OWNERS OF RECORD ARE GOLF TRADITIONS, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 27614 PAGE 269 AND FALMOUTH ON THE GREEN HOMEOWNERS ASSOCIATION AS DESCRIBED IN A DEED RECORDED IN BOOK 11588 PAGE 318 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCELS ARE DEPICTED AS LOTS 51 AND 52 ON THE TOWN OF FALMOUTH ASSESSORS MAP U-65.
3. BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.

TYPICAL ABBREVIATIONS:

ACCMP	ASPHALT COATED CMP	EA	EACH	NITC	NOT IN THIS CONTRACT
ACP	ASBESTOS-CEMENT PIPE	EG	EXISTING GROUND OR GRADE	NTS	NOT TO SCALE
AC	ACRE	ELEC	ELECTRIC	NJF	NOW OR FORMERLY
AGG	AGGREGATE	EL	ELEVATION	NO OR #	NUMBER
ALUM	ALUMINUM	ELB	ELBOW		
APPD	APPROVED	EOP	EDGE OF PAVEMENT	OC	ON CENTER
APPROX	APPROXIMATE	EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER
ARPM	AIR RELEASE MANHOLE	ESMT	EASEMENT		
ASB	ASBESTOS	EXC	EXCAVATE	PC	POINT OF CURVE
ASP	ASPHALT	EXIST	EXISTING	PD	PERIMETER DRAIN
AUTO	AUTOMATIC			PI	POINT OF INTERSECTION
AUX	AUXILIARY	FI	FIELD INLET	PIV	POST INDICATOR VALVE
AVE	AVENUE	FG	FINISH GRADE	PJ	PACK JOINT
AZ	AZIMUTH	FIBRGL	FIBERGLASS	PT	POINT OF TANGENT
		FDN	FOUNDATION	PERF	PERFORATED
BCEMP	BITUMINOUS COATED CMP	FLEX	FLEXIBLE	PP	POWER POLE
BM	BENCH MARK	FLG	FLANGE	PSI	POUNDS PER SQUARE INCH
BIT	BITUMINOUS	FLR	FLOOR	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	FPS	FEET PER SECOND	PVMT	PAVEMENT
BOT	BOTTOM	FT OR '	FEET		
BRG	BEARING	FTG	FOOTING	QTY	QUANTITY
BV	BALL VALVE				
		GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	GAL	GALLON	ROW	RIGHT OF WAY
CEM	CENTER	GALV	GALVANIZED	RAD	RADIUS
CEM LIN	CEMENT LINED	GPD	GALLONS PER DAY	REQD	REQUIRED
CMP	CORRUGATED METAL PIPE	GPM	GALLONS PER MINUTE	RT	RIGHT
CO	CLEAN OUT			RTE	ROUTE
CY	CUBIC YARD	HDPE	HIGH DENSITY POLYETHYLENE		
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL		
CI	CAST IRON	HP	HORSEPOWER	S	SLOPE
CL	CLASS	HYD	HYDRANT	SCH	SCHEDULE
CONC	CONCRETE			SF	SQUARE FEET
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	SHT	SHEET
CONTR	CONTRACTOR	IN OR "	INCHES	SMH	SANITARY MANHOLE
CS	CURB STOP	INV	INVERT	ST	STREET
CTR	CENTER	INV EL	INVERT ELEVATION	STA	STATION
CTS	COPPER TUBING SIZE			SY	SQUARE YARD
CU	COPPER	LB	POUND	TAN	TANGENT
CY	CUBIC YARD	LC	LEACHATE COLLECTION	TDH	TOTAL DYNAMIC HEAD
		LD	LEAK DETECTION	TEMP	TEMPORARY
D	DEGREE OF CURVE	LF	LINEAR FEET	TYP	TYPICAL
DBL	DOUBLE	LOC	LOCATION		
DEG OR °	DEGREE	LT	LEACHATE TRANSPORT	UD	UNDERDRAIN
DEPT	DEPARTMENT			V	VOLTS
DI	DUCTILE IRON	MH	MANHOLE	VA-TEE	VALVE ANCHORING TEE
DIA OR Ø	DIAMETER	MJ	MECHANICAL JOINT	VERT	VERTICAL
DIM	DIMENSION	MATL	MATERIAL		
DIST	DISTANCE	MAX	MAXIMUM	WG	WATER GATE
DN	DOWN	MFR	MANUFACTURE	W	WITH
DR	DRAIN	MIN	MINIMUM	WO	WITHOUT
DWG	DRAWING	MDI	MINIMUM IRON PIPE		
		MISC	MISCELLANEOUS	YD	YARD
		MON	MONUMENT		

UTILITY NOTES:

1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
2. COORDINATE WORK ON UTILITY LINES WITH THE UTILITY COMPANIES AND THE TOWN OF FALMOUTH.
3. EXISTING UTILITIES:
   UNDERGROUND ELECTRIC — GRAVITY SEWER, FORCE MAIN — NATURAL GAS
   UNDERGROUND COMMUNICATIONS — WATER
4. EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES ARE NOT SHOWN ON THIS PLAN. PRIOR TO WORK, USE PRIVATE UTILITY LOCATION SERVICES TO LOCATE UNDERGROUND AND ABOVE GROUND UTILITIES WITHIN THE LIMIT OF WORK. LOCATION AND ELEVATION OF UTILITIES SHALL BE SURVEYED BY THE CONTRACTOR AND PROVIDED TO THE OWNER ON AS-BUILT PLANS PRIOR TO PROJECT COMPLETION.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

1. PRE-MARK THE BOUNDARIES OF PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
5. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
6. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUC OR VISIT THEIR WEBSITE.
10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE P.U.C. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	SETBACK LINE
	MONUMENT
	IRON PIPE
	IRON ROD
	DRILL HOLE
	BUILDING
	BUILDING DOOR
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CURB
	CONCRETE
100	CONTOUR 100
	SPOT GRADE 114.52
	FENCE
	GUARDRAIL
SD	STORM DRAIN SD
	CULVERT
	CATCH BASIN
UD	UNDERDRAIN UD UD
	SEWER MANHOLE
SS	SANITARY SEWER SS
	SEWER CLEANOUT
	WATER VALVE
W	WATER MAIN W
	GAS MAIN G
	GAS VALVE
G G	UTILITY POLE
OHU	OVERHEAD UTILITY
	UNDERGROUND UTILITY UGU
	ELECTRICAL MANHOLE E
	ELECTRICAL SPLICE BOX E
	RIPRAP
	WETLAND LIMIT
	WETLAND AREA
	STREAM
	CLEARING LIMIT LINE CLL
	TREELINE
	TREES
	TEST PIT/BORING
	SIGN
	SIGN LEGEND SYMBOL F
	WETLAND IMPACTS
	DEMOLITION AREA
	WALL MOUNTED LIGHT
	BOLLARD LIGHT
	LIGHT POLE

EROSION CONTROL LEGEND

SF	SILT FENCE
SSF	DOUBLE ROW OF SILT FENCE (AREAS ADJACENT TO WETLANDS)
	STONE CHECK DAM
	STABILIZED ENTRANCE
	SILT SACK PROTECTION

APPROVED 12/2025

REV.	BY	DATE	STATUS
	DPD	11/2025	REVISED SITE MODIFICATIONS
	DPD	3/2025	REVISED PER TOWN COMMENT
	DPD	11/2024	ISSUED FOR MEDEP AND TOWN REVIEW

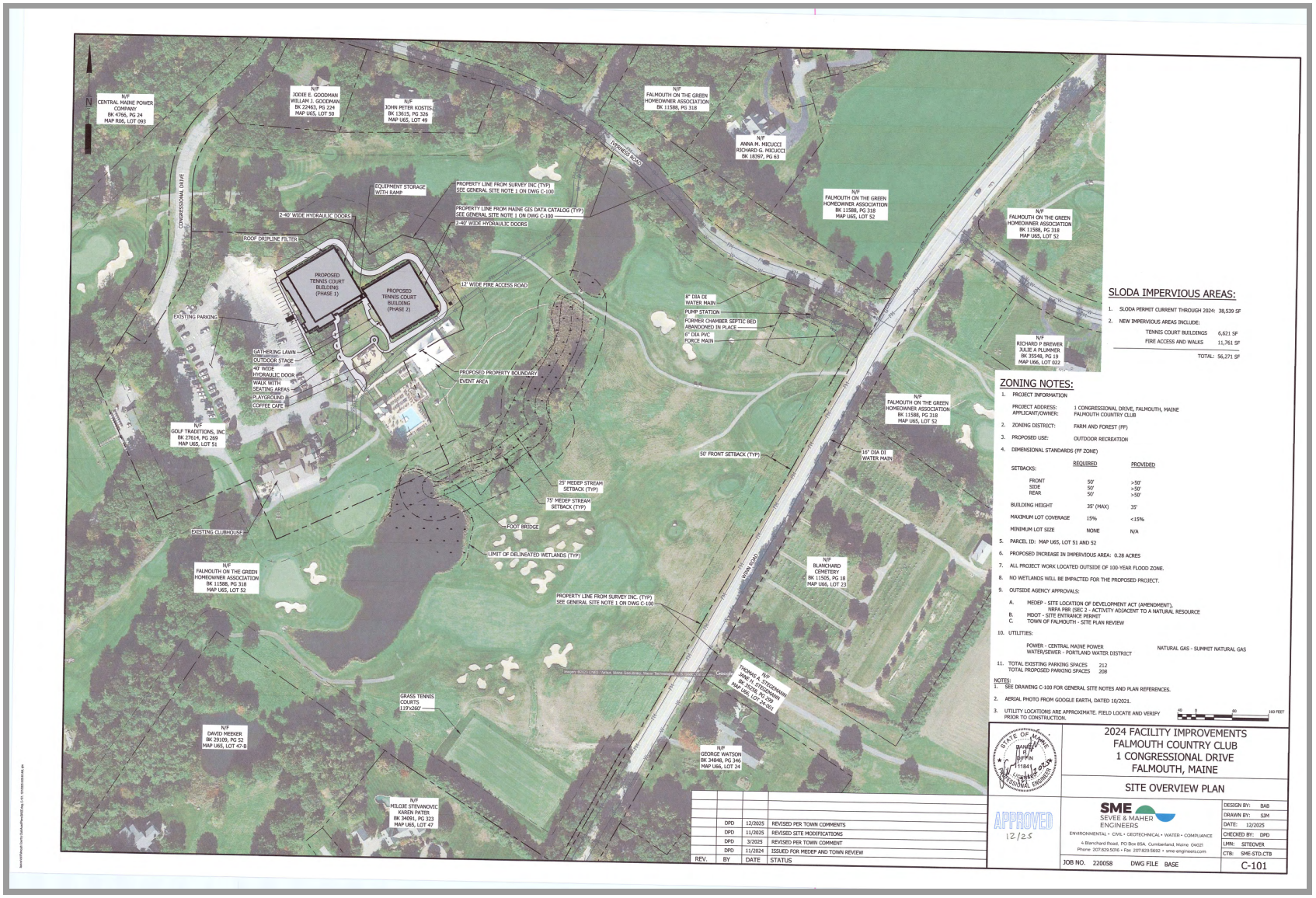
STATE OF MAINE — BRANDON P. THYNG — 11841 — LICENSED PROFESSIONAL ENGINEER

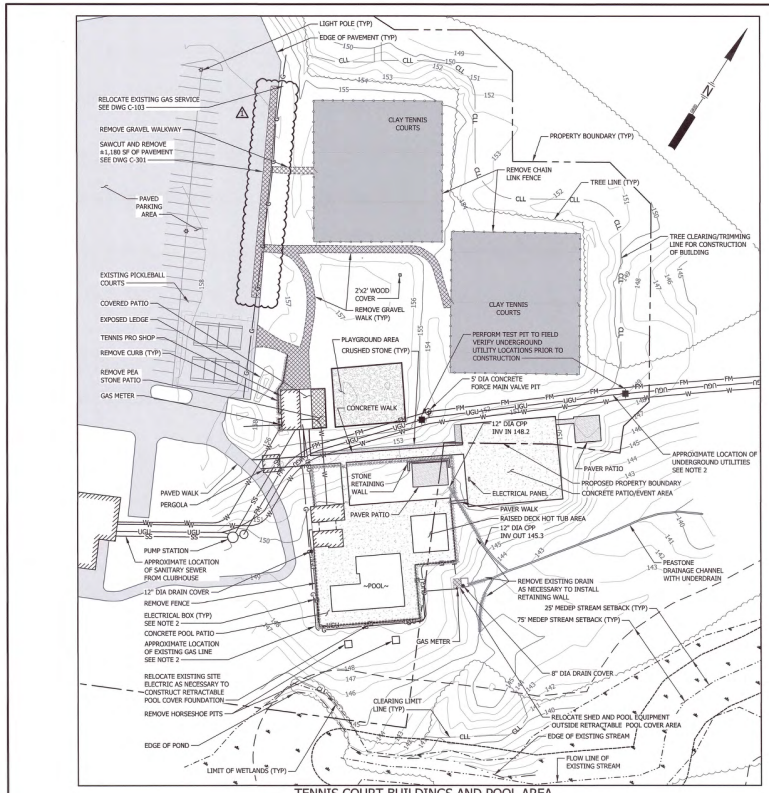
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

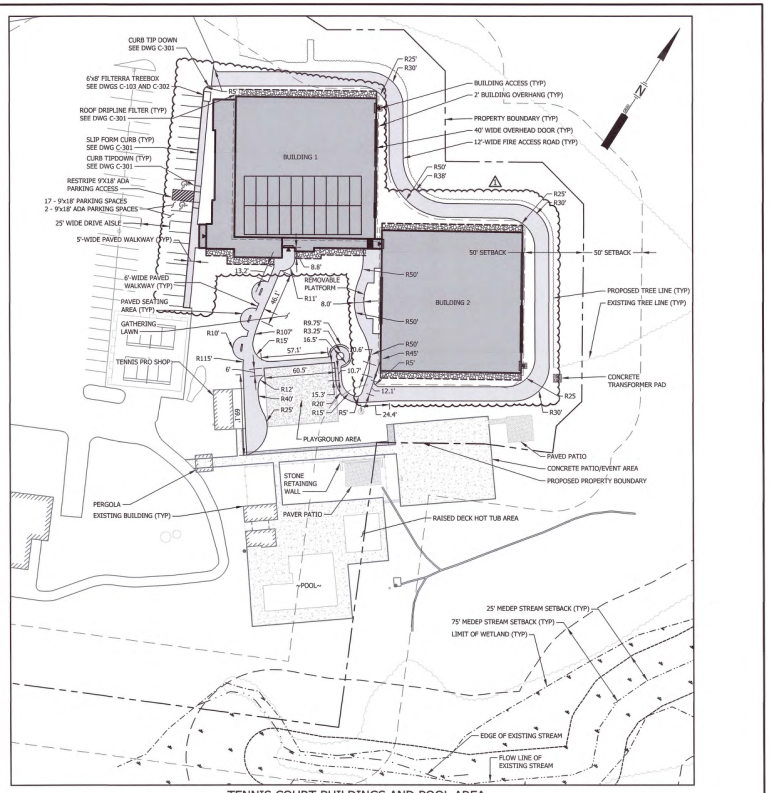
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4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
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DESIGN BY:	BAB
DRAWN BY:	SJH
DATE:	12/2025
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB
JOB NO. 220058	DWG FILE GEN-NOTES
	C-100


N/F CENTRAL MAINE POWER COMPANY BK 4766, PG 24 MAP R06, LOT 093
N/F JODIE E. GOODMAN WILLIAM J. GOODMAN BK 22463, PG 224 MAP U65, LOT 50
N/F JOHN PETER KOSTIS, BK 13615, PG 326 MAP U65, LOT 49
N/F FALMOUTH ON THE GREEN HOMEOWNER ASSOCIATION BK 11588, PG 318
N/F ANNA M. MICUCCI RICHARD G. MICUCCI BK 18397, PG 63
N/F FALMOUTH ON THE GREEN HOMEOWNER ASSOCIATION BK 11588, PG 318 MAP U65, LOT 52
N/F FALMOUTH ON THE GREEN HOMEOWNER ASSOCIATION BK 11588, PG 318 MAP U65, LOT 52
N/F RICHARD P BREWER JULIE A PLUMMER BK 35548, PG 19 MAP U66, LOT 022
N/F FALMOUTH ON THE GREEN HOMEOWNER ASSOCIATION BK 11588, PG 318 MAP U65, LOT 52
N/F GOLF TRADITIONS, INC BK 27614, PG 269 MAP U65, LOT 51
N/F FALMOUTH ON THE GREEN HOMEOWNER ASSOCIATION BK 11588, PG 318 MAP U65, LOT 52
N/F BLANCHARD CEMETERY BK 11505, PG 18 MAP U66, LOT 23
N/F THOMAS F. STEGMANN BK 31498, PG 208 MAP U65, LOT 47-01
N/F DAVID MEEKER BK 29109, PG 52 MAP U65, LOT 47-B
N/F GEORGE WATSON BK 34848, PG 340 MAP U66, LOT 24
N/F MILOJE STEVANOVIC KAREN PATER BK 34091, PG 323 MAP U65, LOT 47
CONGRESSIONAL DRIVE
HYANNIS ROAD
PROPOSED TENNIS COURT BUILDING (PHASE 1)
PROPOSED TENNIS COURT BUILDING (PHASE 2)
EQUIPMENT STORAGE WITH RAMP
2-40' WIDE HYDRAULIC DOORS
ROOF DRIPLINE FILTER
EXISTING PARKING
GATHERING LAWN
OUTDOOR STAGE
40' WIDE HYDRAULIC DOOR
WALK WITH SEATING AREAS
PLAYGROUND
COFFEE CAFE
EXISTING CLUBHOUSE
GRASS TENNIS COURTS 119'x260'
PROPERTY LINE FROM SURVEY INC (TYP) SEE GENERAL SITE NOTE 1 ON DWG C-100
PROPERTY LINE FROM MAINE GIS DATA CATALOG (TYP) SEE GENERAL SITE NOTE 1 ON DWG C-100
12' WIDE FIRE ACCESS ROAD
PROPOSED PROPERTY BOUNDARY
EVENT AREA
8" DIA DI WATER MAIN
PUMP STATION
FORMER CHAMBER SEPTIC BED ABANDONED IN PLACE
6" DIA PVC FORCE MAIN
16" DIA DI WATER MAIN
50' FRONT SETBACK (TYP)
25' MEDEP STREAM SETBACK (TYP)
75' MEDEP STREAM SETBACK (TYP)
FOOT BRIDGE
LIMIT OF DELINEATED WETLANDS (TYP)
PROPERTY LINE FROM SURVEY INC. (TYP) SEE GENERAL SITE NOTE 1 ON DWG C-100
SLODA IMPERVIOUS AREAS:
1. SLODA PERMIT CURRENT THROUGH 2024: 38,539 SF
2. NEW IMPERVIOUS AREAS INCLUDE:
TENNIS COURT BUILDINGS 6,621 SF
FIRE ACCESS AND WALKS 11,761 SF
TOTAL: 56,271 SF
ZONING NOTES:
1. PROJECT INFORMATION
PROJECT ADDRESS: 1 CONGRESSIONAL DRIVE, FALMOUTH, MAINE
APPLICANT/OWNER: FALMOUTH COUNTRY CLUB
2. ZONING DISTRICT: FARM AND FOREST (FF)
3. PROPOSED USE: OUTDOOR RECREATION
4. DIMENSIONAL STANDARDS (FF ZONE)
SETBACKS: REQUIRED PROVIDED
FRONT 50' >50'
SIDE 50' >50'
REAR 50' >50'
BUILDING HEIGHT 35' (MAX) 35'
MAXIMUM LOT COVERAGE 15% <15%
MINIMUM LOT SIZE NONE N/A
5. PARCEL ID: MAP U65, LOT 51 AND 52
6. PROPOSED INCREASE IN IMPERVIOUS AREA: 0.28 ACRES
7. ALL PROJECT WORK LOCATED OUTSIDE OF 100-YEAR FLOOD ZONE.
8. NO WETLANDS WILL BE IMPACTED FOR THE PROPOSED PROJECT.
9. OUTSIDE AGENCY APPROVALS:
A. MEDEP - SITE LOCATION OF DEVELOPMENT ACT (AMENDMENT), NRPA PBR (SEC 2 - ACTIVITY ADJACENT TO A NATURAL RESOURCE
B. MDOT - SITE ENTRANCE PERMIT
C. TOWN OF FALMOUTH - SITE PLAN REVIEW
10. UTILITIES:
POWER - CENTRAL MAINE POWER
WATER/SEWER - PORTLAND WATER DISTRICT
NATURAL GAS - SUMMIT NATURAL GAS
11. TOTAL EXISTING PARKING SPACES 212
TOTAL PROPOSED PARKING SPACES 208
NOTES:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.
2. AERIAL PHOTO FROM GOOGLE EARTH, DATED 10/2021.
3. UTILITY LOCATIONS ARE APPROXIMATE. FIELD LOCATE AND VERIFY PRIOR TO CONSTRUCTION.
REV. BY DATE STATUS
DPD 12/2025 REVISED PER TOWN COMMENTS
DPD 11/2025 REVISED SITE MODIFICATIONS
DPD 3/2025 REVISED PER TOWN COMMENT
DPD 11/2024 ISSUED FOR MEDEP AND TOWN REVIEW
STATE OF MAINE DANIEL P. DEVIN 11841 REGISTERED PROFESSIONAL ENGINEER
APPROVED 12/25
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
SITE OVERVIEW PLAN
SME SEVEE & MAHER ENGINEERS
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Phone: 207.829.5016 • Fax: 207.829.5692 • sme-engineers.com
DESIGN BY: BAB
DRAWN BY: SJM
DATE: 12/2025
CHECKED BY: DPD
LMN: SITEOVER
CTB: SME-STD.CTB
JOB NO. 220058
DWG FILE BASE
C-101



TENNIS COURT BUILDINGS AND POOL AREA
EXISTING CONDITIONS AND DEMOLITION PLAN



TENNIS COURT BUILDINGS AND POOL AREA
SITE LAYOUT PLAN

APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD

DATE

CONDITIONS OF APPROVAL:

1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE BOARD.
2. PRIOR TO CLEARING, COMMENCEMENT OF SITE WORK AND CONSTRUCTION, AND PRIOR TO ISSUANCE OF BUILDING PERMITS:
   - THE PLANS SHALL BE REVISED TO ADD THE CONDITIONS OF APPROVAL TO THE SITE PLANS AND TO ADDRESS THE FOLLOWING:
     a. LIST ALL WAIVERS GRANTED BY THE BOARD.
   - ADDRESS ANY OUTSTANDING WASTEWATER COMMENTS ADD PLAN NOTE TO THE SITE PLAN THAT STATES "NEW SANITARY SEWER PIPING SHALL BE PRESSURE TESTED IN ACCORDANCE WITH TOWN WASTEWATER DEPARTMENT STANDARDS"
   - PROVIDE DETAIL FOR CONNECTION INTO EXISTING PUMP STATION. UTILITY PLAN SHEET 5 REFERENCES COORDINATION WITH PORTLAND WATER DISTRICT, HOWEVER THIS SHOULD READ "COORDINATE WITH TOWN OF FALMOUTH WASTEWATER DEPARTMENT".
     b. ADDRESS ANY OUTSTANDING PLANNING DEPARTMENT COMMENTS
     c. ADDRESS ANY OUTSTANDING FIRE/EMS COMMENTS
     d. ADDRESS ANY OUTSTANDING TOWN ENGINEER COMMENTS.
     e. UPDATE PLANTING PLAN WITH LA STAMP AND A TABLE OUTLINING QUANTITY AND TYPES OF VEGETATION.
   - THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE UPDATED SUBDIVISION PLAN HAS BEEN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
   - THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS FROM OUTSIDE REGULATORY AUTHORITIES.
   - ADD ARCHITECTURAL PLANS AND THE SUBDIVISION PLAN TO FINAL PLAN SET.
   - THE APPLICANT SHALL OBTAIN A SIGNED COPY OF THE FINAL PLANS FROM THE PLANNING OFFICE.
   - THE APPLICANT SHALL PAY THE SITE PLAN INSPECTION FEE.
   - THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN.
   - EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER.
   - LIMITS OF CLEARING AND BUFFER AREAS SHALL BE MARKED IN THE FIELD WITH SNOW FENCE/CONSTRUCTION FENCING OR EQUIVALENT TO THE SATISFACTION OF THE TOWN ENGINEER.
   - THE APPLICANT SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER.
3. PRIOR TO CERTIFICATE OF OCCUPANCY:
   - KNOX BOXES SHALL BE INSTALLED IN LOCATIONS APPROVED BY FIRE/EMS.
   - INSTALLATION OF AN AED ON SITE, LOCATION APPROVED BY FIRE/EMS.
4. THIS APPROVAL DOES NOT INCLUDE APPROVAL OF ANY SIGNAGE. FURTHER TOWN PERMITTING WILL BE REQUIRED FOR APPROVAL OF SIGNAGE.

NOTES:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.
2. UTILITY LOCATIONS ARE APPROXIMATE. FIELD LOCATE AND VERIFY PRIOR TO CONSTRUCTION.

REV.	BY	DATE	STATUS
3	DPD	11/2025	REVISED SITE MODIFICATIONS
2	DPD	3/2025	REVISED PER TOWN COMMENT
1	DPD	11/2024	ISSUED FOR MEDEP AND TOWN REVIEW

STATE OF MAINE — BRIAN A. BABIN — 11844 — REGISTERED PROFESSIONAL ENGINEER

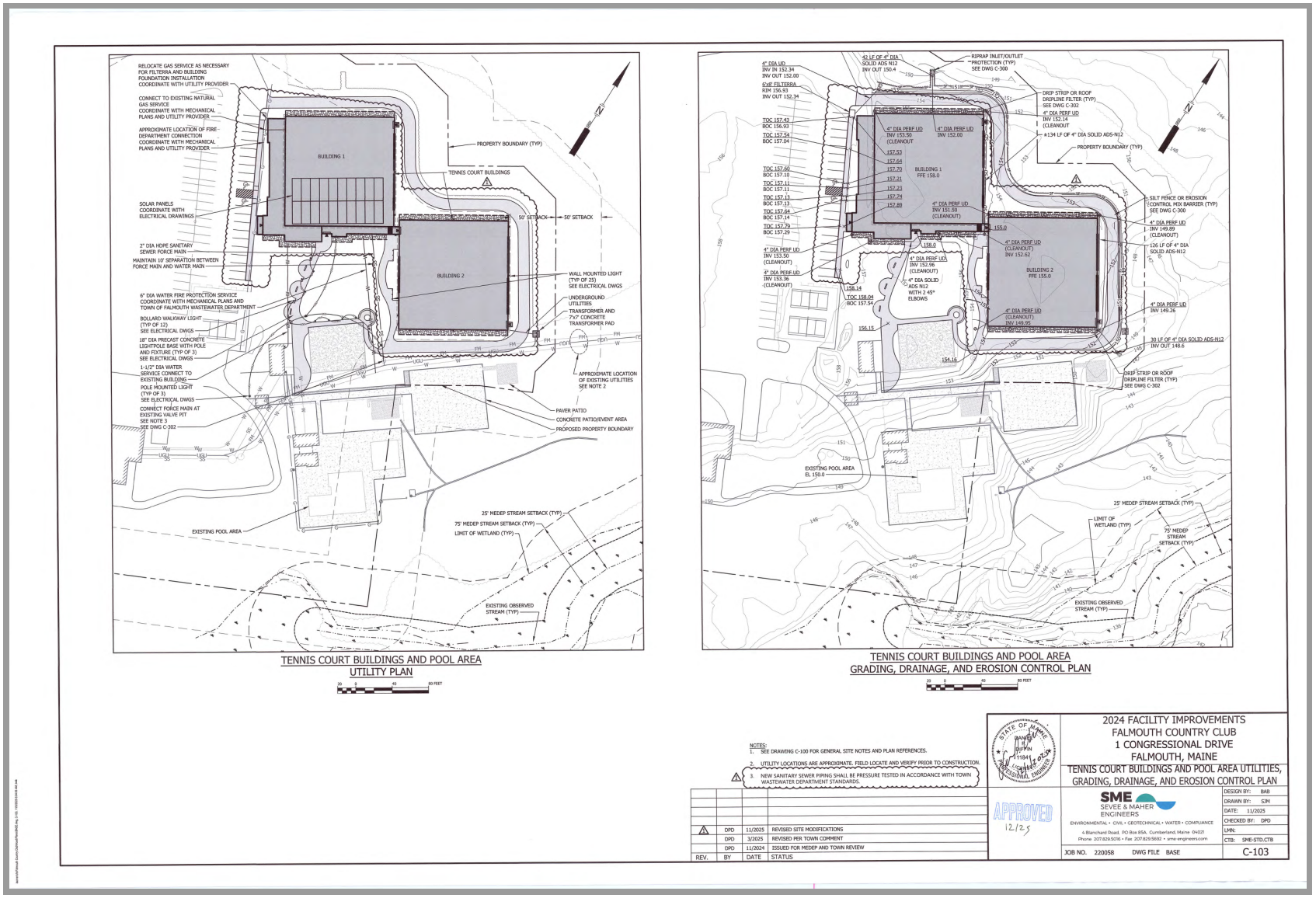
APPROVED 12/25

2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE

TENNIS COURT BUILDINGS AND POOL AREA PLAN

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4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY:	BAB
DRAWN BY:	SJM
DATE:	11/2025
CHECKED BY:	DPD
LMN:	
CTB:	SME-STD.CTB
JOB NO.	220058
DWG FILE	BASE
	C-102


RELOCATE GAS SERVICE AS NECESSARY FOR FILTERRA AND BUILDING FOUNDATION INSTALLATION COORDINATE WITH UTILITY PROVIDER
CONNECT TO EXISTING NATURAL GAS SERVICE COORDINATE WITH MECHANICAL PLANS AND UTILITY PROVIDER
APPROXIMATE LOCATION OF FIRE DEPARTMENT CONNECTION COORDINATE WITH MECHANICAL PLANS AND UTILITY PROVIDER
SOLAR PANELS COORDINATE WITH ELECTRICAL DRAWINGS
2" DIA HDPE SANITARY SEWER FORCE MAIN
MAINTAIN 10' SEPARATION BETWEEN FORCE MAIN AND WATER MAIN
6" DIA WATER FIRE PROTECTION SERVICE COORDINATE WITH MECHANICAL PLANS AND TOWN OF FALMOUTH WASTEWATER DEPARTMENT
BOLLARD WALKWAY LIGHT (TYP OF 12) SEE ELECTRICAL DWGS
18" DIA PRECAST CONCRETE LIGHTPOLE BASE WITH POLE AND FIXTURE (TYP OF 3) SEE ELECTRICAL DWGS
1-1/2" DIA WATER SERVICE CONNECT TO EXISTING BUILDING
POLE MOUNTED LIGHT (TYP OF 3) SEE ELECTRICAL DWGS
CONNECT FORCE MAIN AT EXISTING VALVE PIT SEE NOTE 3 SEE DWG C-302
BUILDING 1
BUILDING 2
PROPERTY BOUNDARY (TYP)
TENNIS COURT BUILDINGS
50' SETBACK
50' SETBACK
WALL MOUNTED LIGHT (TYP OF 25) SEE ELECTRICAL DWGS
UNDERGROUND UTILITIES
TRANSFORMER AND 7'x7' CONCRETE TRANSFORMER PAD
APPROXIMATE LOCATION OF EXISTING UTILITIES SEE NOTE 2
PAVER PATIO
CONCRETE PATIO/EVENT AREA
PROPOSED PROPERTY BOUNDARY
EXISTING POOL AREA
25' MEDEP STREAM SETBACK (TYP)
75' MEDEP STREAM SETBACK (TYP)
LIMIT OF WETLAND (TYP)
EXISTING OBSERVED STREAM (TYP)
TENNIS COURT BUILDINGS AND POOL AREA
UTILITY PLAN
42 LF OF 4" DIA SOLID ADS N12 INV OUT 150.4
RIPRAP INLET/OUTLET PROTECTION (TYP) SEE DWG C-300
4" DIA UD INV IN 152.34 INV OUT 152.00
6'x8' FILTERRA RIM 156.93 INV OUT 152.34
DRIP STRIP OR ROOF DRIPLINE FILTER (TYP) SEE DWG C-302
4" DIA PERF UD INV 152.14 (CLEANOUT
#134 LF OF 4" DIA SOLID ADS-N12
PROPERTY BOUNDARY (TYP)
4" DIA PERF UD INV 153.50 (CLEANOUT
4" DIA PERF UD INV 152.00
BUILDING 1 FFE 158.0
4" DIA PERF UD INV 151.50 (CLEANOUT)
SILT FENCE OR EROSION CONTROL MIX BARRIER (TYP) SEE DWG C-300
4" DIA PERF UD INV 149.89 (CLEANOUT)
126 LF OF 4" DIA SOLID ADS-N12
4" DIA PERF UD (CLEANOUT) INV 152.62
BUILDING 2 FFE 155.0
4" DIA PERF UD INV 152.96 (CLEANOUT)
4" DIA SOLID ADS N12 WITH 2 45° ELBOWS
4" DIA PERF UD (CLEANOUT) INV 149.95
4" DIA PERF UD INV 149.26
30 LF OF 4" DIA SOLID ADS-N12 INV OUT 148.6
DRIP STRIP OR ROOF DRIPLINE FILTER (TYP) SEE DWG C-302
EXISTING POOL AREA EL 150.0
25' MEDEP STREAM SETBACK (TYP)
LIMIT OF WETLAND (TYP)
75' MEDEP STREAM SETBACK (TYP)
EXISTING OBSERVED STREAM (TYP)
TENNIS COURT BUILDINGS AND POOL AREA
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
NOTES:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.
2. UTILITY LOCATIONS ARE APPROXIMATE. FIELD LOCATE AND VERIFY PRIOR TO CONSTRUCTION.
3. NEW SANITARY SEWER PIPING SHALL BE PRESSURE TESTED IN ACCORDANCE WITH TOWN WASTEWATER DEPARTMENT STANDARDS.
REV. BY DATE STATUS
DPD 11/2025 REVISED SITE MODIFICATIONS
DPD 3/2025 REVISED PER TOWN COMMENT
DPD 11/2024 ISSUED FOR MEDEP AND TOWN REVIEW
APPROVED 12/2/25
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
TENNIS COURT BUILDINGS AND POOL AREA UTILITIES, GRADING, DRAINAGE, AND EROSION CONTROL PLAN
SME SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
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JOB NO. 220058 DWG FILE BASE
C-103

EROSION CONTROL NOTES:

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP). October 2016.
2. The site Contractor (to be determined) will be responsible for the inspection and repair/replacement/maintenance of all erosion control measures, disturbed areas, material storage areas, and vehicle access points until all disturbed areas are stabilized.
3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.
4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.
5. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the Owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.
6. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been burned, seeded, and mulched.

   Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

   To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

   A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

   a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be erected at locations shown on the plans and/or downgradient of all construction activity.

   b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.

   c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

   d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

   Stone check dams will be installed in grass-lined swales and ditches during construction. Remove stone check dams when they have served their useful purpose, but not before upgradient areas have been permanently stabilized.

4. EROSION CONTROL MIX SEDIMENT BARRIER

   a. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.

   b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

   Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. TEMPORARY MULCHING

   Use temporary mulch in the following locations and/or circumstances:

   - In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spoil or prior to any storm event;
   - Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
   - Areas which have been temporarily or permanently seeded will be mulched immediately following seeding.
   - Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the growing season.
   - Mulch can be used in conjunction with tree, shrub, vine, and ground cover plantings.
   - Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 - April 15).

   The following materials may be used for temporary mulch:

   a. Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

   b. Erosion Control Mix: It can be used as a stand-alone reinforcement:
      - on slopes 2 horizontal to 1 vertical or less;
      - on frozen ground or forested areas; and
      - at the edge of gravel parking areas and areas under construction.

   c. Erosion control mix alone is not suitable:
      - on slopes with groundwater seepage;
      - at low points with concentrated flows and in gullies;
      - at the bottom of steep perimeter slopes exceeding 100 feet in INMTH;
      - below culvert outlet aprons; and around catch basins and closed storm systems.

   d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.

   e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15 to October 15) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
      - the base of grassed waterways;
      - steep slopes (15 percent or greater); and
      - any disturbed soil within 100 feet of lakes, streams, or wetlands.

   During the late fall and winter (October 15 to April 15) use heavy grade mats indicated on drawings for NAG SC250 on all areas noted above plus use lighter grade mats NAG S75 (or mulch and netting) on:
      - sideslopes of grassed waterways; and moderate slopes (between 8 and 15 percent).

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).
2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas before reaching the water body or property line.

E. PERMANENT MEASURES

1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.
2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

   Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

   a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

   PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

   b. Mulch in accordance with specifications for temporary mulching.

   c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

3. Ditches and Channels: All ditches on-site will be lined with North American Green S75 erosion control mesh (or an approved equal) upon installation of loam and seed.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the resource.
2. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.
3. Mulching:
   - All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
   - Mulch will not be spread on top of snow.
   - After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.
   - Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.
5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources. Sediment barriers should be installed downgradient of stockpiles. Stormwater should be prevented from running into stockpiles.
6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

   If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.
7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, and at least once a week, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.
8. Identified repairs will be started no later than the end of the net work day and be completed within seven (7) calendar days.

   Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

1. Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.
2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:

   a. Stabilize the soil with temporary vegetation and erosion control mesh.
   b. Stabilize the slope with erosion control mix.
   c. Stabilize the slope with stone riprap.
   d. Slopes steeper than 1.5:1 are prohibited.
3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

1. Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

I. Housekeeping

1. Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control. If off-site tracking occurs roadways should be swept immediately and no loss once a week and prior to significant storm events.
4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
5. Trench or foundation de-watering. Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.
6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

   (a) Discharges from firefighting activity;

   (b) Fire hydrant flushings;

   (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

   (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);

   (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

   (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;

   (g) Uncontaminated air conditioning or compressor condensate;

   (h) Uncontaminated groundwater or spring water;

   (i) Foundation or footer drain-water where flows are not contaminated;

   (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

   (k) Potable water sources including waterline flushings; and

   (l) Landscape irrigation.
7. Unauthorized non-stormwater discharges . The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non_stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

   (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

   (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

   (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

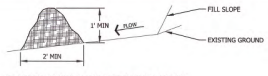
   (d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements. Additional requirements may be applied on a site-specific basis.

J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Fall 2025 and end in Summer 2026.

- Mobilization
- Install temporary erosion control measures
- Clearing and grubbing
- Site Grading
- Install site utilities
- Construct buildings
- Install landscaping and site improvements
- Construct underdrained soil filters
- Site stabilization, pavement, loam and seed, and landscaping

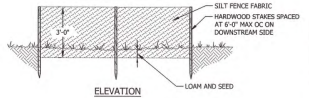


EROSION CONTROL MIX SEDIMENT BARRIER

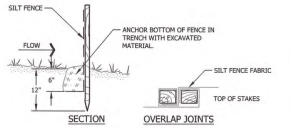
NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

   THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATTER: BETWEEN 25% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: 0% - 20% RETAINED ON A 1" SCREEN, 90% PASSING 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
   E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0
2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. LOCATIONS WHERE OTHER BMPS SHOULD BE USED:
   A. AT LOW POINTS OF CONCENTRATED FLOW
   B. BELOW CULVERT OUTLET APRONS
   C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
   D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS. OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.
10. IF TEMPORARY BERMS ARE USED AS SILT BARRIERS, THEY ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.



ELEVATION



SECTION OVERLAP JOINTS

SILT FENCE

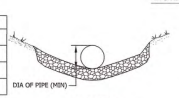
NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

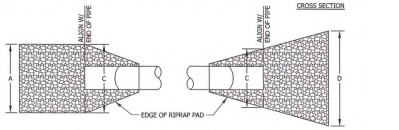
NTS

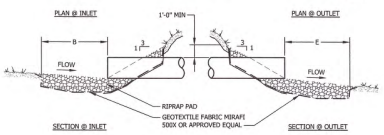
RIPRAP PAD MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

PIPE	A	B	C	D	E	PAD DEPTH	D_{50}
≤12"	3 FT	2 FT	3 FT	4 FT	6 FT	10"	5"
15"	3.75 FT	2.5 FT	3.75 FT	5 FT	8 FT	16"	8"
18"	4.5 FT	3 FT	4.5 FT	8 FT	10 FT	16"	8"
24"	6 FT	4 FT	6 FT	10 FT	12 FT	20"	10"



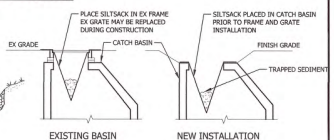
CROSS SECTION



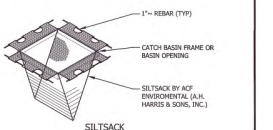


RIPRAP INLET/OUTLET PROTECTION

NTS



EXISTING BASIN NEW INSTALLATION



SILTSACK

CATCH BASIN PROTECTION

NTS

REV:	BY	DATE	STATUS
1	DPD	11/2025	REVISED SITE MODIFICATIONS
	DPD	3/2025	REVISED PER TOWN COMMENT
	DPD	11/2024	ISSUED FOR MEDEP AND TOWN REVIEW

STATE OF MAINE — DANIEL P. DOLLOFF — 11841 — REGISTERED PROFESSIONAL ENGINEER

APPROVED 12/25

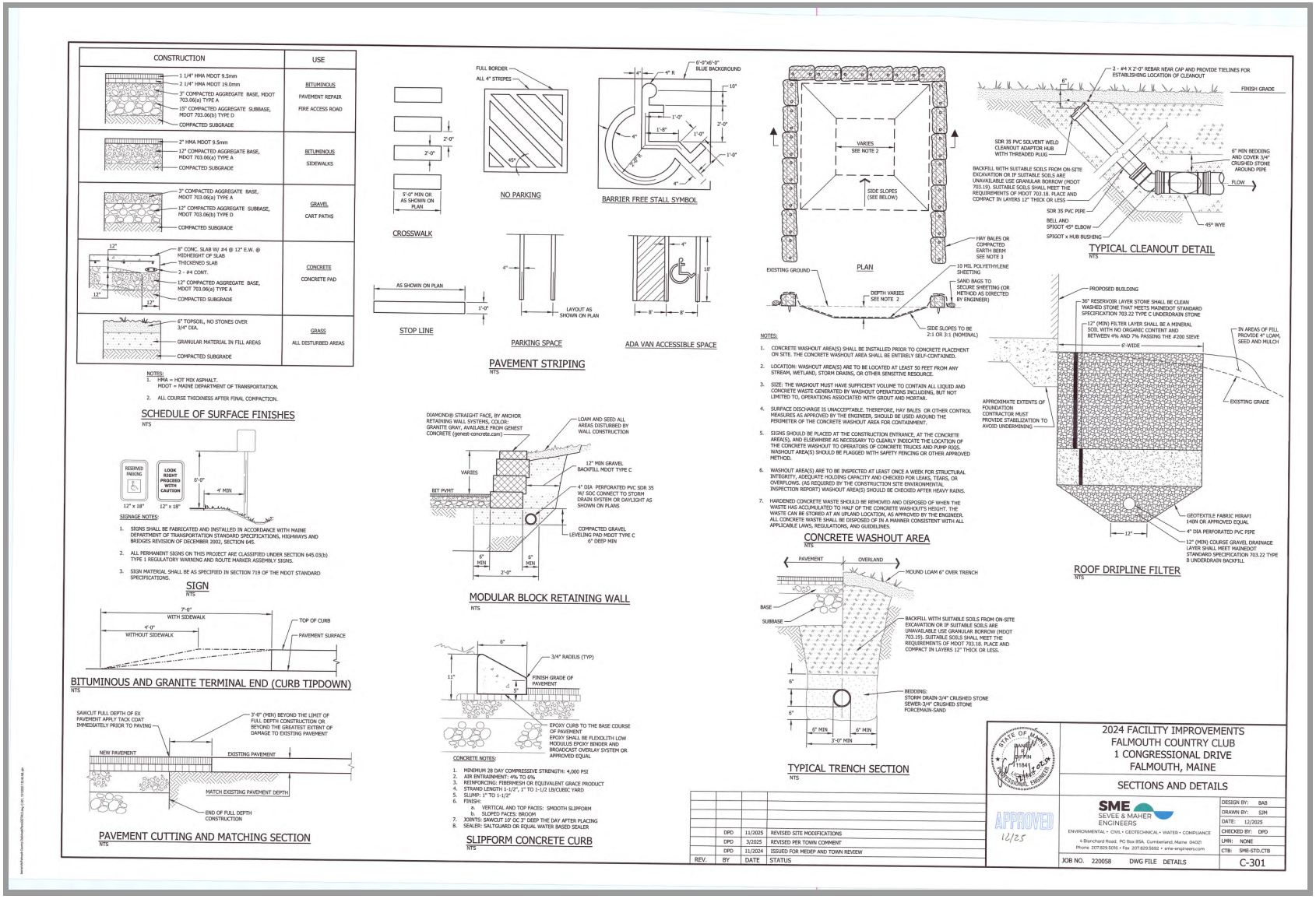
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE

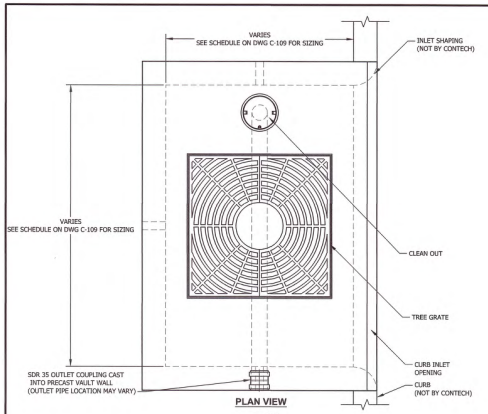
EROSION CONTROL NOTES AND DETAILS

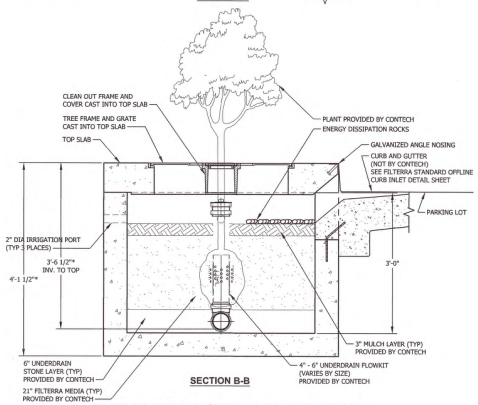
SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY:	BAB
DRAWN BY:	SJM
DATE:	12/2025
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB

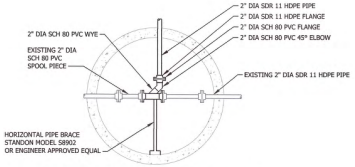
JOB NO. 220058 DWG FILE DETAILS C-300


CONSTRUCTION
USE
1 1/4" HMA MDOT 9.5mm
2 1/4" HMA MDOT 19.0mm
3" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A
15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D
COMPACTED SUBGRADE
BITUMINOUS
PAVEMENT REPAIR
FIRE ACCESS ROAD
2" HMA MDOT 9.5mm
12" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A
COMPACTED SUBGRADE
BITUMINOUS
SIDEWALKS
3" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A
12" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D
COMPACTED SUBGRADE
GRAVEL
CART PATHS
8" CONC. SLAB W/ #4 @ 12" E.W. @ MIDHEIGHT OF SLAB
THICKENED SLAB
2 - #4 CONT.
12" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A
COMPACTED SUBGRADE
CONCRETE
CONCRETE PAD
6" TOPSOIL, NO STONES OVER 3/4" DIA.
GRANULAR MATERIAL IN FILL AREAS
COMPACTED SUBGRADE
GRASS
ALL DISTURBED AREAS
NOTES:
1. HMA = HOT MIX ASPHALT. MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.
SCHEDULE OF SURFACE FINISHES
NTS
FULL BORDER
ALL 4" STRIPES
NO PARKING
6'-0"x6'-0" BLUE BACKGROUND
BARRIER FREE STALL SYMBOL
CROSSWALK
STOP LINE
PARKING SPACE
ADA VAN ACCESSIBLE SPACE
PAVEMENT STRIPING
NTS
RESERVED PARKING
LOOK RIGHT PROCEED WITH CAUTION
12" x 18"
SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
SIGN
NTS
7'-0" WITH SIDEWALK
4'-0" WITHOUT SIDEWALK
TOP OF CURB
PAVEMENT SURFACE
BITUMINOUS AND GRANITE TERMINAL END (CURB TIPDOWN)
NTS
DIAMOND® STRAIGHT FACE, BY ANCHOR RETAINING WALL SYSTEMS, COLOR: GRANITE GRAY, AVAILABLE FROM GENEST CONCRETE (genest-concrete.com)
LOAM AND SEED ALL AREAS DISTURBED BY WALL CONSTRUCTION
12" MIN GRAVEL BACKFILL MDOT TYPE C
4" DIA PERFORATED PVC SDR 35 W/ SOC CONNECT TO STORM DRAIN SYSTEM OR DAYLIGHT AS SHOWN ON PLANS
COMPACTED GRAVEL LEVELING PAD MDOT TYPE C 6" DEEP MIN
MODULAR BLOCK RETAINING WALL
NTS
SAWCUT FULL DEPTH OF EX PAVEMENT APPLY TACK COAT IMMEDIATELY PRIOR TO PAVING
3'-0" (MIN) BEYOND THE LIMIT OF FULL DEPTH CONSTRUCTION OR BEYOND THE GREATEST EXTENT OF DAMAGE TO EXISTING PAVEMENT
NEW PAVEMENT
EXISTING PAVEMENT
MATCH EXISTING PAVEMENT DEPTH
END OF FULL DEPTH CONSTRUCTION
PAVEMENT CUTTING AND MATCHING SECTION
NTS
3/4" RADIUS (TYP)
FINISH GRADE OF PAVEMENT
EPOXY CURB TO THE BASE COURSE OF PAVEMENT
EPOXY SHALL BE FLEXOLITH LOW MODULUS EPOXY BINDER AND BROADCAST OVERLAY SYSTEM OR APPROVED EQUAL
CONCRETE NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRACE PRODUCT
4. STRAND LENGTH 1-1/2", 1" TO 1-1/2 LB/CUBIC YARD
5. SLUMP: 1" TO 1-1/2"
6. FINISH:
a. VERTICAL AND TOP FACES: SMOOTH SLIPFORM
b. SLOPED FACES: BROOM
7. JOINTS: SAWCUT 1/3' OC 3" DEEP THE DAY AFTER PLACING
8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER
SLIPFORM CONCRETE CURB
NTS
VARIES SEE NOTE 2
SIDE SLOPES (SEE BELOW)
PLAN
HAY BALES OR COMPACTED EARTH BERM SEE NOTE 3
10 MIL POLYETHYLENE SHEETING
SAND BAGS TO SECURE SHEETING (OR METHOD AS DIRECTED BY ENGINEER)
EXISTING GROUND
DEPTH VARIES SEE NOTE 2
SIDE SLOPES TO BE 2:1 OR 3:1 (NOMINAL)
NOTES:
1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE.
3. SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
4. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
5. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
6. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
7. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
CONCRETE WASHOUT AREA
NTS
PAVEMENT
OVERLAND
MOUND LOAM 6" OVER TRENCH
BASE
SUBBASE
BACKFILL WITH SUITABLE SOILS FROM ON-SITE EXCAVATION OR IF SUITABLE SOILS ARE UNAVAILABLE USE GRANULAR BORROW (MDOT 703.19). SUITABLE SOILS SHALL MEET THE REQUIREMENTS OF MDOT 703.18. PLACE AND COMPACT IN LAYERS 12" THICK OR LESS.
BEDDING: STORM DRAIN-3/4" CRUSHED STONE SEWER-3/4" CRUSHED STONE FORCEMAIN-SAND
6" MIN
3'-0" MIN
TYPICAL TRENCH SECTION
NTS
2 - #4 X 2'-0" REBAR NEAR CAP AND PROVIDE TIELINES FOR ESTABLISHING LOCATION OF CLEANOUT
FINISH GRADE
SDR 35 PVC SOLVENT WELD CLEANOUT ADAPTOR HUB WITH THREADED PLUG
6" MIN BEDDING AND COVER 3/4" CRUSHED STONE AROUND PIPE
FLOW
BACKFILL WITH SUITABLE SOILS FROM ON-SITE EXCAVATION OR IF SUITABLE SOILS ARE UNAVAILABLE USE GRANULAR BORROW (MDOT 703.19). SUITABLE SOILS SHALL MEET THE REQUIREMENTS OF MDOT 703.18. PLACE AND COMPACT IN LAYERS 12" THICK OR LESS
SDR 35 PVC PIPE
BELL AND SPIGOT 45° ELBOW
45° WYE
SPIGOT x HUB BUSHING
TYPICAL CLEANOUT DETAIL
NTS
PROPOSED BUILDING
36" RESERVOIR LAYER STONE SHALL BE CLEAN WASHED STONE THAT MEETS MAINEDOT STANDARD SPECIFICATION 703.22 TYPE C UNDERDRAIN STONE
12" (MIN) FILTER LAYER SHALL BE A MINERAL SOIL WITH NO ORGANIC CONTENT AND BETWEEN 4% AND 7% PASSING THE #200 SIEVE
6'-WIDE
IN AREAS OF FILL PROVIDE 4" LOAM, SEED AND MULCH
EXISTING GRADE
APPROXIMATE EXTENTS OF FOUNDATION CONTRACTOR MUST PROVIDE STABILIZATION TO AVOID UNDERMINING
GEOTEXTILE FABRIC MIRAFI 140N OR APPROVED EQUAL
4" DIA PERFORATED PVC PIPE
12" (MIN) COURSE GRAVEL DRAINAGE LAYER SHALL MEET MAINEDOT STANDARD SPECIFICATION 703.22 TYPE B UNDERDRAIN BACKFILL
12"
ROOF DRIPLINE FILTER
NTS
DPD 11/2025 REVISED SITE MODIFICATIONS
DPD 3/2025 REVISED PER TOWN COMMENT
DPD 11/2024 ISSUED FOR MEDEP AND TOWN REVIEW
REV. BY DATE STATUS
STATE OF MAINE BANNER D. PIRWIN 11841 REGISTERED PROFESSIONAL ENGINEER
APPROVED 12/25
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
SECTIONS AND DETAILS
SME SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road PO Box 85A Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com
DESIGN BY: BAB
DRAWN BY: SJM
DATE: 12/2025
CHECKED BY: DPD
LMN: NONE
CTB: SME-STD.CTB
JOB NO. 220058
DWG FILE DETAILS
C-301

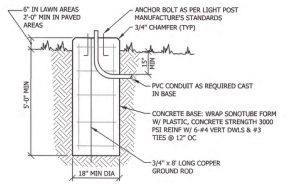




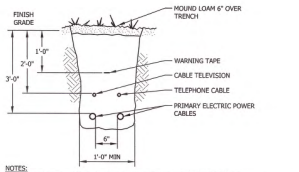
FILTERRA OFFLINE (TYPICAL CONFIGURATION)
NTS



EXISTING 5' DIA FORCE MAIN VAULT
NTS

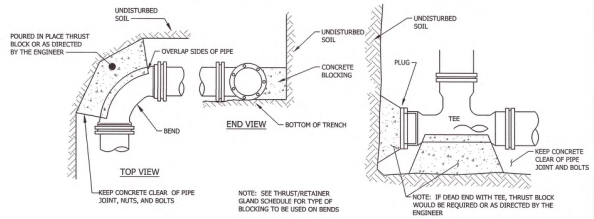


LIGHT POLE BASE
NTS

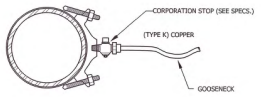


NOTES:
1. SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.
3. TRENCH SHOWN FOR INFORMATION ONLY. SEE ELECTRICAL DRAWINGS FOR FINAL DETAILS.

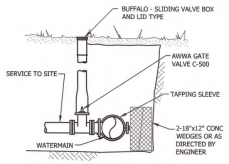
UNDERGROUND UTILITY TRENCH SECTION
NTS



STANDARD BEND BLOCKING
NTS



(1-1/2" AND 2" C.C. THREAD)
SERVICE SADDLE
NTS



TYPICAL TAPPING SLEEVE
AND GATE VALVE
NTS

REV.	BY	DATE	STATUS
	DPD	11/2025	REVISED SITE MODIFICATIONS
	DPD	3/2025	REVISED PER TOWN COMMENT

STATE OF MAINE
DANIEL P. DEPEW
11841
LICENSED
PROFESSIONAL ENGINEER

APPROVED
12/25

2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE

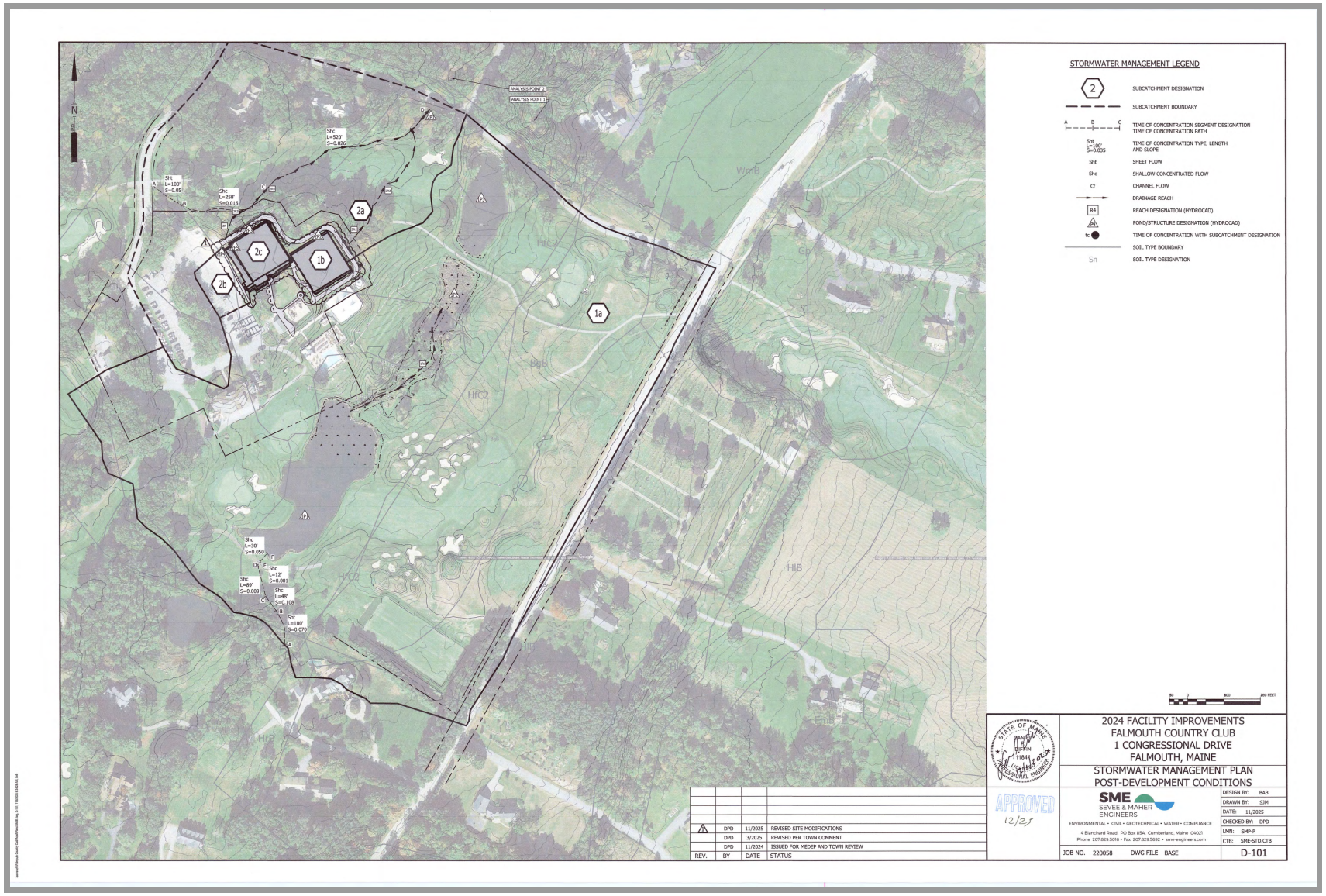
SECTIONS AND DETAILS

SME
SEVEE & MAHER
ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY:	BAB
DRAWN BY:	SJM
DATE:	12/2025
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB

JOB NO. 220058 DWG FILE DETAILS C-302


STORMWATER MANAGEMENT LEGEND
SUBCATCHMENT DESIGNATION
SUBCATCHMENT BOUNDARY
TIME OF CONCENTRATION SEGMENT DESIGNATION
TIME OF CONCENTRATION PATH
TIME OF CONCENTRATION TYPE, LENGTH AND SLOPE
SHEET FLOW
SHALLOW CONCENTRATED FLOW
CHANNEL FLOW
DRAINAGE REACH
REACH DESIGNATION (HYDROCAD)
POND/STRUCTURE DESIGNATION (HYDROCAD)
TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION
SOIL TYPE BOUNDARY
SOIL TYPE DESIGNATION
APPROVED
12/23
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
STORMWATER MANAGEMENT PLAN
PRE-DEVELOPED CONDITIONS
SME
SEVEE & MAHER ENGINEERS
DESIGN BY: BAB
DRAWN BY: SJM
DATE: 12/2025
CHECKED BY: DPD
LMK: SME-E
CTB: SME-STD.CTB
JOB NO. 220058
DWG FILE BASE
D-100
DPD 12/2025 REVISED PER TOWN COMMENTS
DPD 11/2025 REVISED SITE MODIFICATIONS
DPD 3/2025 REVISED PER TOWN COMMENT
DPD 11/2024 ISSUED FOR MEDEP AND TOWN REVIEW
REV. BY DATE STATUS


STORMWATER MANAGEMENT LEGEND
SUBCATCHMENT DESIGNATION
SUBCATCHMENT BOUNDARY
TIME OF CONCENTRATION SEGMENT DESIGNATION
TIME OF CONCENTRATION PATH
TIME OF CONCENTRATION TYPE, LENGTH AND SLOPE
SHEET FLOW
SHALLOW CONCENTRATED FLOW
CHANNEL FLOW
DRAINAGE REACH
REACH DESIGNATION (HYDROCAD)
POND/STRUCTURE DESIGNATION (HYDROCAD)
TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION
SOIL TYPE BOUNDARY
SOIL TYPE DESIGNATION
2a
2b
2c
1a
1b
ANALYSIS POINT 2
ANALYSIS POINT 1
REV. BY DATE STATUS
DPD 11/2025 REVISED SITE MODIFICATIONS
DPD 3/2025 REVISED PER TOWN COMMENT
DPD 11/2024 ISSUED FOR MEDEP AND TOWN REVIEW
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
STORMWATER MANAGEMENT PLAN
POST-DEVELOPMENT CONDITIONS
APPROVED
12/2/25
SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
DESIGN BY: BAB
DRAWN BY: SJM
DATE: 11/2025
CHECKED BY: DPD
LMN: SMP-P
CTB: SME-STD.CTB
JOB NO. 220058
DWG FILE BASE
D-101


BUILDING 1
BUILDING 1
FFE 158.0
BUILDING 2
BUILDING 2
FFE 155.0
50' SETBACK
50' SETBACK
25' WIDE DRIVE AISLE
5'-WIDE PAVED WALKWAY (TYP)
5'-WIDE PAVED WALKWAY (TYP)
25' MEDEP STREAM SETBACK (TYP)
75' MEDEP STREAM SETBACK (TYP)
~POOL~
APPROVED
12/25
CHARRON
Revisions
Date Comments
Drawn By: Michael O'Brien
Checked By:
Date:11/4/2025
Contact: mobrien@charroninc.com
FALMOUTH COUNTRY CLUB
SITE LIGHTING
FALMOUTH, ME
Page 1 of 1

SME
SEVEE & MAHER
ENGINEERS

4 Blanchard Road, P.O. Box 85A
Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692
info@smemaine.com
smemaine.com

March 3, 2026

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

Subject: Falmouth Country Club – 2024 Facility Improvements
1 Congressional Drive, Falmouth, Maine
Replanting Plan

Dear Nick:

On behalf of Falmouth Country Club (FCC), Sevee & Maher Engineers, Inc. (SME) is pleased to submit one (1) digital copy and four hard (4) copies of an updated Request for Hearing form, a replanting plan, and supporting documents for proposed improvements to the existing facility at FCC. Enclosed materials include three (3) full-sized (24x36) copies and six (6) reduced size (11x17) copies of the project plans in accordance with the submission requirements.

The existing site was accidentally cleared beyond the limits outlined in the approved project plan set. The attached replanting plan is submitted for Planning Board review and approval for replacement plantings in the accidentally cleared area.

A letter from the Falmouth on the Green Homeowners Association and a copy of the approved project plan set are included in the submission for reference. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Jeffrey T. Read, P.E.
Senior Civil Engineer

Attachments

cc: Jeff Harris – Falmouth Country Club
Joel Harris – Falmouth Country Club

ATTACHMENT 1

REQUEST FOR HEARING

SME
SEVEE & MAHER
ENGINEERS

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: Golf Traditions Incorporated Phone# 207-878-2864

Fax: _____ E-Mail: JRH@FalmouthCC.org Alt. Phone # _____

Full Address: 1 Congressional Drive, Falmouth, ME 04105

Address of Property to be Developed: (if different) _____

Map: U65 Lot: 051 & 052 Zone: Farm and Forest (Manufactured Housing)

Property Owner (if other): _____

Full Address: _____ Phone: _____

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

_____ **Pre-application Sketch Plan Review**	_____ **Major Subdivision**
_____ **Minor Subdivision**	_____ **Site Plan Review**
_____ **Private Way**	_____ **Shoreland Zone Permit**
_____ **Sign Permit**	_____ **Contract Zoning**
_____ **Fill Permit**	
X **Other** (specify) Replanting Plan Review	

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: 3-3-26

Printed name: Jeffrey R. Harris

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

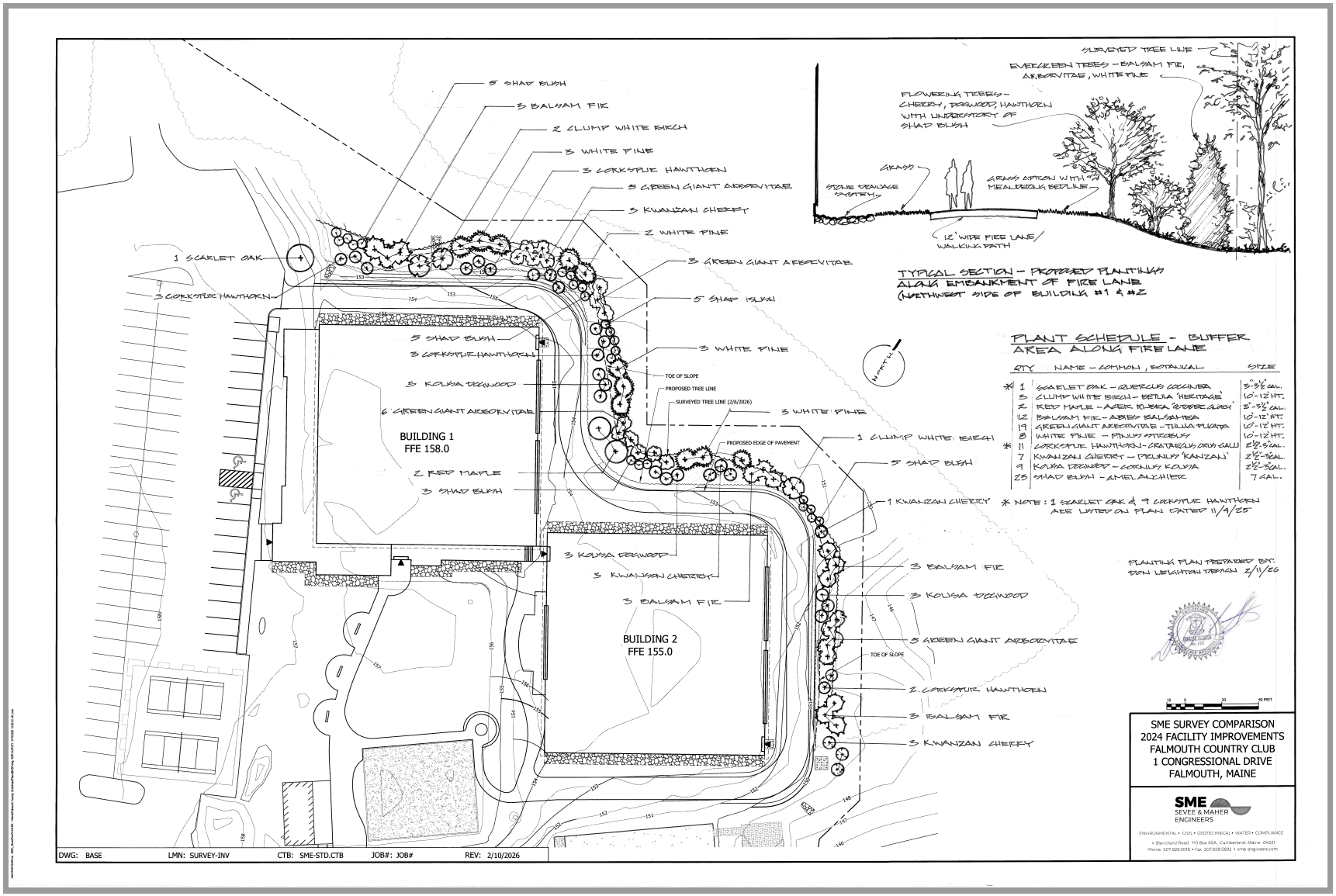
*(If you are an agent, written authorization from the property owner must be attached to this form.)

Amended March 22, 2021

ATTACHMENT 2

SME SURVEY COMPARISON

SME
SEVEE & MAHER
ENGINEERS


5 SHAD BUSH
3 BALSAM FIR
2 CLUMP WHITE BIRCH
3 WHITE PINE
3 CORKSTEM HAWTHORN
5 GREEN GIANT ARBORVITAE
3 KWANZAN CHERRY
2 WHITE PINE
1 SCARLET OAK
3 GREEN GIANT ARBORVITAE
3 CORKSTEM HAWTHORN
5 SHAD BUSH
3 SHAD BUSH
3 WHITE PINE
3 CORKSTEM HAWTHORN
TOE OF SLOPE
3 KOUSA DOGWOOD
PROPOSED TREE LINE
6 GREEN GIANT ARBORVITAE
SURVEYED TREE LINE (2/6/2026)
3 WHITE PINE
BUILDING 1
FFE 158.0
PROPOSED EDGE OF PAVEMENT
1 CLUMP WHITE BIRCH
2 RED MAPLE
5 SHAD BUSH
3 SHAD BUSH
1 KWANZAN CHERRY
3 KOUSA DOGWOOD
3 KWANZAN CHERRY
3 BALSAM FIR
BUILDING 2
FFE 155.0
3 BALSAM FIR
3 KOUSA DOGWOOD
5 GREEN GIANT ARBORVITAE
TOE OF SLOPE
2 CORKSTEM HAWTHORN
3 BALSAM FIR
3 KWANZAN CHERRY
SURVEYED TREE LINE
EVERGREEN TREES - BALSAM FIR, ARBORVITAE, WHITE PINE
FLOWERING TREES - CHERRY, DOGWOOD, HAWTHORN WITH UNDERSTORY OF SHAD BUSH
GRASS
STONE DRAINAGE SWALE
GRASS APRON WITH MEANDERING BED LINE
12' WIDE FIRE LANE/ WALKING PATH
TYPICAL SECTION - PROPOSED PLANTING ALONG EMBANKMENT OF FIRE LANE (NORTHWEST SIDE OF BUILDING #1 & #2
PLANT SCHEDULE - BUFFER AREA ALONG FIRE LANE
QTY | NAME - COMMON, BOTANICAL | SIZE
* 1 | SCARLET OAK - QUERCUS COCCINEA | 3"-3½" CAL.
5 | CLUMP WHITE BIRCH - BETULA 'HERITAGE' | 10'-12' HT.
2 | RED MAPLE - ACER RUBRA 'BOWHALL' | 2"-2½" CAL.
12 | BALSAM FIR - ABIES BALSAMEA | 10'-12' HT.
19 | GREEN GIANT ARBORVITAE - THUJA PLICATA | 10'-12' HT.
8 | WHITE PINE - PINUS STROBUS | 10'-12' HT.
* 11 | CORKSTEM HAWTHORN - CRATAEGUS CRUS GALLI | 2½"-3" CAL.
7 | KWANZAN CHERRY - PRUNUS 'KANZAN' | 2½"-3" CAL.
9 | KOUSA DOGWOOD - CORNUS KOUSA | 2½"-3" CAL.
25 | SHAD BUSH - AMELANCHIER | 7 GAL.
* NOTE: 1 SCARLET OAK & 9 CORKSTEM HAWTHORN ARE LISTED ON PLAN DATED 11/9/25
PLANTING PLAN PREPARED BY: DON LEIGHTON DESIGN 2/11/26
SME SURVEY COMPARISON
2024 FACILITY IMPROVEMENTS
FALMOUTH COUNTRY CLUB
1 CONGRESSIONAL DRIVE
FALMOUTH, MAINE
SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
6 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone: 207.829.5016 • Fax: 207.829.5692 • sme-engineers.com
DWG: BASE
LMN: SURVEY-INV
CTB: SME-STD.CTB
JOB#: JOB#
REV: 2/10/2026

ATTACHMENT 3

APPROVAL LETTER TO TOWN OF FALMOUTH FROM DIRIGO MANAGEMENT COMPANY

SME
SEVEE & MAHER ENGINEERS

DIRIGO MANAGEMENT COMPANY

February 10, 2026

To The Town Of Falmouth, Maine

Falmouth On The Green Homeowners Association has been informed by The Falmouth Country Club that during the preparation of the site for the construction of the approved (Tennis Buildings), it has been determined by The Town Of Falmouth Inspectors some trees have been removed inside of the determined no cut line. Please be advised that we are aware of the situation and are comfortable that the area we approve of is well treed and we are confident the completed project will be as we expected. We have a longstanding relationship with FCC, and we have been assured all necessary measures will be taken to ensure the natural integrity of the site will be intact and blend well with the environment.

We thank you for considering this project's impact on our private neighborhood. We at Falmouth on the Green Homeowners Association are in full support of this project.

Sincerely, Falmouth on the Green Board of Directors
Michael Jacobson, President
Tim Ferris, Treasurer
Matthew Tabenken, Secretary
Susan Keiler, Director
John Mueller, Director
Patrick Iberra, Director

Sent by request of the Board of Directors

Sincerely,

Gail Atkins

Gail Atkins, CMCA, AMS
Senior Property Manager

CCIM Individual Member

EQUAL HOUSING OPPORTUNITY

ONE CITY CENTER, PORTLAND, MAINE 04101-4009
TEL: (207) 871-1080 · 1-800-615-1080 · FAX: (207) 871-7189
E-MAIL: info@dirigomgmt.com
WEB SITE: www.dirigomgmt.com

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 26, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: 1 Congressional Drive Site Plan Amendment Review

Public Works reviewed the subject application and has no comments.

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

The following attachment is not a PDF, so a link to the native file format is being provided instead:

FCC Abutter List .xlsx (LINK)

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: 1 Congressional Drive **Agent:** Jeff Read, Sevee & Maher **Property Owner/Applicant:** Falmouth Country Club	**Map/Lot #:** U65-051 **Zoning District(s):** FF

Project Summary

This application is for a proposed revegetation plan at the Falmouth Country Club (FCC). The FCC received approval for an amended site plan for the construction of tennis court buildings and supporting infrastructure at the December 2025 PB meeting. During the commencement of construction, the buffer areas that were marked as limits of clearing on the approved site plan were over cut. The applicant is back in front of the Planning Board to have a revegetation plan approved to by the Board to bring the project back into compliance with the approved site plan. Limits of clearing were added to the site plan during the original approval per the buffer requirements required by the Site Plan Ordinance. In addition to the revegetation plan, the applicant has also provided the Board with a letter of support from the HOA which abuts the golf facility.

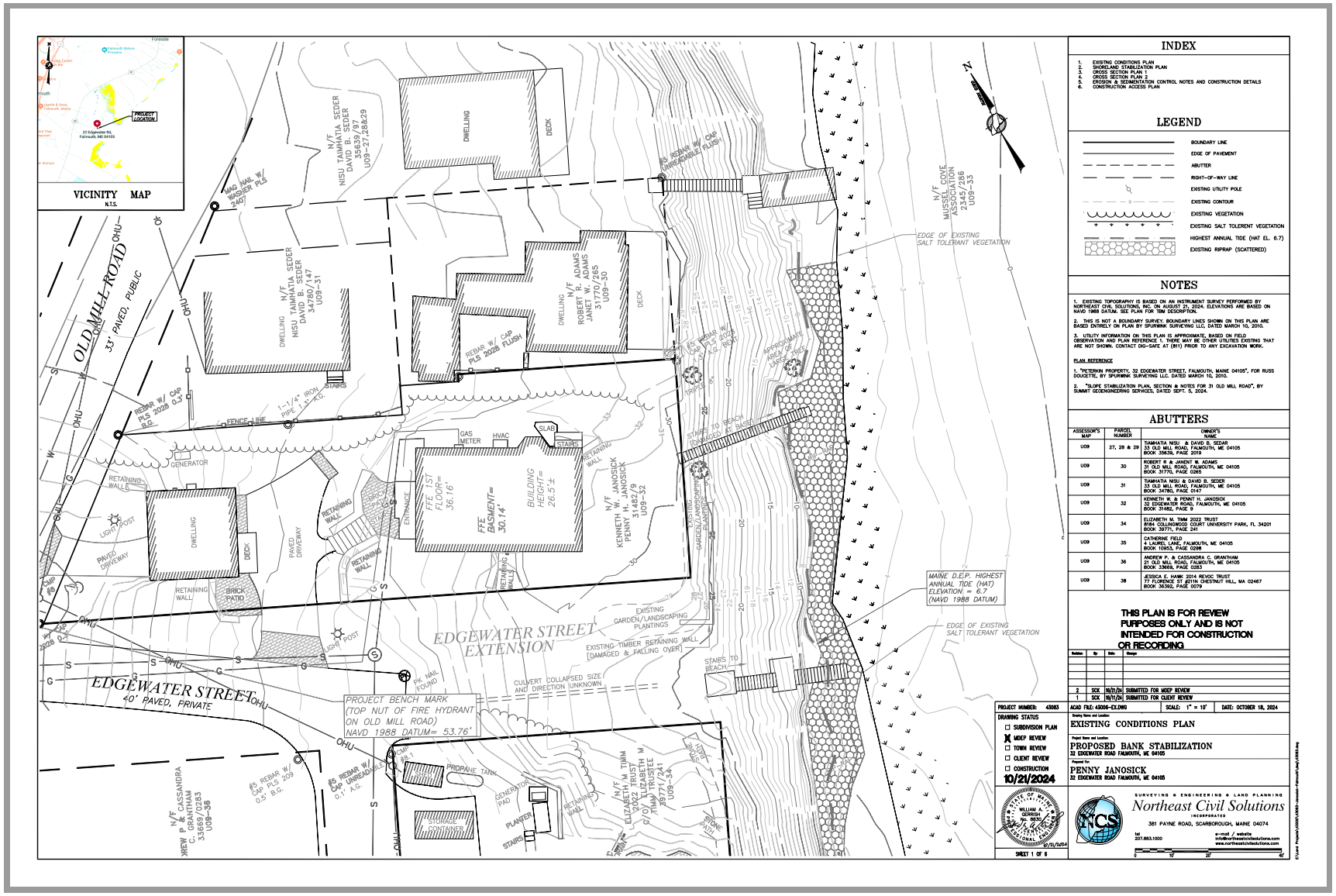
Primary Applicable Regulatory Provisions:

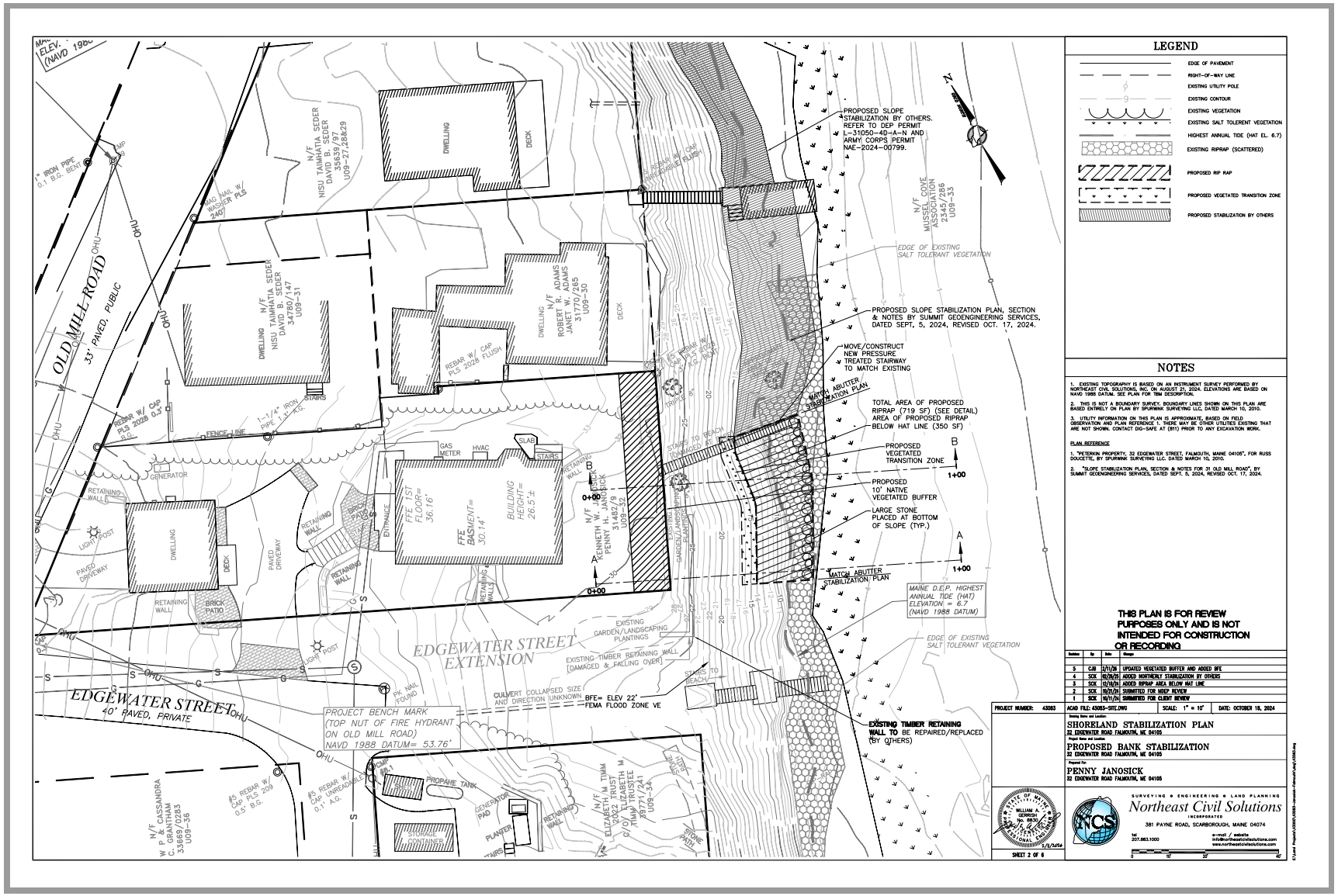
- Section 19-7 Farm and Forest (FF) District
- Division II-19-1-9 Planning Board Site Plan Review
- CH. II-7 Land Subdivision

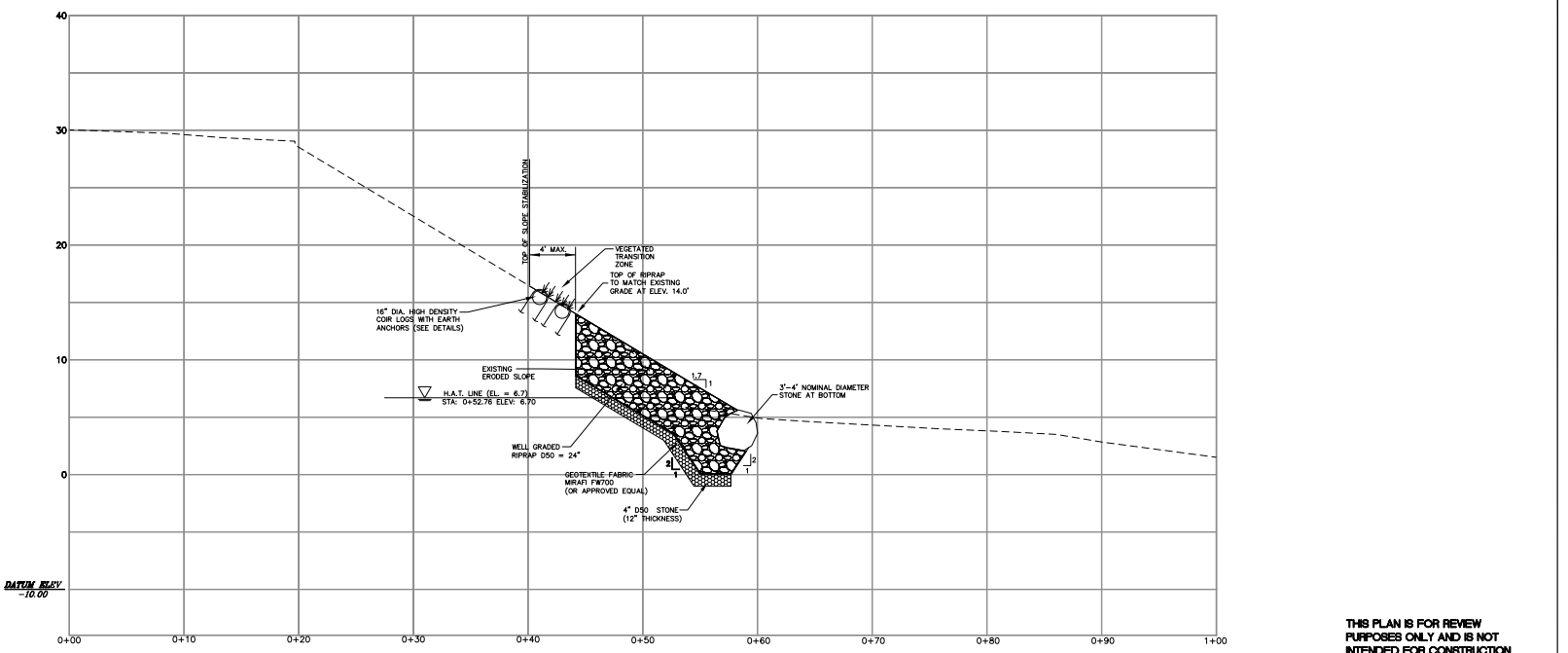
Staff support this item to be on the Administrative Action Item for the **April** Planning Board Meeting.

Proposed Conditions of Approval:

1. The project is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. All Conditions of Approval from the December 2025 Planning Approval still apply to this amendment.
3. Prior to commencement of site work and construction, and prior to issuance of building permits:
    a. The applicant shall obtain a signed copy of the final plans from the Planning Office.
    b. Erosion control measures shall be installed to the satisfaction of the Town Engineer.
    c. Limits of clearing and buffer areas shall be marked in the field with snow fence or equivalent to the satisfaction of the Town Engineer.
    d. Applicant shall update Performance Guarantee to reflect the approved revegetation plan.


VICINITY MAP
N.T.S.
PROJECT LOCATION
32 Edgewater Rd.
Falmouth, ME 04105
OLD MILL ROAD
33' PAVED, PUBLIC
EDGEWATER STREET EXTENSION
EDGEWATER STREET
40' PAVED, PRIVATE
PROJECT BENCH MARK
(TOP NUT OF FIRE HYDRANT
ON OLD MILL ROAD)
NAVD 1988 DATUM= 53.76'
N/F NISU TAHMATIA SEDER
DAVID B. SEDER
35639/97
U09-27,28&29
N/F NISU TAHMATIA SEDER
DAVID B. SEDER
34780/147
U09-31
N/F R. ADAMS
JANET W. ADAMS
31770/265
U09-30
N/F JANOSICK
KENNETH W. JANOSICK
PENNY H. JANOSICK
31482/9
U09-32
N/F ELIZABETH M. TIMM
2022 TRUST
8184 COLLINGWOOD COURT
U09-34
N/F CASSANDRA C. GRANTHAM
33689/0283
U09-36
N/F MUSSEL COVE ASSOCIATION
2345/286
U09-33
DWELLING
DECK
GARAGE
GENERATOR
GAS METER
HVAC
SLAB
STAIRS
RETAINING WALL
BRICK PATIO
PAVED DRIVEWAY
LIGHT POST
PROPANE TANK
GENERATOR PAD
PLANTER
SHORING
FENCE LINE
PIPE T.A.G.
MAG NAIL W/ WASHER PLS 2407
REBAR W/ CAP PLS 2028 0.3' A.G.
#5 REBAR W/ CAP UNREADABLE FLUSH
#5 REBAR W/ CAP PLS 2028 0.5' B.G.
#5 REBAR W/ CAP UNREADABLE 0.1' A.G.
PK NAIL FOUND
FFE 1ST FLOOR= 36.16'
FFE BASEMENT= 30.14'
BUILDING HEIGHT= 26.5'±
EXISTING GARDEN/LANDSCAPING PLANTINGS
EXISTING TIMBER RETAINING WALL (DAMAGED & FALLING OVER)
CULVERT COLLAPSED SIZE AND DIRECTION UNKNOWN
EDGE OF EXISTING SALT TOLERANT VEGETATION
APPROXIMATE HIGH WATER LINE
STAIRS TO BEACH
STAIRS (DAMAGED & UNUSABLE)
MAINE D.E.P. HIGHEST ANNUAL TIDE (HAT) ELEVATION = 6.7 (NAVD 1988 DATUM)
OHU
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6. CONSTRUCTION ACCESS PLAN
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BOUNDARY LINE
EDGE OF PAVEMENT
ABUTTER
RIGHT-OF-WAY LINE
EXISTING UTILITY POLE
EXISTING CONTOUR
EXISTING VEGETATION
EXISTING SALT TOLERENT VEGETATION
HIGHEST ANNUAL TIDE (HAT EL. 6.7)
EXISTING RIPRAP (SCATTERED)
NOTES
1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
PLAN REFERENCE
1. "INTERIM PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUCETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
2. "SLOPE STABILIZATION PLAN, SECTION & NOTES FOR 31 OLD MILL ROAD", BY SUMMIT GEOENGINEERING SERVICES, DATED SEPT. 5, 2024.
ABUTTERS
ASSESSOR'S MAP | PARCEL NUMBER | OWNER'S NAME
U09 | 27, 28 & 29 | TAMHATIA NISU & DAVID B. SEDAR, 33 OLD MILL ROAD, FALMOUTH, ME 04105, BOOK 35639, PAGE 2019
U09 | 30 | ROBERT R & JANENT W. ADAMS, 31 OLD MILL ROAD, FALMOUTH, ME 04105, BOOK 31770, PAGE 0265
U09 | 31 | TAMHATIA NISU & DAVID B. SEDER, 33 OLD MILL ROAD, FALMOUTH, ME 04105, BOOK 34780, PAGE 0147
U09 | 32 | KENNETH W. & PENNY H. JANOSICK, 32 EDGEWATER ROAD, FALMOUTH, ME 04105, BOOK 31482, PAGE 9
U09 | 34 | ELIZABETH M. TIMM 2022 TRUST, 8184 COLLINGWOOD COURT UNIVERSITY PARK, FL 34201, BOOK 35771, PAGE 241
U09 | 35 | CATHERINE FIELD, 4 LAUREL LANE, FALMOUTH, ME 04105, BOOK 10953, PAGE 0298
U09 | 36 | ANDREW P. & CASSANDRA C. GRANTHAM, 21 OLD MILL ROAD, FALMOUTH, ME 04105, BOOK 33689, PAGE 0283
U09 | 38 | JESSICA E. HANK 2014 REVOC TRUST, 77 FLORENCE ST #311N CHESTNUT HILL, MA 02467, BOOK 36392, PAGE 0079
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING
Revision | By | Date | Change
2 | SCK | 10/21/24 | SUBMITTED FOR MDEP REVIEW
1 | SCK | 10/11/24 | SUBMITTED FOR CLIENT REVIEW
PROJECT NUMBER: 43083
ACAD FILE: 43086-EX.DWG
SCALE: 1" = 10'
DATE: OCTOBER 18, 2024
DRAWING STATUS
☐ SUBDIVISION PLAN
☒ MDEP REVIEW
☐ TOWN REVIEW
☐ CLIENT REVIEW
☐ CONSTRUCTION
10/21/2024
EXISTING CONDITIONS PLAN
PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105
PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105
WILLIAM A. GERRISH No. 6832 REGISTERED PROFESSIONAL ENGINEER
10/21/2024
SHEET 1 OF 6
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0 10' 20' 40'


LEGEND
EDGE OF PAVEMENT
RIGHT-OF-WAY LINE
EXISTING UTILITY POLE
EXISTING CONTOUR
EXISTING VEGETATION
EXISTING SALT TOLERENT VEGETATION
HIGHEST ANNUAL TIDE (HAT EL. 6.7)
EXISTING RIPRAP (SCATTERED)
PROPOSED RIP RAP
PROPOSED VEGETATED TRANSITION ZONE
PROPOSED STABILIZATION BY OTHERS
NOTES
1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN BY SPURWINK SURVEYING LLC, DATED MARCH 10, 2010.
3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
PLAN REFERENCE
1. "PETERKIN PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUCETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
2. "SLOPE STABILIZATION PLAN, SECTION & NOTES FOR 31 OLD MILL ROAD", BY SUMMIT GEOENGINEERING SERVICES, DATED SEPT. 5, 2024, REVISED OCT. 17, 2024.
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING
OLD MILL ROAD
33' PAVED, PUBLIC
EDGEWATER STREET
40' PAVED, PRIVATE
EDGEWATER STREET EXTENSION
PROPOSED SLOPE STABILIZATION BY OTHERS. REFER TO DEP PERMIT L-31050-4B-A-N AND ARMY CORPS PERMIT NAE-2024-00799.
PROPOSED SLOPE STABILIZATION PLAN, SECTION & NOTES BY SUMMIT GEOENGINEERING SERVICES, DATED SEPT. 5, 2024, REVISED OCT. 17, 2024.
MOVE/CONSTRUCT NEW PRESSURE TREATED STAIRWAY TO MATCH EXISTING
MATCH ABUTTER STABILIZATION PLAN
TOTAL AREA OF PROPOSED RIPRAP (719 SF) (SEE DETAIL) AREA OF PROPOSED RIPRAP BELOW HAT LINE (350 SF)
PROPOSED VEGETATED TRANSITION ZONE
PROPOSED 10' NATIVE VEGETATED BUFFER
LARGE STONE PLACED AT BOTTOM OF SLOPE (TYP.)
MAINE D.E.P. HIGHEST ANNUAL TIDE (HAT) ELEVATION = 6.7 (NAVD 1988 DATUM)
EDGE OF EXISTING SALT TOLERANT VEGETATION
EXISTING TIMBER RETAINING WALL TO BE REPAIRED/REPLACED (BY OTHERS)
PROJECT BENCH MARK (TOP NUT OF FIRE HYDRANT ON OLD MILL ROAD) NAVD 1988 DATUM= 53.76'
CULVERT COLLAPSED SIZE AND DIRECTION UNKNOWN
BFE= ELEV 22' FEMA FLOOD ZONE VE
DWELLING N/F NISU TAMHATIA SEDER DAVID B. SEDER 34780/147 U09-31
N/F NISU TAMHATIA SEDER DAVID B. SEDER 35656/97 U09-27,28&29
N/F R. ADAMS JANET W. ADAMS 31710/265 U09-30
N/F KENNETH W. JANOSICK PENNY H. JANOSICK 31482/9 U09-32
N/F COVE ASSOCIATION 2345/286 U09-33
N/F P. & CASSANDRA C. GRANTHAM 33669/283 U09-36
N/F ELIZABETH M TIMM 2022 TRUST C/O ELIZABETH M. TIMM 37171/241 U09-34
PROJECT NUMBER: 43083
ACAD FILE: 43083-SITE.DWG
SCALE: 1" = 10'
DATE: OCTOBER 18, 2024
SHORELAND STABILIZATION PLAN
32 EDGEWATER ROAD FALMOUTH, ME 04105
PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105
PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105
WILLIAM A. GRANGER
No. 9570
REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE
SURVEYING & ENGINEERING & LAND PLANNING
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SHEET 2 OF 6



CROSS SECTION A–A
SCALE: 1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'
VERTICAL SCALE 1" = 4'

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

No.	By	Date	Comments
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/11/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083 | ACAD FILE: 43006-SITE.DWG | SCALE: AS NOTED | DATE: OCTOBER 18, 2024

CROSS SECTION PLAN 1
32 EDGEWATER ROAD FALMOUTH, ME 04105

PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105

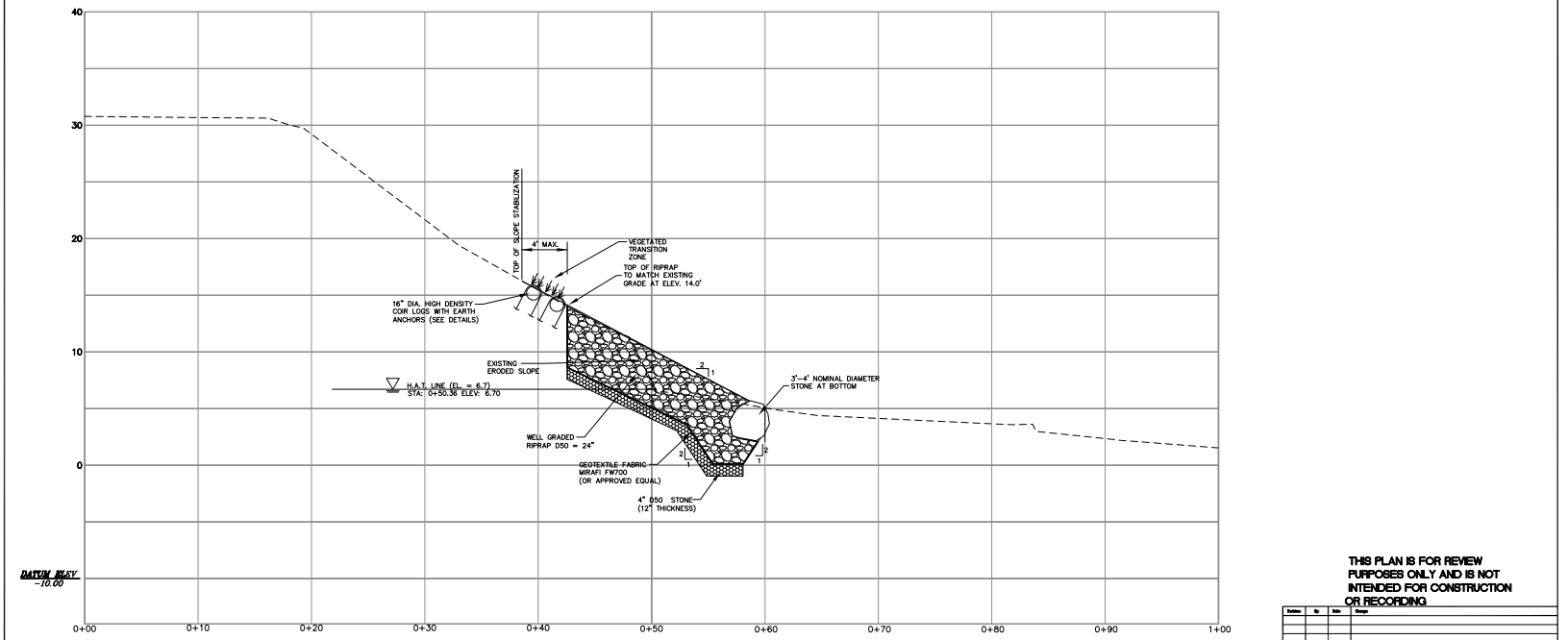
Prepared For:
PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105

WILLIAM A. GERRISH No. 10530 REGISTERED PROFESSIONAL ENGINEER 10/11/2024

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SHEET 3 OF 6

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CROSS SECTION B–B

SCALE: 1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'

VERTICAL SCALE 1" = 4'

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No.	By	Date	Comments
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083 | ACAD FILE: 43006-SITE.DWG | SCALE: AS NOTED | DATE: OCTOBER 18, 2024

CROSS SECTION PLAN 2
32 EDGEWATER ROAD FALMOUTH, ME 04105

PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105

PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105

WILLIAM A. GERRISH No. 6830 REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE 10/17/2024

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SHEET 4 OF 6

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EROSION AND SEDIMENTATION CONTROL PLAN NOTES

SEDIMENTATION AND EROSION FOR THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2015. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S. §480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

1 EROSION AND SEDIMENTATION CONTROL

1.1 POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

1.2 SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

1.3 STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROWS. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

1.4 TEMPORARY STABILIZATION. WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

1.5 REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

1.6 PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90 % COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

1.6.1 SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

1.6.2 SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

1.6.3 PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

1.6.4 RIP RAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

1.6.5 AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

1.6.6 PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED, PROVIDED IT IS FREE OF FINE MATERIALS THAT MAY RUNOFF WITH A RAIN EVENT

1.6.7 DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP LINING, TURF REINFORCEMENT MAT, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE CHANNEL BANKS, OR DOWN-CUTTING OF THE CHANNEL.

1.7 WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS

1.7.1 SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

1.7.2 SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

1.7.3 DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

1.7.4 SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

1.8 STORMWATER CHANNELS. DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL, PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER SECTION 1.6.7 ABOVE.

1.8.1 THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.

1.8.2 WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN ½ ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

1.9 SEDIMENT BASINS. SEDIMENT BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ½ OF THE DESIGN CAPACITY OF THE BASIN. THE USE OF CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMERS, FLOCCULANTS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MUST RECEIVE PRIOR APPROVAL FROM THE DEPARTMENT. WHEN REQUESTING APPROVAL TO USE CATIONIC TREATMENT CHEMICALS, YOU MUST DESCRIBE APPROPRIATE CONTROLS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, YOU MUST SPECIFY THE TYPE(S) OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY, ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

1.10 ROADS. GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

1.11 CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH.

1.12 PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREA'S SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

2 INSPECTION AND MAINTENANCE

2.1 DURING CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

2.1.1 INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2.1.2 MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

2.1.3 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.2 POST-CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET AFTER CONSTRUCTION.

2.2.1 PLAN. CARRY OUT AN APPROVED INSPECTION AND MAINTENANCE PLAN THAT IS CONSISTENT WITH THE MINIMUM REQUIREMENTS OF THIS SECTION. THE PLAN MUST ADDRESS INSPECTION AND MAINTENANCE OF THE PROJECT'S PERMANENT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT SYSTEM.

2.2.2 INSPECTION AND MAINTENANCE. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS. THE FOLLOWING AREAS, FACILITIES, AND MEASURES MUST BE INSPECTED AND IDENTIFIED DEFICIENCIES MUST BE CORRECTED. AREAS, FACILITIES, AND MEASURES OTHER THAN THOSE LISTED BELOW MAY ALSO REQUIRE INSPECTION ON A SPECIFIC SITE. INSPECTION OR MAINTENANCE TASKS OTHER THAN THOSE DISCUSSED BELOW MUST BE INCLUDED IN THE MAINTENANCE PLAN DEVELOPED FOR A SPECIFIC SITE.

2.2.2.1 INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS OR AREAS WITH SPARSE GROWTH. WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE EROSIVE FLOWS TO ON-SITE AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS. SEE PERMANENT STABILIZATION STANDARDS IN SECTION 1.6.

2.2.2.2 INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW, REMOVE ACCUMULATED SEDIMENTS AND DEBRIS, TO CONTROL VEGETATED GROWTH THAT COULD OBSTRUCT FLOW, AND TO REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES MUST BE MOWED AT LEAST ANNUALLY OR OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY VEGETATION GROWING THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLODGED. THE CHANNEL MUST RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDESLOPES.

2.2.2.3 INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW; REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.4 INSPECT AND CLEAN OUT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY INFLOW CHANNELS TO THE BASIN, AND AT ANY PIPES BETWEEN BASINS. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL-ABSORPTIVE PADS).

2.2.2.5 INSPECT RESOURCE AND TREATMENT BUFFERS ONCE A YEAR FOR EVIDENCE OF EROSION, CONCENTRATING FLOW, AND ENCROACHMENT BY DEVELOPMENT. IF FLOWS ARE CONCENTRATING WITHIN A BUFFER, SITE GRADING, LEVEL SPREADERS, OR DITCH TURN-OUTS MUST BE USED TO ENSURE A MORE EVEN DISTRIBUTION OF FLOW INTO A BUFFER. CHECK DOWN SLOPE OF ALL SPREADERS AND TURN-OUTS FOR EROSION. IF EROSION IS PRESENT, ADJUST OR MODIFY THE SPREADER'S OR TURNOUT'S LIP TO ENSURE A BETTER DISTRIBUTION OF FLOW INTO A BUFFER. CLEAN-OUT ANY ACCUMULATION OF SEDIMENT WITHIN THE SPREADER BAYS OR TURN-OUT POOLS.

2.2.2.6 INSPECT AT LEAST ONCE PER YEAR, EACH STORMWATER MANAGEMENT POND OR BASIN, INCLUDING THE POND'S EMBANKMENTS, OUTLET STRUCTURE, AND EMERGENCY SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE POND. CONTROL WOODY VEGETATION ON THE POND'S EMBANKMENTS.

2.2.2.7 INSPECT AT LEAST ONE PER YEAR, EACH UNDERDRAINED FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER. IF NEEDED, REHABILITATE ANY CLOGGED SURFACE LININGS, AND FLUSH UNDERDRAIN PIPING.

2.2.2.8 INSPECT EACH MANUFACTURED SYSTEM INSTALLED ON THE SITE, INCLUDING THE SYSTEM'S INLET, TREATMENT CHAMBER(S), AND OUTLET AT LEAST ONCE PER YEAR, OR IN ACCORDANCE WITH THE MAINTENANCE GUIDELINES RECOMMENDED BY THE MANUFACTURER BASED ON THE ESTIMATED RUNOFF AND POLLUTANT LOAD EXPECTED TO THE SYSTEM FROM THE PROJECT. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS, DEBRIS, AND CONTAMINATED WATERS FROM THE SYSTEM AND, IF APPLICABLE, REMOVE AND REPLACE ANY CLOGGED OR SPENT FILTER MEDIA.

2.2.3 REGULAR MAINTENANCE

2.2.3.1 CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. ACCUMULATIONS OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND REMOVING IT MANUALLY OR BY A FRONT-END LOADER. GRADING OF GRAVEL ROADS, OR GRADING OF THE GRAVEL SHOULDERS OF GRAVEL OR PAVED ROADS, MUST BE ROUTINELY PERFORMED TO ENSURE THAT STORMWATER DRAINS IMMEDIATELY OFF THE ROAD SURFACE TO ADJACENT BUFFER AREAS OR STABLE DITCHES, AND IS NOT IMPEDED BY ACCUMULATIONS OF GRADED MATERIAL ON THE ROAD SHOULDER OR BY EXCAVATION OF FALSE DITCHES IN THE SHOULDER. IF WATER BARS OR OPEN-TOP CULVERTS ARE USED TO DIVERT RUNOFF FROM ROAD SURFACES, CLEAN-OUT ANY SEDIMENTS WITHIN OR AT THE OUTLET OF THESE STRUCTURES TO RESTORE THEIR FUNCTION.

2.2.3.2 MANAGE EACH BUFFER'S VEGETATION CONSISTENTLY WITH THE REQUIREMENTS IN ANY DEED RESTRICTIONS FOR THE BUFFER. WOODED BUFFERS MUST REMAIN FULLY WOODED AND HAVE NO DISTURBANCE TO THE DUFF LAYER. VEGETATION IN NON-WOODED BUFFERS MAY NOT BE CUT MORE THAN THREE TIMES PER YEAR, AND MAY NOT BE CUT SHORTER THAN SIX INCHES.

2.2.4 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING INSPECTIONS, MAINTENANCE, AND ANY CORRECTIVE ACTIONS TAKEN. THE LOG MUST INCLUDE THE DATE ON WHICH EACH INSPECTION OR MAINTENANCE TASK WAS PERFORMED, A DESCRIPTION OF THE INSPECTION FINDINGS OR MAINTENANCE COMPLETED, AND THE NAME OF THE INSPECTOR OR MAINTENANCE PERSONNEL PERFORMING THE TASK. IF A MAINTENANCE TASK REQUIRES THE CLEAN-OUT OF ANY SEDIMENTS OR DEBRIS, INDICATE WHERE THE SEDIMENT AND DEBRIS WAS DISPOSED AFTER REMOVAL. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY PROVIDED TO THE DEPARTMENT UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.3 DURATION OF MAINTENANCE. PERFORM MAINTENANCE AS DESCRIBED AND REQUIRED IN THE PERMIT UNLESS AND UNTIL THE SYSTEM IS FORMALLY ACCEPTED BY THE MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT, OR IS PLACED UNDER THE JURISDICTION OF A LEGALLY CREATED ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. IF A MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT CHOOSES TO ACCEPT A STORMWATER MANAGEMENT SYSTEM, OR A COMPONENT OF A STORMWATER SYSTEM, IT MUST PROVIDE A LETTER TO THE DEPARTMENT STATING THAT IT ASSUMES RESPONSIBILITY FOR THE SYSTEM. THE LETTER MUST SPECIFY THE COMPONENTS OF THE SYSTEM FOR WHICH THE MUNICIPALITY OR DISTRICT WILL ASSUME RESPONSIBILITY, AND THAT THE MUNICIPALITY OR DISTRICT AGREES TO MAINTAIN THOSE COMPONENTS OF THE SYSTEM IN COMPLIANCE WITH DEPARTMENT STANDARDS. UPON SUCH ASSUMPTION OF RESPONSIBILITY, AND APPROVAL BY THE DEPARTMENT, THE MUNICIPALITY, QUASI-MUNICIPAL DISTRICT, OR ASSOCIATION BECOMES A CO-PERMITTEE FOR THIS PURPOSE ONLY AND MUST COMPLY WITH ALL TERMS AND CONDITIONS OF THE PERMIT.

3 HOUSEKEEPING

3.1 SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

3.2 GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3.3 FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

3.4 DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

3.5 EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

3.6 AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

3.6.1 DISCHARGES FROM FIREFIGHTING ACTIVITY;
3.6.2 FIRE HYDRANT FLUSHINGS;
3.6.3 VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
3.6.4 DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
3.6.5 ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
3.6.6 PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
3.6.7 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
3.6.8 UNCONTAMINATED GROUNDWATER OR SPRING WATER;
3.6.9 FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
3.6.10 UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
3.6.11 POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
3.6.12 LANDSCAPE IRRIGATION.

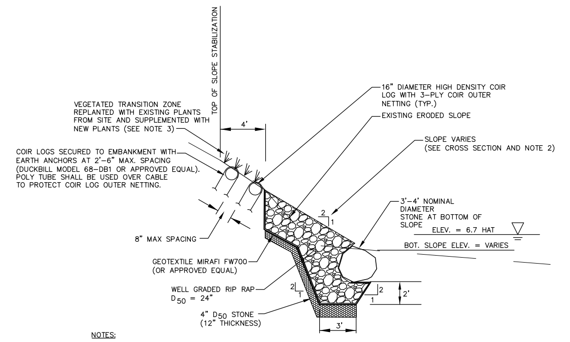
3.7 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

3.7.1 WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;

3.7.2 FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;

3.7.3 SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND

3.7.4 TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.



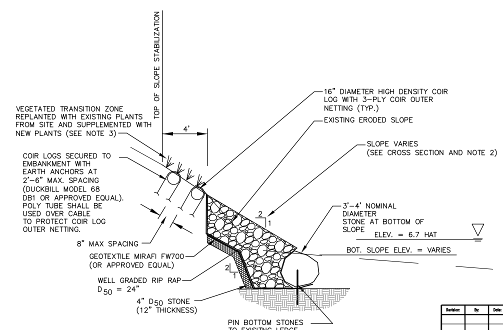
NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF HARD, SOUND DURABLE ROCK THAT WILL NOT DETERIORATE BY EXPOSURE TO WATER OR WEATHER. STONE SHALL BE ANGULAR AND ROUGH. SMALLER STONES SHALL BE USED FOR CHINKING OF RIPRAP STONE.

2. PROVIDE GRADUAL TRANSITION FROM DESIGN SLOPE AS SHOWN ON CROSS SECTIONS TO MATCH EXISTING SLOPE AT PROPERTY BOUNDARIES.

3. PLANTINGS SHALL BE WATER TOLERABLE, SALT TOLERABLE DEEP ROOTING NATIVE SPECIES AS APPROVED BY THE OWNER AND ENGINEER.

TYPICAL SLOPE RESTORATION STABILIZATION DETAIL (NON-LEDGE INSTALLATION)



NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF HARD, SOUND DURABLE ROCK THAT WILL NOT DETERIORATE BY EXPOSURE TO WATER OR WEATHER. STONE SHALL BE ANGULAR AND ROUGH. SMALLER STONES SHALL BE USED FOR CHINKING OF RIPRAP STONE.

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TYPICAL SLOPE RESTORATION STABILIZATION DETAIL (LEDGE INSTALLATION)

N.T.S.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/11/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083 | ACAD FILE: 43006-ES.DWG | SCALE: AS NOTED | DATE: OCTOBER 18, 2024

Drawing Name and Location: EROSION & SEDIMENTATION CONTROL NOTES AND CONSTRUCTION DETAILS

Project Name and Location: PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105

Prepared For: PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105

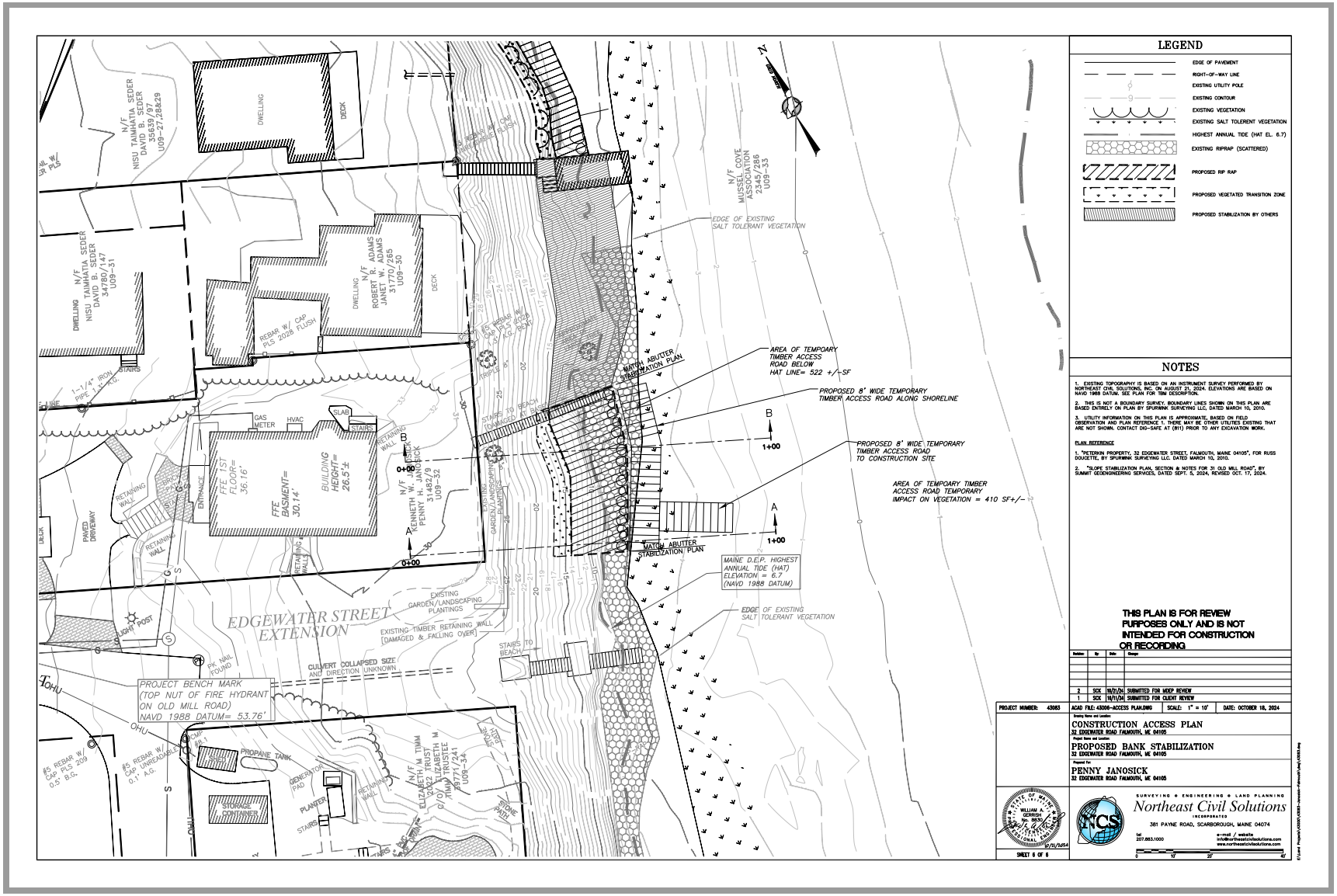
STATE OF MAINE WILLIAM A. GERRISH No. 8830 LICENSED PROFESSIONAL ENGINEER 10/21/2024

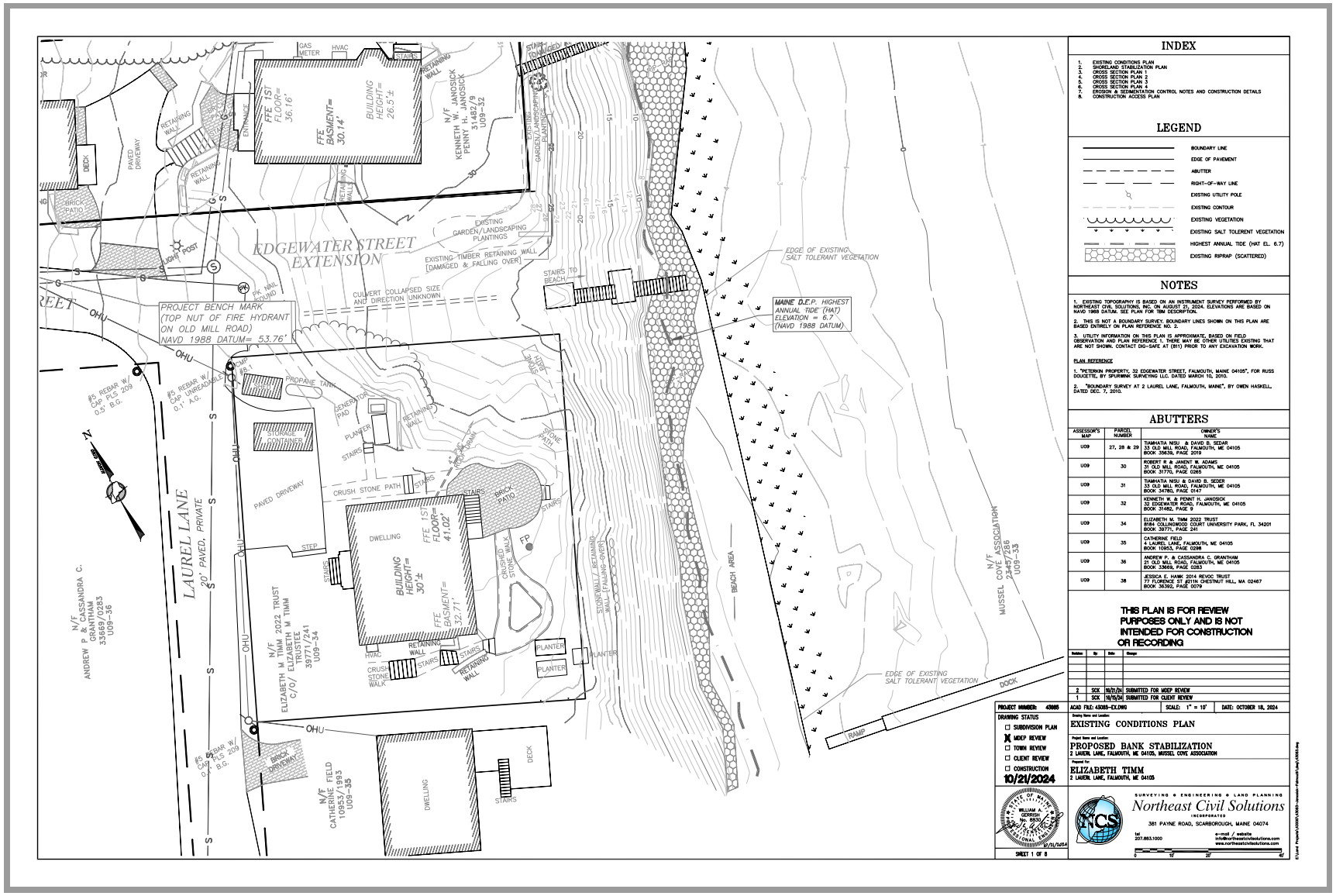
SHEET 5 OF 6

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LEGEND
EDGE OF PAVEMENT
RIGHT-OF-WAY LINE
EXISTING UTILITY POLE
EXISTING CONTOUR
EXISTING VEGETATION
EXISTING SALT TOLERENT VEGETATION
HIGHEST ANNUAL TIDE (HAT EL. 6.7)
EXISTING RIPRAP (SCATTERED)
PROPOSED RIP RAP
PROPOSED VEGETATED TRANSITION ZONE
PROPOSED STABILIZATION BY OTHERS
NOTES
1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN BY SPURWINK SURVEYING LLC, DATED MARCH 10, 2010.
3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1; THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
PLAN REFERENCE
1. "PETERKIN PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUGETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
2. "SLOPE STABILIZATION PLAN, SECTION & NOTES FOR 31 OLD MILL ROAD", BY SUMMIT GEOENGINEERING SERVICES, DATED SEPT. 5, 2024, REVISED OCT. 17, 2024.
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING
2 SCK 10/21/24 SUBMITTED FOR MDEP REVIEW
1 SCK 10/11/24 SUBMITTED FOR CLIENT REVIEW
PROJECT NUMBER: 43065
ACAD FILE: 43006-ACCESS PLAN.DWG
SCALE: 1" = 10'
DATE: OCTOBER 18, 2024
CONSTRUCTION ACCESS PLAN
32 EDGEWATER ROAD FALMOUTH, ME 04105
PROPOSED BANK STABILIZATION
32 EDGEWATER ROAD FALMOUTH, ME 04105
PENNY JANOSICK
32 EDGEWATER ROAD FALMOUTH, ME 04105
WILLIAM A. GERRISH No. 6830 REGISTERED PROFESSIONAL ENGINEER
10/21/2024
SHEET 6 OF 6
SURVEYING & ENGINEERING & LAND PLANNING
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EDGEWATER STREET EXTENSION
PROJECT BENCH MARK (TOP NUT OF FIRE HYDRANT ON OLD MILL ROAD) NAVD 1988 DATUM= 53.76'
AREA OF TEMPOARY TIMBER ACCESS ROAD BELOW HAT LINE= 522 +/-SF
PROPOSED 8' WIDE TEMPORARY TIMBER ACCESS ROAD ALONG SHORELINE
PROPOSED 8' WIDE TEMPORARY TIMBER ACCESS ROAD TO CONSTRUCTION SITE
AREA OF TEMPOARY TIMBER ACCESS ROAD TEMPORARY IMPACT ON VEGETATION = 410 SF+/-
MAINE D.E.P. HIGHEST ANNUAL TIDE (HAT) ELEVATION = 6.7 (NAVD 1988 DATUM)
MATCH ABUTTER STABILIZATION PLAN
EDGE OF EXISTING SALT TOLERANT VEGETATION
EXISTING TIMBER RETAINING WALL (DAMAGED & FALLING OVER)
EXISTING GARDEN/LANDSCAPING PLANTINGS
STAIRS TO BEACH
CULVERT COLLAPSED SIZE AND DIRECTION UNKNOWN
DWELLING
DECK
GAS METER
HVAC
SLAB
STAIRS
ENTRANCE
FFE 1ST FLOOR= 36.16'
FFE BASEMENT= 30.14'
BUILDING HEIGHT= 26.5'±
PAVED DRIVEWAY
RETAINING WALL
LIGHT POST
PROPANE TANK
GENERATOR PAD
PLANTER
STORAGE CONTAINER
N/F NISU TAINHATIA SEDER DAVID B. SEDER 35639/97 U09-27,28&29
N/F NISU TAINHATIA SEDER DAVID B. SEDER 34780/147 U09-31
N/F ADAMS ROBERT W. ADAMS JANET H. ADAMS 31771/265 U09-30
N/F KENNETH W. JANOSICK PENNY H. JANOSICK 31482/9 U09-32
N/F MUSSEL COVE ASSOCIATION 2345/286 U09-33
N/F ELIZABETH M TIMM 2022 TRUST C/O ELIZABETH M TIMM 39771/241 U09-34
#5 REBAR W/ CAP PLS 2028 FLUSH
#5 REBAR W/ CAP PLS 2028 0.6' BELOW GRADE
#5 REBAR W/ CAP PLS 2028 0.5' B.G.
#5 REBAR W/ CAP UNREADABLE 0.1' A.G.
1-1/4" IRON PIPE 1.4' A.G.
PK NAIL FOUND
OHW
SHORE TO BEACH
0+00
1+00
A
B



INDEX

1. EXISTING CONDITIONS PLAN
2. SHORELAND STABILIZATION PLAN
3. CROSS SECTION PLAN 1
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7. EROSION & SEDIMENTATION CONTROL NOTES AND CONSTRUCTION DETAILS
8. CONSTRUCTION ACCESS PLAN

LEGEND

BOUNDARY LINE
EDGE OF PAVEMENT
ABUTTER
RIGHT-OF-WAY LINE
EXISTING UTILITY POLE
EXISTING CONTOUR
EXISTING VEGETATION
EXISTING SALT TOLERENT VEGETATION
HIGHEST ANNUAL TIDE (HAT EL. 6.7)
EXISTING RIPRAP (SCATTERED)

NOTES

1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TIMM DESCRIPTION.

2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN REFERENCE NO. 2.

3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.

PLAN REFERENCE

1. "INTERIM PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUCETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.

2. "BOUNDARY SURVEY AT 2 LAUREL LANE, FALMOUTH, MAINE", BY OWEN HASKELL, DATED DEC. 7, 2010.

ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
U09	27, 28 & 29	TAMHATA NISU & DAVID B. SEDAR 33 OLD MILL ROAD, FALMOUTH, ME 04105 BOOK 33639, PAGE 0319
U09	30	ROBERT R & JANENT M. ADAMS 31 OLD MILL ROAD, FALMOUTH, ME 04105 BOOK 31770, PAGE 0265
U09	31	TAMHATA NISU & DAVID B. SEDER 33 OLD MILL ROAD, FALMOUTH, ME 04105 BOOK 34780, PAGE 0147
U09	32	KENNETH W. & PENNY H. JANOSICK 32 EDGEWATER ROAD, FALMOUTH, ME 04105 BOOK 31482, PAGE 9
U09	34	ELIZABETH M. TIMM 2022 TRUST 8184 COLLINGWOOD COURT UNIVERSITY PARK, FL 34201 BOOK 39771, PAGE 241
U09	35	CATHERINE FIELD 4 LAUREL LANE, FALMOUTH, ME 04105 BOOK 10953, PAGE 0298
U09	36	ANDREW P. & CASSANDRA C. GRANTHAM 21 OLD MILL ROAD, FALMOUTH, ME 04105 BOOK 33689, PAGE 0283
U09	38	JESSICA E. HANK 2014 REVOC TRUST 77 FLORENCE ST #311N CHESTNUT HILL, MA 02467 BOOK 36392, PAGE 0079

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43085 | ACAD FILE: 43085-EX.DWG | SCALE: 1" = 10' | DATE: OCTOBER 18, 2024

DRAWING STATUS
- ☐ SUBDIVISION PLAN
- ☒ MDEP REVIEW
- ☐ TOWN REVIEW
- ☐ CLIENT REVIEW
- ☐ CONSTRUCTION

10/21/2024

Drawing Name and Location: EXISTING CONDITIONS PLAN

Project Name and Location: PROPOSED BANK STABILIZATION
2 LAUREL LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

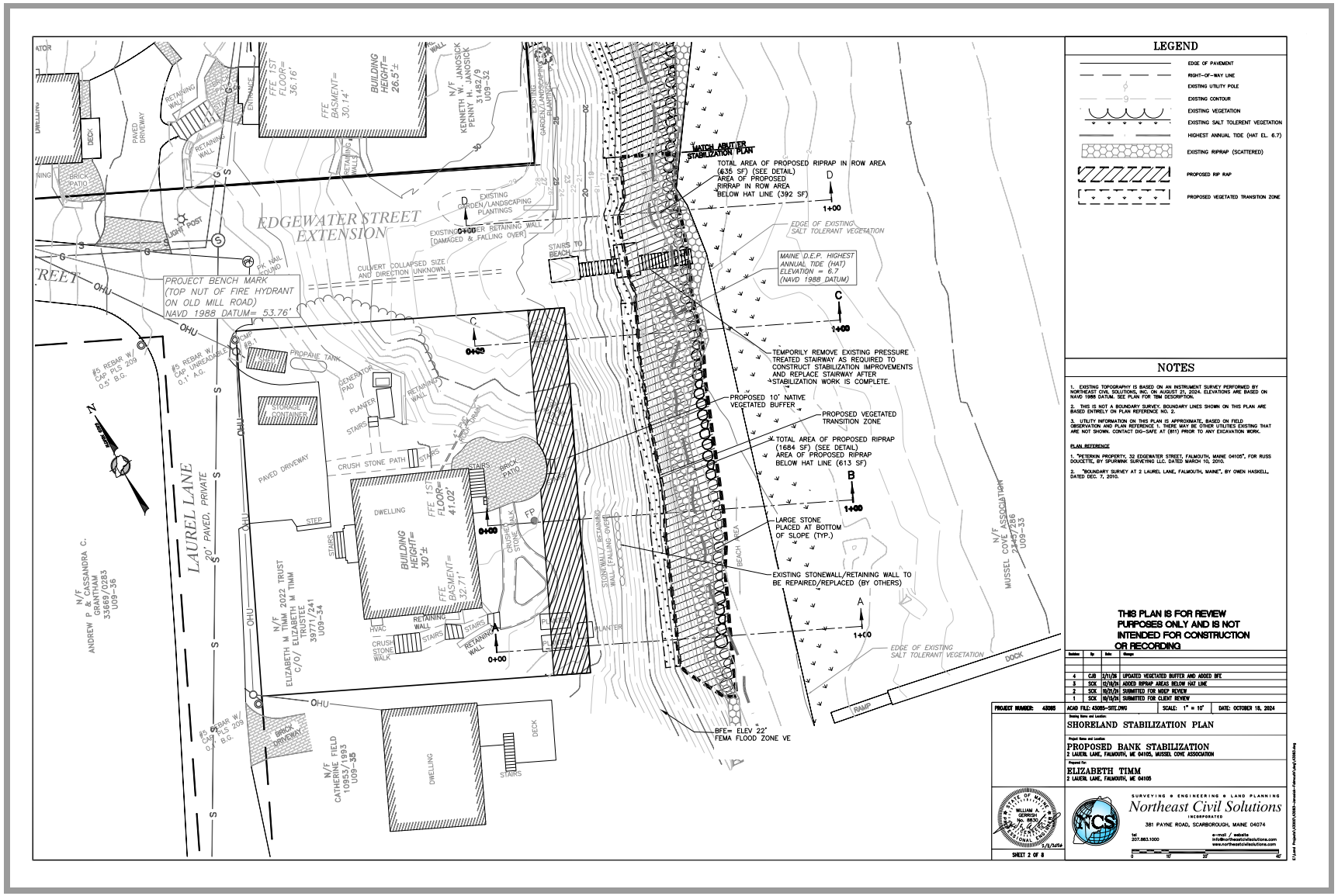
Prepared For: ELIZABETH TIMM
2 LAUREL LANE, FALMOUTH, ME 04105

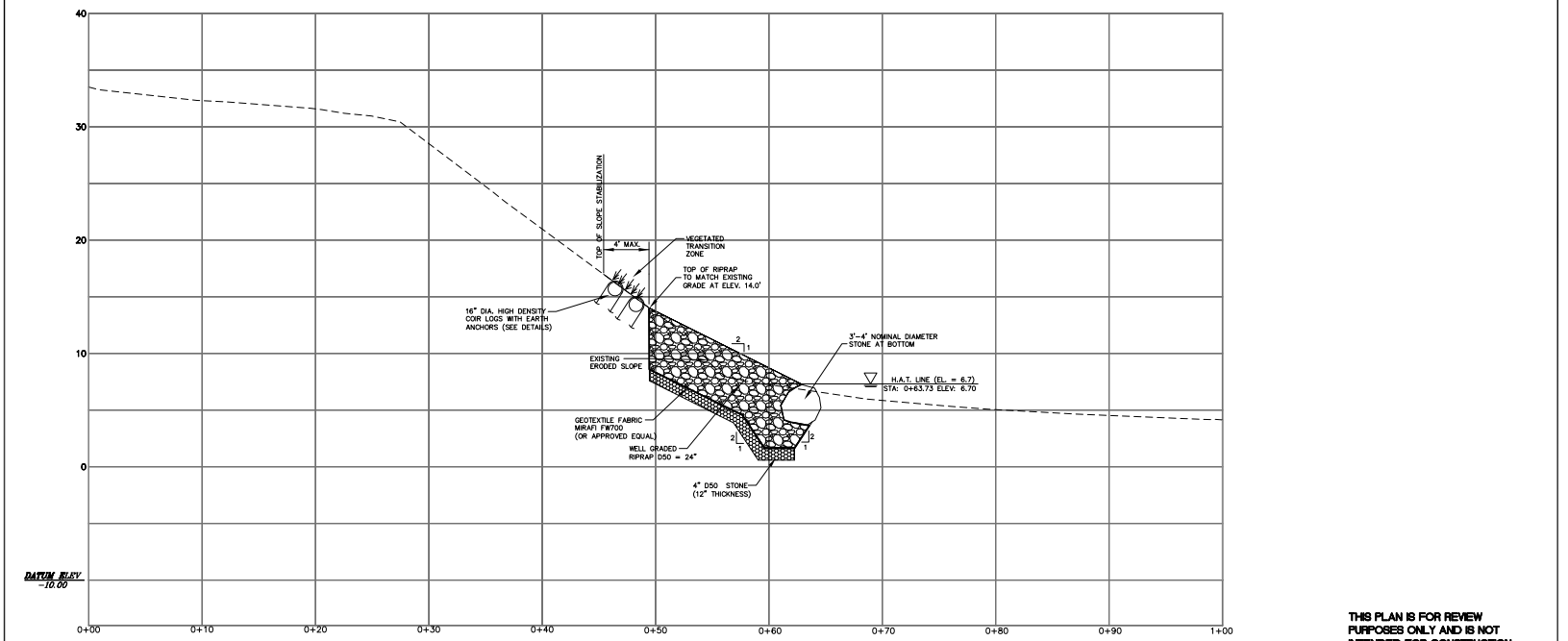
WILLIAM A. GERRISH No. 8330 REGISTERED PROFESSIONAL ENGINEER 10/21/2024

SHEET 1 OF 8

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LEGEND
EDGE OF PAVEMENT
RIGHT-OF-WAY LINE
EXISTING UTILITY POLE
EXISTING CONTOUR
EXISTING VEGETATION
EXISTING SALT TOLERENT VEGETATION
HIGHEST ANNUAL TIDE (HAT EL. 6.7)
EXISTING RIPRAP (SCATTERED)
PROPOSED RIP RAP
PROPOSED VEGETATED TRANSITION ZONE
NOTES
1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN REFERENCE NO. 2.
3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
PLAN REFERENCE
1. "PETERKIN PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUCETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
2. "BOUNDARY SURVEY AT 2 LAUREL LANE, FALMOUTH, MAINE", BY OWEN HASKELL, DATED DEC. 7, 2010.
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING
SHORELAND STABILIZATION PLAN
PROPOSED BANK STABILIZATION
2 LAUREL LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION
ELIZABETH TIMM
2 LAUREL LANE, FALMOUTH, ME 04105
Northeast Civil Solutions
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
SHEET 2 OF 8
EDGEWATER STREET EXTENSION
LAUREL LANE
PROJECT BENCH MARK (TOP NUT OF FIRE HYDRANT ON OLD MILL ROAD) NAVD 1988 DATUM= 53.76'
MAINE D.E.P. HIGHEST ANNUAL TIDE (HAT) ELEVATION = 6.7 (NAVD 1988 DATUM)
TEMPORILY REMOVE EXISTING PRESSURE TREATED STAIRWAY AS REQUIRED TO CONSTRUCT STABILIZATION IMPROVEMENTS AND REPLACE STAIRWAY AFTER STABILIZATION WORK IS COMPLETE.
PROPOSED 10' NATIVE VEGETATED BUFFER
PROPOSED VEGETATED TRANSITION ZONE
TOTAL AREA OF PROPOSED RIPRAP (1684 SF) (SEE DETAIL)
AREA OF PROPOSED RIPRAP BELOW HAT LINE (613 SF)
LARGE STONE PLACED AT BOTTOM OF SLOPE (TYP.)
EXISTING STONEWALL/RETAINING WALL TO BE REPAIRED/REPLACED (BY OTHERS)
BFE= ELEV 22' FEMA FLOOD ZONE VE
WATCH ABUTTER STABILIZATION PLAN
TOTAL AREA OF PROPOSED RIPRAP IN ROW AREA (635 SF) (SEE DETAIL)
AREA OF PROPOSED RIPRAP IN ROW AREA BELOW HAT LINE (392 SF)
EDGE OF EXISTING SALT TOLERANT VEGETATION
STAIRS TO BEACH
EXISTING GARDEN/LANDSCAPING PLANTINGS
EXISTING RETAINING WALL (DAMAGED & FALLING OVER)
CULVERT COLLAPSED SIZE AND DIRECTION UNKNOWN
N/F KENNETH W. JANOSICK PENNY H. JANOSICK 11482/9 U09-32
N/F ANDREW P. & CASSANDRA C. GRANTHAM 33669/0283 U09-36
N/F ELIZABETH M TIMM 2022 TRUST C/O/ ELIZABETH M TIMM TRUSTEE 39771/241 U09-34
N/F CATHERINE FIELD 10953/1993 U09-35
N/F MUSSEL COVE ASSOCIATION 2345/266 U09-33
BUILDING HEIGHT= 26.5'±
FFE 1ST FLOOR= 36.16'
FFE BASEMENT= 30.14'
BUILDING HEIGHT= 30'±
FFE 1ST FLOOR= 41.02'
FFE BASEMENT= 32.71'
#5 REBAR W/ CAP PLS 209 0.5' B.G.
#5 REBAR W/ CAP UNREADABLE 0.1' A.G.
PROPANE TANK
GENERATOR PAD
STORAGE CONTAINER
PLANTER
STAIRS
RETAINING WALL
CRUSH STONE PATH
PAVED DRIVEWAY
BRICK PATIO
DWELLING
DECK
HVAC
CRUSH STONE WALK
BEACH AREA
RAMP
DOCK
BRICK DRIVEWAY
STONEWALL/RETAINING WALL (FALLING OVER)



CROSS SECTION A–A
SCALE:1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'
VERTICAL SCALE 1" = 4'

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Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083 | ACAD FILE: 43006-SITE.DWG | SCALE: AS NOTED | DATE: OCTOBER 18, 2024

Drawing Name and Location:
CROSS SECTION PLAN 1

Project Name and Location:
PROPOSED BANK STABILIZATION
2 LAWERN LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

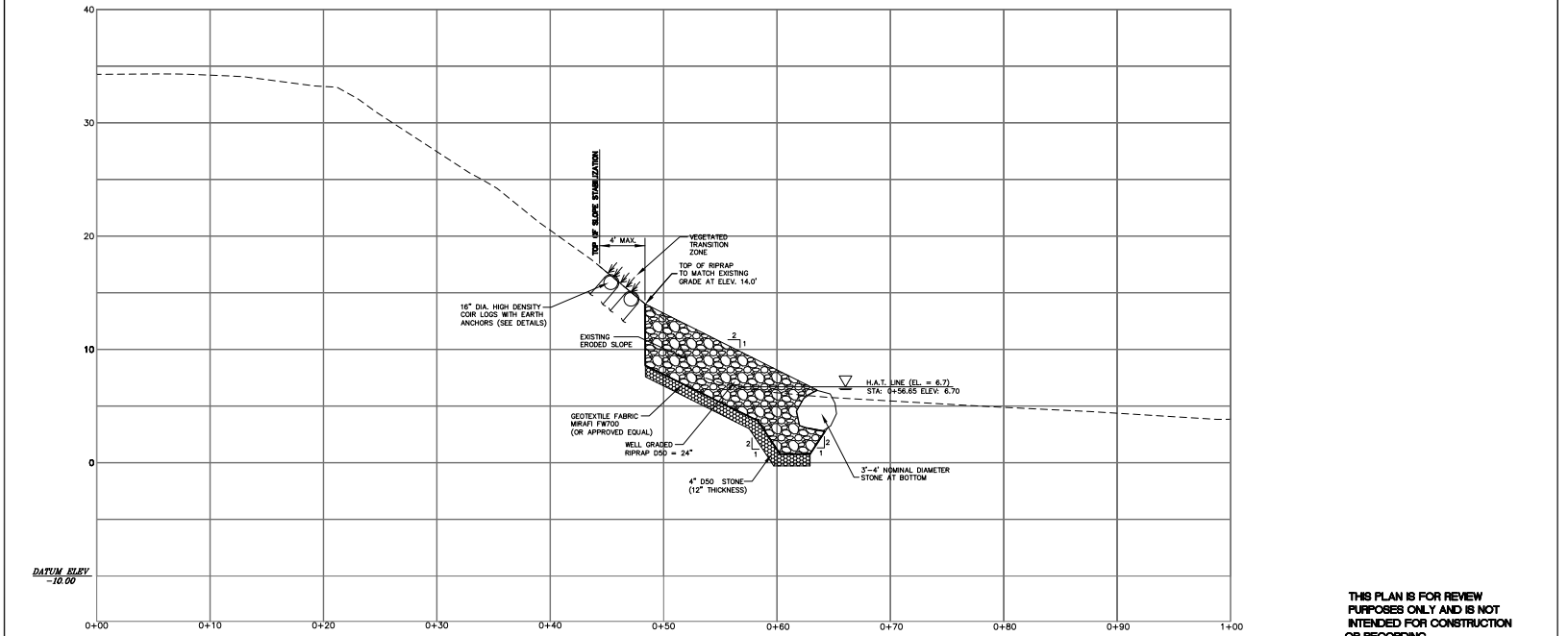
Prepared For:
ELIZABETH TIMM
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WILLIAM A. GERRISH No. 9830 REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE 10/15/2024

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SHEET 3 OF 8

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CROSS SECTION B–B
SCALE: 1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'
VERTICAL SCALE 1" = 4'

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Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083	ACAD FILE: 43006-SITE.DWG	SCALE: AS NOTED	DATE: OCTOBER 18, 2024

Drawing Name and Location:
CROSS SECTION PLAN 2

Project Name and Location:
PROPOSED BANK STABILIZATION
2 LAWERN LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

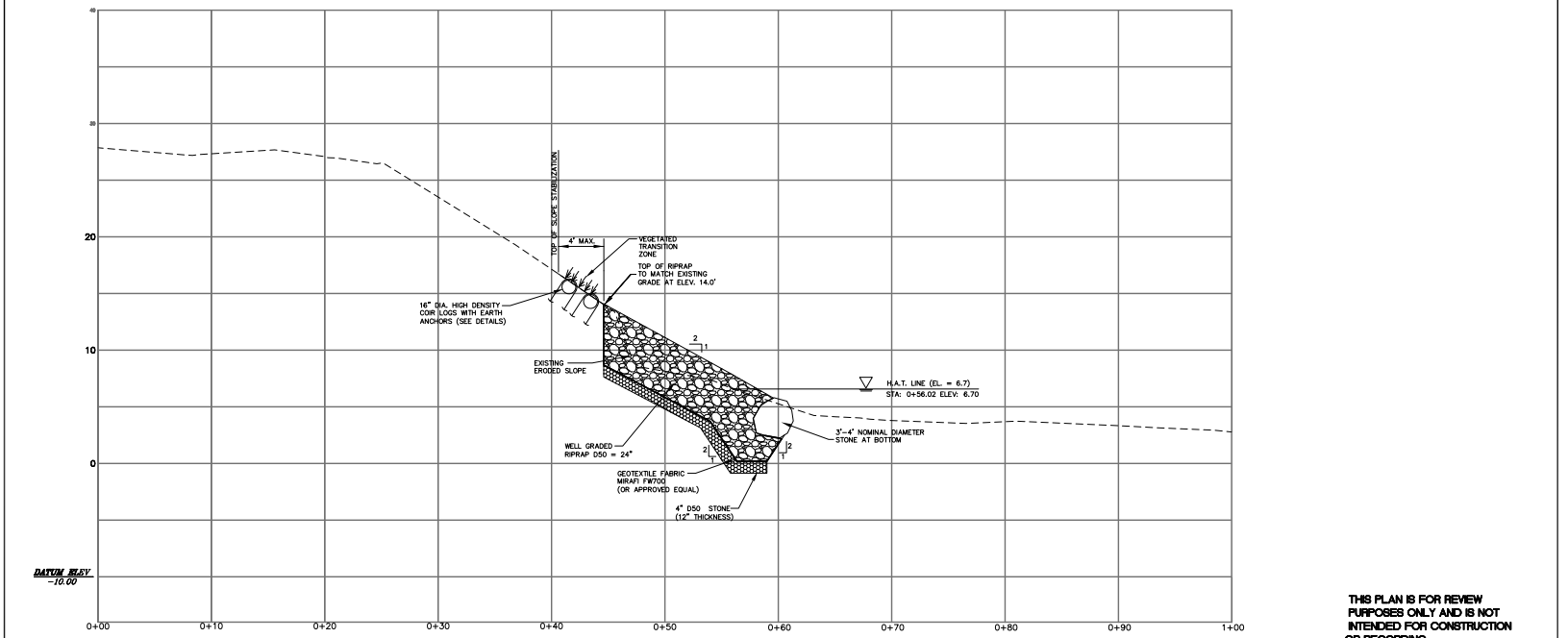
Prepared For:
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CROSS SECTION C–C
SCALE:1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'
VERTICAL SCALE 1" = 4'

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Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083	ACAD FILE: 43006-SITE.DWG	SCALE: AS NOTED	DATE: OCTOBER 18, 2024

Drawing Name and Location:
CROSS SECTION PLAN 3

Project Name and Location:
PROPOSED BANK STABILIZATION
2 LAWERN LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

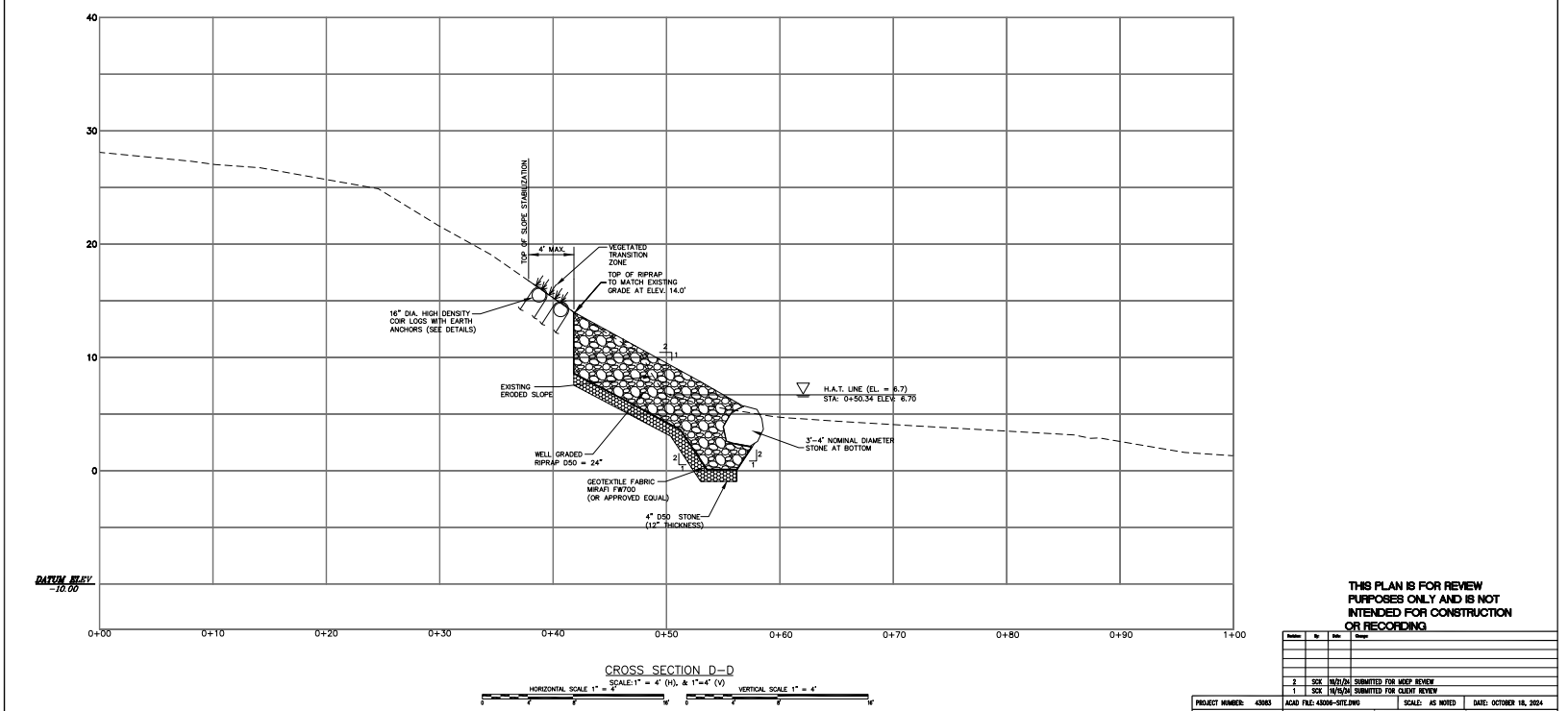
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10/21/2024

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CROSS SECTION D–D

SCALE: 1" = 4' (H), & 1"=4' (V)

HORIZONTAL SCALE 1" = 4'

VERTICAL SCALE 1" = 4'

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Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43083	ACAD FILE: 43006-SITE.DWG	SCALE: AS NOTED	DATE: OCTOBER 18, 2024

Drawing Name and Location:
CROSS SECTION PLAN 4

Project Name and Location:
PROPOSED BANK STABILIZATION
2 LAWERN LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

Prepared For:
ELIZABETH TIMM
2 LAWERN LANE, FALMOUTH, ME 04105

WILLIAM A. GERRISH No. 9830 REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE
10/21/2024

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SHEET 6 OF 8

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EROSION AND SEDIMENTATION CONTROL PLAN NOTES

SEDIMENTATION AND EROSION FOR THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2015. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S. §480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

1 EROSION AND SEDIMENTATION CONTROL

1.1 POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

1.2 SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

1.3 STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROWS. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

1.4 TEMPORARY STABILIZATION. WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

1.5 REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

1.6 PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90 % COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

1.6.1 SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

1.6.2 SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

1.6.3 PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

1.6.4 RIP RAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

1.6.5 AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

1.6.6 PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED, PROVIDED IT IS FREE OF FINE MATERIALS THAT MAY RUNOFF WITH A RAIN EVENT

1.6.7 DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP LINING, TURF REINFORCEMENT MAT, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE CHANNEL BANKS, OR DOWN-CUTTING OF THE CHANNEL.

1.7 WINTER CONSTRUCTION. 'WINTER CONSTRUCTION' IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS

1.7.1 SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

1.7.2 SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

1.7.3 DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

1.7.4 SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

1.8 STORMWATER CHANNELS. DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL, PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER SECTION 1.6.7 ABOVE.

1.8.1 THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.

1.8.2 WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN ¼ ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

1.9 SEDIMENT BASINS. SEDIMENT BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ½ OF THE DESIGN CAPACITY OF THE BASIN. THE USE OF CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMERS, FLOCCULANTS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MUST RECEIVE PRIOR APPROVAL FROM THE DEPARTMENT. WHEN REQUESTING APPROVAL TO USE CATIONIC TREATMENT CHEMICALS, YOU MUST DESCRIBE APPROPRIATE CONTROLS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, YOU MUST SPECIFY THE TYPE(S) OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY, ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

1.10 ROADS. GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

1.11 CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH.

1.12 PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREA'S SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

2 INSPECTION AND MAINTENANCE

2.1 DURING CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

2.1.1 INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2.1.2 MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

2.1.3 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.2 POST-CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET AFTER CONSTRUCTION.

2.2.1 PLAN. CARRY OUT AN APPROVED INSPECTION AND MAINTENANCE PLAN THAT IS CONSISTENT WITH THE MINIMUM REQUIREMENTS OF THIS SECTION. THE PLAN MUST ADDRESS INSPECTION AND MAINTENANCE OF THE PROJECT'S PERMANENT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT SYSTEM.

2.2.2 INSPECTION AND MAINTENANCE. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS. THE FOLLOWING AREAS, FACILITIES, AND MEASURES MUST BE INSPECTED AND IDENTIFIED DEFICIENCIES MUST BE CORRECTED. AREAS, FACILITIES, AND MEASURES OTHER THAN THOSE LISTED BELOW MAY ALSO REQUIRE INSPECTION ON A SPECIFIC SITE. INSPECTION OR MAINTENANCE TASKS OTHER THAN THOSE DISCUSSED BELOW MUST BE INCLUDED IN THE MAINTENANCE PLAN DEVELOPED FOR A SPECIFIC SITE.

2.2.2.1 INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS OR AREAS WITH SPARSE GROWTH. WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE EROSIVE FLOWS TO ON-SITE AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS. SEE PERMANENT STABILIZATION STANDARDS IN SECTION 1.6.

2.2.2.2 INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW, REMOVE ACCUMULATED SEDIMENTS AND DEBRIS, TO CONTROL VEGETATED GROWTH THAT COULD OBSTRUCT FLOW, AND TO REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES MUST BE MOWED AT LEAST ANNUALLY OR OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY VEGETATION GROWING THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLODGED. THE CHANNEL MUST RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDESLOPES.

2.2.2.3 INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW; REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.4 INSPECT AND CLEAN OUT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY INFLOW CHANNELS TO THE BASIN, AND AT ANY PIPES BETWEEN BASINS. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL-ABSORPTIVE PADS).

2.2.2.5 INSPECT RESOURCE AND TREATMENT BUFFERS ONCE A YEAR FOR EVIDENCE OF EROSION, CONCENTRATING FLOW, AND ENCROACHMENT BY DEVELOPMENT. IF FLOWS ARE CONCENTRATING WITHIN A BUFFER, SITE GRADING, LEVEL SPREADERS, OR DITCH TURN-OUTS MUST BE USED TO ENSURE A MORE EVEN DISTRIBUTION OF FLOW INTO A BUFFER. CHECK DOWN SLOPE OF ALL SPREADERS AND TURN-OUTS FOR EROSION. IF EROSION IS PRESENT, ADJUST OR MODIFY THE SPREADER'S OR TURNOUT'S LIP TO ENSURE A BETTER DISTRIBUTION OF FLOW INTO A BUFFER. CLEAN-OUT ANY ACCUMULATION OF SEDIMENT WITHIN THE SPREADER BAYS OR TURN-OUT POOLS.

2.2.2.6 INSPECT AT LEAST ONCE PER YEAR, EACH STORMWATER MANAGEMENT POND OR BASIN, INCLUDING THE POND'S EMBANKMENTS, OUTLET STRUCTURE, AND EMERGENCY SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE POND. CONTROL WOODY VEGETATION ON THE POND'S EMBANKMENTS.

2.2.2.7 INSPECT AT LEAST ONE PER YEAR, EACH UNDERDRAINED FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER. IF NEEDED, REHABILITATE ANY CLOGGED SURFACE LININGS, AND FLUSH UNDERDRAIN PIPING.

2.2.2.8 INSPECT EACH MANUFACTURED SYSTEM INSTALLED ON THE SITE, INCLUDING THE SYSTEM'S INLET, TREATMENT CHAMBER(S), AND OUTLET AT LEAST ONCE PER YEAR, OR IN ACCORDANCE WITH THE MAINTENANCE GUIDELINES RECOMMENDED BY THE MANUFACTURER BASED ON THE ESTIMATED RUNOFF AND POLLUTANT LOAD EXPECTED TO THE SYSTEM FROM THE PROJECT. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS, DEBRIS, AND CONTAMINATED WATERS FROM THE SYSTEM AND, IF APPLICABLE, REMOVE AND REPLACE ANY CLOGGED OR SPENT FILTER MEDIA.

2.2.3 REGULAR MAINTENANCE

2.2.3.1 CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. ACCUMULATIONS OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND REMOVING IT MANUALLY OR BY A FRONT-END LOADER. GRADING OF GRAVEL ROADS, OR GRADING OF THE GRAVEL SHOULDERS OF GRAVEL OR PAVED ROADS, MUST BE ROUTINELY PERFORMED TO ENSURE THAT STORMWATER DRAINS IMMEDIATELY OFF THE ROAD SURFACE TO ADJACENT BUFFER AREAS OR STABLE DITCHES, AND IS NOT IMPEDED BY ACCUMULATIONS OF GRADED MATERIAL ON THE ROAD SHOULDER OR BY EXCAVATION OF FALSE DITCHES IN THE SHOULDER. IF WATER BARS OR OPEN-TOP CULVERTS ARE USED TO DIVERT RUNOFF FROM ROAD SURFACES, CLEAN-OUT ANY SEDIMENTS WITHIN OR AT THE OUTLET OF THESE STRUCTURES TO RESTORE THEIR FUNCTION.

2.2.3.2 MANAGE EACH BUFFER'S VEGETATION CONSISTENTLY WITH THE REQUIREMENTS IN ANY DEED RESTRICTIONS FOR THE BUFFER. WOODED BUFFERS MUST REMAIN FULLY WOODED AND HAVE NO DISTURBANCE TO THE DUFF LAYER. VEGETATION IN NON-WOODED BUFFERS MAY NOT BE CUT MORE THAN THREE TIMES PER YEAR, AND MAY NOT BE CUT SHORTER THAN SIX INCHES.

2.2.4 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING INSPECTIONS, MAINTENANCE, AND ANY CORRECTIVE ACTIONS TAKEN. THE LOG MUST INCLUDE THE DATE ON WHICH EACH INSPECTION OR MAINTENANCE TASK WAS PERFORMED, A DESCRIPTION OF THE INSPECTION FINDINGS OR MAINTENANCE COMPLETED, AND THE NAME OF THE INSPECTOR OR MAINTENANCE PERSONNEL PERFORMING THE TASK. IF A MAINTENANCE TASK REQUIRES THE CLEAN-OUT OF ANY SEDIMENTS OR DEBRIS, INDICATE WHERE THE SEDIMENT AND DEBRIS WAS DISPOSED AFTER REMOVAL. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY PROVIDED TO THE DEPARTMENT UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.3 DURATION OF MAINTENANCE. PERFORM MAINTENANCE AS DESCRIBED AND REQUIRED IN THE PERMIT UNLESS AND UNTIL THE SYSTEM IS FORMALLY ACCEPTED BY THE MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT, OR IS PLACED UNDER THE JURISDICTION OF A LEGALLY CREATED ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. IF A MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT CHOOSES TO ACCEPT A STORMWATER MANAGEMENT SYSTEM, OR A COMPONENT OF A STORMWATER SYSTEM, IT MUST PROVIDE A LETTER TO THE DEPARTMENT STATING THAT IT ASSUMES RESPONSIBILITY FOR THE SYSTEM. THE LETTER MUST SPECIFY THE COMPONENTS OF THE SYSTEM FOR WHICH THE MUNICIPALITY OR DISTRICT WILL ASSUME RESPONSIBILITY, AND THAT THE MUNICIPALITY OR DISTRICT AGREES TO MAINTAIN THOSE COMPONENTS OF THE SYSTEM IN COMPLIANCE WITH DEPARTMENT STANDARDS. UPON SUCH ASSUMPTION OF RESPONSIBILITY, AND APPROVAL BY THE DEPARTMENT, THE MUNICIPALITY, QUASI-MUNICIPAL DISTRICT, OR ASSOCIATION BECOMES A CO-PERMITTEE FOR THIS PURPOSE ONLY AND MUST COMPLY WITH ALL TERMS AND CONDITIONS OF THE PERMIT.

3 HOUSEKEEPING

3.1 SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

3.2 GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN 'INFILTRATION AREA' IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3.3 FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

3.4 DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

3.5 EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

3.6 AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

3.6.1 DISCHARGES FROM FIREFIGHTING ACTIVITY;
3.6.2 FIRE HYDRANT FLUSHINGS;
3.6.3 VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
3.6.4 DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
3.6.5 ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
3.6.6 PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
3.6.7 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
3.6.8 UNCONTAMINATED GROUNDWATER OR SPRING WATER;
3.6.9 FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
3.6.10 UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
3.6.11 POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
3.6.12 LANDSCAPE IRRIGATION.

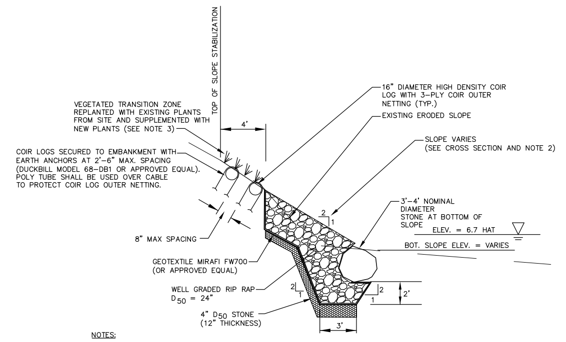
3.7 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

3.7.1 WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;

3.7.2 FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;

3.7.3 SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND

3.7.4 TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.



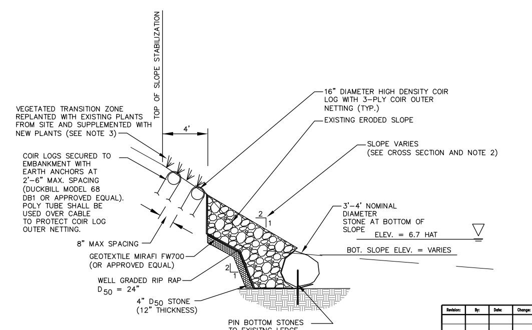
NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF HARD, SOUND DURABLE ROCK THAT WILL NOT DETERIORATE BY EXPOSURE TO WATER OR WEATHER. STONE SHALL BE ANGULAR AND ROUGH. SMALLER STONES SHALL BE USED FOR CHINKING OF RIPRAP STONE.

2. PROVIDE GRADUAL TRANSITION FROM DESIGN SLOPE AS SHOWN ON CROSS SECTIONS TO MATCH EXISTING SLOPE AT PROPERTY BOUNDARIES.

3. PLANTINGS SHALL BE WATER TOLERABLE, SALT TOLERABLE DEEP ROOTING NATIVE SPECIES AS APPROVED BY THE OWNER AND ENGINEER.

TYPICAL SLOPE RESTORATION
STABILIZATION DETAIL (NON-LEDGE INSTALLATION)
N.T.S.



NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF HARD, SOUND DURABLE ROCK THAT WILL NOT DETERIORATE BY EXPOSURE TO WATER OR WEATHER. STONE SHALL BE ANGULAR AND ROUGH. SMALLER STONES SHALL BE USED FOR CHINKING OF RIPRAP STONE.

2. PROVIDE GRADUAL TRANSITION FROM DESIGN SLOPE AS SHOWN ON CROSS SECTIONS TO MATCH EXISTING SLOPE AT PROPERTY BOUNDARIES.

3. PLANTINGS SHALL BE WATER TOLERABLE, SALT TOLERABLE DEEP ROOTING NATIVE SPECIES AS APPROVED BY THE OWNER AND ENGINEER.

TYPICAL SLOPE RESTORATION
STABILIZATION DETAIL (LEDGE INSTALLATION)
N.T.S.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43085 | ACAD FILE: 43085-ES-DETAIL.DWG | SCALE: AS NOTED | DATE: OCTOBER 18, 2024

Drawing Name and Location:
EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS

Project Name and Location:
PROPOSED BANK STABILIZATION
2 LAUERL LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

Prepared For:
ELIZABETH TIMM
2 LAUERL LANE, FALMOUTH, ME 04105

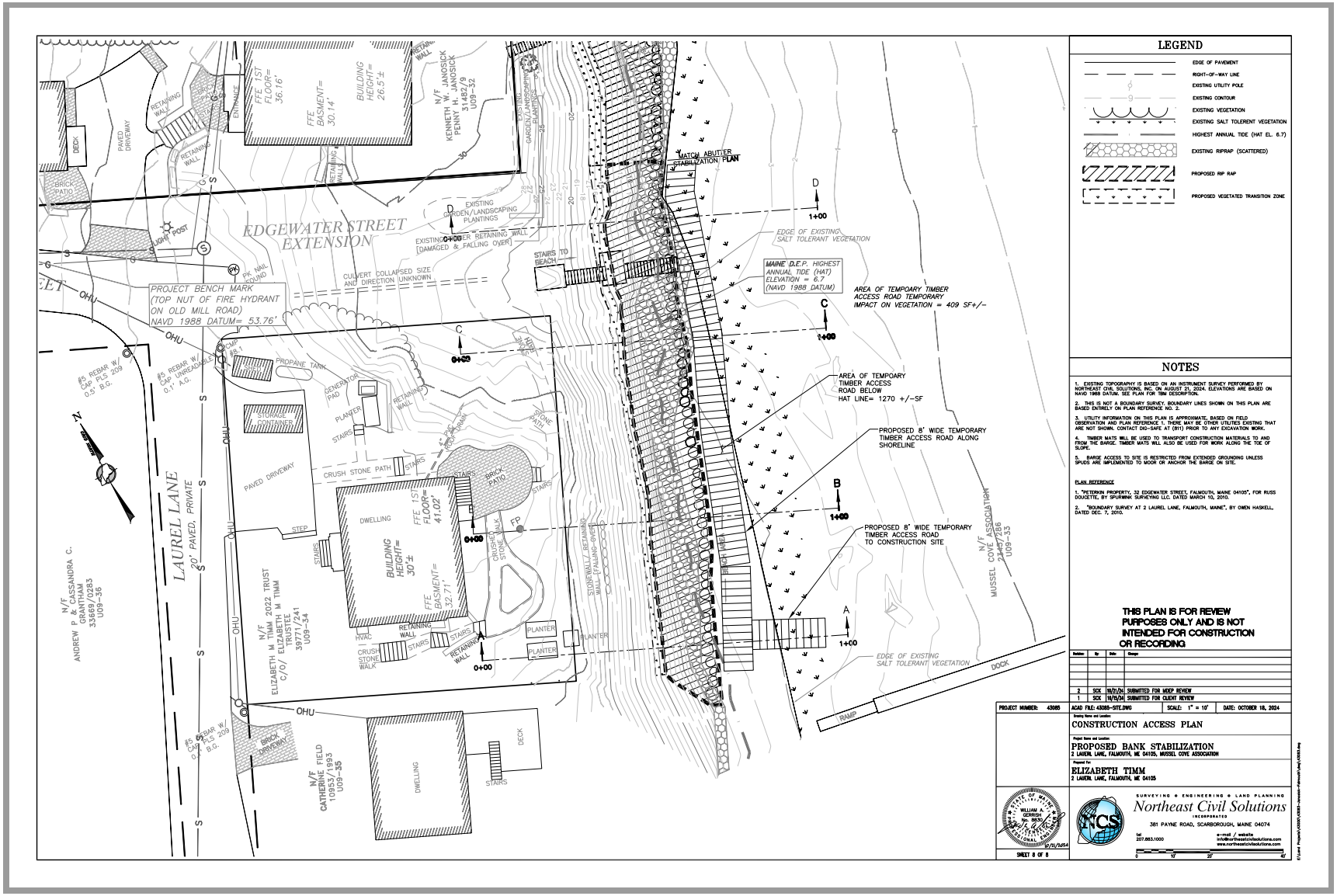
STATE OF MAINE — WILLIAM A. GERRISH — No. 8830 — LICENSED PROFESSIONAL ENGINEER — 10/21/2024

SHEET 7 OF 8

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000
e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 10' 20' 40'

E:\Land Projects\43000\43083-Jancsick-Falmouth\dwg\43083.dwg



LEGEND

- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- EXISTING VEGETATION
- EXISTING SALT TOLERENT VEGETATION
- HIGHEST ANNUAL TIDE (HAT EL. 6.7)
- EXISTING RIPRAP (SCATTERED)
- PROPOSED RIP RAP
- PROPOSED VEGETATED TRANSITION ZONE

NOTES

1. EXISTING TOPOGRAPHY IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC. ON AUGUST 21, 2024. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ENTIRELY ON PLAN REFERENCE NO. 2.
3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON FIELD OBSERVATION AND PLAN REFERENCE 1; THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
4. TIMBER MATS WILL BE USED TO TRANSPORT CONSTRUCTION MATERIALS TO AND FROM THE BARGE. TIMBER MATS WILL ALSO BE USED FOR WORK ALONG THE TOE OF SLOPE.
5. BARGE ACCESS TO SITE IS RESTRICTED FROM EXTENDED GROUNDING UNLESS SPUDS ARE IMPLEMENTED TO MOOR OR ANCHOR THE BARGE ON SITE.

PLAN REFERENCE

1. "PETERKIN PROPERTY, 32 EDGEWATER STREET, FALMOUTH, MAINE 04105", FOR RUSS DOUCETTE, BY SPURWINK SURVEYING LLC. DATED MARCH 10, 2010.
2. "BOUNDARY SURVEY AT 2 LAUREL LANE, FALMOUTH, MAINE", BY OWEN HASKELL, DATED DEC. 7, 2010.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
2	SCK	10/21/24	SUBMITTED FOR MDEP REVIEW
1	SCK	10/15/24	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 43085 | ACAD FILE: 43085-SITE.DWG | SCALE: 1" = 10' | DATE: OCTOBER 18, 2024

CONSTRUCTION ACCESS PLAN

PROPOSED BANK STABILIZATION
2 LAUREL LANE, FALMOUTH, ME 04105, MUSSEL COVE ASSOCIATION

ELIZABETH TIMM
2 LAUREL LANE, FALMOUTH, ME 04105

WILLIAM A. GERRISH No. 6830 REGISTERED PROFESSIONAL ENGINEER 10/21/2024

SURVEYING & ENGINEERING & LAND PLANNING
Northeast Civil Solutions
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info@northeastcivilsolutions.com
www.northeastcivilsolutions.com

SHEET 8 OF 8

© Land Projects\43085\43085-Falmouth\dwg\43085.dwg

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: Mussel Cove Association Phone# _____

Fax: _____ E-Mail: kyle.james.glover@gmail.com Alt. Phone # _____

Full Address: Old Mill Road - adjacent to 32 Edgewater Rd, Edgewater Ext. and 2 Laurel Ln

Address of Property to be Developed: (if different) _____

Map: U90 Lot: 33 Zone: RA with WV overlay SZ-LR

Property Owner (if other): _____

Full Address: _____ Phone: _____

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

_____ **Pre-application Sketch Plan Review**	_____ **Major Subdivision**
_____ **Minor Subdivision**	_____ **Site Plan Review**
_____ **Private Way**	X **Shoreland Zone Permit**
_____ **Sign Permit**	_____ **Contract Zoning**
_____ **Fill Permit**	
_____ **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: 02-27-2026

Printed name: Mike Morse, Agent

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

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

Amended March 22, 2021

SZ

SHORELAND ZONE PERMIT APPLICATION

Town of Falmouth - Code Enforcement Office
Phone – 207-699-5310
code@falmouthme.org

Permit # _____ **Check #** _____ & _____ **Deposit** _____ **Int**____
RA with WV overlay
Map/Lot U09/33 **Zone** SZ-LR **Fee** _____
Received _____ **Issued**_____ **Total** _____ **Int**____

Location of Work Old Mill Road - adjacent to 32 Edgewater Rd, Edgewater Ext. and 2 Laurel Ln

Property Owner Information	**Contractor Information**
Name Mussel Cove Association	Name Whitney Martin / EarthScape Unltd.
Address 14 Old Mill Road Falmouth, ME 04105	Address South Freeport, ME
Phone 207-807-6929 Email kyle.james.glover@gmail.com	Phone 207-712-2681 Email agardenlink1@gmail.com

Signature Upon Submittal _____ (agent) **Date** 2/27/26 **License #** _____ **Int** ____

Application Information (Please check all that apply)

Project: Construction____ Tree cutting/pruning ____ Bank stabilization __X__ Septic system ____ Other ____

Description Stabilization of eroding shoreline by placing riprap with new/replanted vegetation buffer

The following items are required upon submittal (Application will not be accepted if all applicable items are not present)

- ✓ Plot plan showing the location of the work, setback from High Annual Tide (HAT) line, erosion control method and location, etc.
- ✓ Calculations: Expansions of structures, tree cutting, alterations to vegetation, etc.
- pending Permits required from other agencies such as Department of Environmental Protection, Army Corp of Engineers, etc.

(Please review attached documents for additional Shoreland Zone regulations)

(Please read below. The permit is not considered issued until the signed and dated below by the applicant.)

Periodic Inspections are required. We do not perform inspections that have been setup on the same day and all inspections are subject to the availability of the Code Officer. Failure to schedule appropriate inspections may result in an immediate Stop Work order being placed on the project as well as possible fines. Please be aware that there may be other requirements such as approvals and conditions from the Planning Board, Zoning Board, or other departments that may apply to this project. The issuance of this permit does not supersede those requirements.

On this date 2/27/26, _____ (agent) have read and understand the above statement.

Permit Conditions:

Signature of Code Enforcement Officer _____ Date _____

Shoreland Zone Permit Application
Mussel Cove Association
Falmouth, Maine
(Map U9, Lot 33)

Exhibit Index

1. Authorization
2. Deed/RTI
3. Tax Map
4. FEMA Floodplain Map
5. Project Narrative
6. Construction Plan
7. Erosion Control Plan
8. Replanting Plan
9. US Army Corps of Engineers Approval

1

Authorization

I, Kyle Glover, as acting representative of the Mussel Cove Association, authorize Northeast Civil Solutions, Inc. and Archipelago to sign any and all applications, permit requests, and other paperwork in conjunction with obtaining final municipal and/or state approvals, as applicable, for the project located on Mussel Cove Beach in front of 32 Edgewater Road, Edgewater Extension and 2 Laurel in Falmouth, Maine. This authorization is not a contract for any work to be performed; contracts or other correspondence are separate documents.

Kyle J Glover
Signature

2-26-26
Date

2

286

286

Anderson & to Mussel Cove Assn --- Q C

Know all Men by these Presents, That we, Carrie E. Anderson of Falmouth, in the County of Cumberland and State of Maine, and Inez G. and Eva M. Anderson of San Diego, in the County of San Diego and State of California,

in consideration of one dollar and other valuable consideration One ($1.00) Dollar and other valuable considerations, **paid by** Mussel Cove Association, a charitable and benevolent corporation duly organized and existing by virtue of the laws of the State of Maine, of Falmouth, in the County of Cumberland and State of Maine,

the receipt whereof we **do** hereby acknowledge, **do** hereby remise, release, bargain, sell and convey; and forever quit-claim unto the said Mussel Cove Association, its successors and assigns forever, a certain lot or parcel of land situated in said Falmouth, in said County and State, bounded and described as follows: Beginning on the Southwesterly side of Edgewater Street as depicted on a certain plan of Oak Ledge Heights recorded in Cumberland County Registry of Deeds in plan Book 22, Page 11, at the Southeasterly corner of land of Rooney according to said plan; thence Southwesterly over and along the Southeast sidelines of land of Rooney and Sanborn, One Hundred (100) Feet, more or less, to land of Iceton; thence Southeasterly along the Northeast sideline of land of Iceton according to said plan Three (3) Feet, more or less, to the Southeasterly corner of said Iceton Land; thence Southwesterly along the Southeast sideline of said Iceton land Fifty (50) Feet, more or less, to the Southwesterly corner of said Iceton land according to said plan; thence Southeasterly in a continuation of the Southwest sideline of said Iceton land according to said plan to the shore of Mussell Cove; thence Northeasterly along the shore of said Mussell Cove Four Hundred and Ninety (490) Feet, more or less, to land of Weatherbee according to said plan; thence Northwesterly along the Southwesterly sideline of said Weatherbee land to land of Hall according to said plan; thence Southwesterly along the Southeasterly sidelines of land of Hall, Sanborn, Libby, and Budd according to said plan Three Hundred (300) Feet, more or less, to the Northeasterly sideline of Edgewater Street; thence Westerly Forty (40) Feet, more or less, to said Southwesterly sideline of Edgewater Street and Southeasterly corner of land of Rooney and point of beginning.

Meaning and intending to convey all our right, title and interest in and to the Shore of Mussell Cove abutting Edgewater Street and the lots of Hall, Sanborn, Libby, Budd, Rooney and Iceton according to said plan.

This conveyance is made subject to these conditions; that said land will not be mortgaged, sold or pledged; that the use of said shore area will be restricted to residents of the adjoining neighborhood or property owners therein, that is to say, residents and property owners of Mill Road, Edgewater Street and Anderson Drive and the area on the Easterly side of the State Road between the Old Mill Road and Anderson Drive; that said area is to be kept neat and attractive, the shore front or beach area is to be kept clean; and that said area not be abandoned by the grantee herein. If these conditions are not kept said property will revert to the grantors herein.

To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Mussel Cove Association, its successors and assigns forever. And we do covenant with the said Grantee, its successors and assigns, that we will warrant and forever defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, we, Carrie E. Anderson, Inez G. Anderson and Eva M. Anderson

joining in this deed as Grantors, and relinquishing and conveying all our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18th day of April in the year of our Lord one thousand nine hundred and fifty-seven.

Signed, Sealed and Delivered in presence of

Dolly J. Stefanson
Dolly J. Stefanson
Henry Steinfeld

Inez G. Anderson
Eva M. Anderson
Carrie E. Anderson

State of Maine, Cumberland, ss. April 18 1957

Personally appeared the above named Carrie E. Anderson,

and acknowledged the foregoing instrument to be her free act and deed.

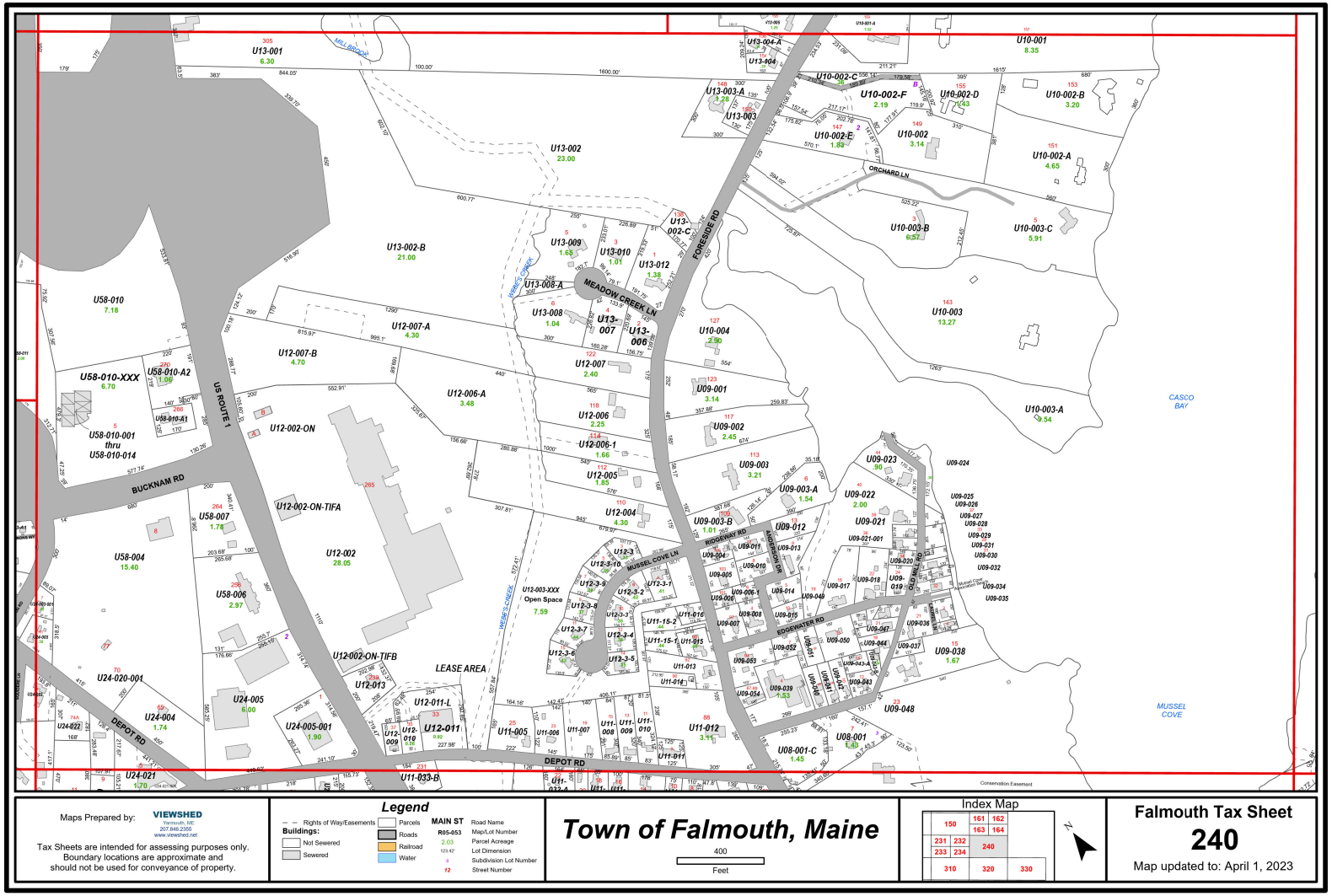
Before me, Henry Steinfeld
NOTARY PUBLIC.
JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS. *REGISTRY OF DEEDS*

Received APR 18 1957 *at* 3 *o'clock* P *m.,* 0 *M., and recorded*

in BOOK 2345 *PAGE* 286 *Attest:* Geo. A. Wilkins *Register.*

3


Maps Prepared by: VIEWSHED
Tax Sheets are intended for assessing purposes only. Boundary locations are approximate and should not be used for conveyance of property.
Legend
Buildings:
Not Sewered
Sewered
Parcels
Roads
Railroad
Water
Rights of Way/Easements
MAIN ST
R05-053
2.03
123.42'
4
12
Road Name
Map/Lot Number
Parcel Acreage
Lot Dimension
Subdivision Lot Number
Street Number
Town of Falmouth, Maine
400
Feet
Index Map
150
161
162
163
164
231
232
233
234
240
310
320
330
Falmouth Tax Sheet
240
Map updated to: April 1, 2023
BUCKNAM RD
DEPOT RD
US ROUTE 1
FORESIDE RD
ORCHARD LN
MEADOW CREEK LN
MUSSEL COVE LN
RIDGEWAY RD
RIVERSIDE DR
OLD MILL RD
SHOREWATER RD
LEASE AREA
CASCO BAY
MUSSEL COVE
MILL BROOK
WEBB'S COVE
U13-001
U13-002
U13-002-B
U13-002-C
U13-003
U13-003-A
U13-004
U13-004-A
U13-005
U13-006
U13-007
U13-008
U13-008-A
U13-009
U13-010
U13-012
U10-001
U10-002
U10-002-A
U10-002-B
U10-002-C
U10-002-D
U10-002-E
U10-002-F
U10-003
U10-003-A
U10-003-B
U10-003-C
U58-010
U58-010-XXX
U58-010-A1
U58-010-A2
U58-010-001 thru U58-010-014
U58-004
U58-006
U58-007
U12-002
U12-002-ON
U12-002-ON-TIFA
U12-002-ON-TIFB
U12-003-XXX Open Space
U12-004
U12-005
U12-006
U12-006-1
U12-006-A
U12-007
U12-007-A
U12-007-B
U12-011
U12-011-I
U12-013
U24-004
U24-005
U24-005-001
U24-020-001
U24-021
U24-022
U09-001
U09-002
U09-003
U09-003-A
U09-003-B
U09-012
U09-021
U09-022
U09-023
U09-038
U09-048
U11-005
U11-012
U11-033-B
U08-001
U08-001-C

4

National Flood Hazard Layer FIRMette

FEMA

70°13'42"W 43°43'22"N



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

1:6,000

70°13'4"W 43°42'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2026 at 3:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

5

Archipelago

Law • Science • Policy

Michael Morse
Principal
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Project Narrative

The shoreline stabilization project located on Mussel Cove Beach in Falmouth, Maine is proposed to stabilize the existing unstable bluff and to minimize future shoreline erosion. The project site is located on Mussel Cove Association (hereafter "MCA") property (Map U09, Lot 33) which is seaward of property owned by Alex Mazurenko at 32 Edgewater Road (Map U09, Lot 32), a right of way access area owned by the Mussel Cove Association, and property owned by Elizabeth Timm at 2 Laurel Lane (Map U09, Lot 34). Mussel Cove Association provides deeded access to the beach to seven residential lots adjacent to the beach, including the Mazurenko and Timm lots.

The project proposes to install riprap across approximately 200 linear feet of shoreline to provide shoreline stabilization where erosion is undermining the stability of the embankment. The shoreline consists of a steep approximately 25-30' tall embankment vegetated with a mix of herbaceous and woody vegetation. The toe of the embankment is actively eroding with exposed soils and undercut roots. The erosion is primarily a result of wave runup and storm surge during abnormally significant storm events, such as was experienced in January 2024. The proposed riprap stabilization is intended to allow the parcel to maintain its existing upland and to preserve the steep vegetated slope between the existing dwellings and the beach area.

Approximately 3038 sf of riprap stabilization is proposed, 1355 sf of which will be located below the highest annual tide (HAT) line. Riprap will function to reduce the potential for further slope failure into the adjacent coastal wetland without disturbing or otherwise destabilizing the slope above the toe area and will not extend further than necessary into the natural resource. The proposed riprap stabilization will start at the existing bottom of bank. From the top of the proposed riprap, the slope will be graded at a 2 horizontal to 1 vertical (2:1) slope. This slope, along with a large base of rock material should ensure a stable slope for many years.

For added protection against erosion, coir fiber logs are proposed to be installed parallel with the shoreline every 4-feet on center between the riprap transition area and the existing slope. Earth anchors are proposed to secure the coir logs during storm surges and wave action. Proposed revegetation in this area will include replanting of existing vegetation to the greatest extent practicable. New vegetation will be salt tolerant and consist of varieties with deep roots to help ensure plantings remain in place. Replanting in the area behind the riprap will blend with the existing vegetation along the slope to help stabilize the upland area above the activity site.

This project will be constructed in concert with the shoreline stabilization improvements of the northerly abutters at 31 and 33 Old Mill Road, whose stabilization projects have received Town

approval, blending harmoniously with the existing shoreland landscape and will minimize the effect of wave and tidal action on the stabilization effort. The larger riprap will not easily be shifted due to natural wave and tidal action ensuring the stabilization of the eroded area for the foreseeable future. The proposed slope should dissipate scour forces due to the tidal flows in the cove and hold up the existing property from further slumping and any potential impacts to the structure on site.

Equipment and construction material access to the site will be from the upland, the existing MCA access stairway will be removed during construction and reinstalled once the project is complete. Equipment will operate on construction mats to avoid permanent impacts to the coastal wetland. No trees are proposed for removal as part of this project.

An Individual Natural Resource Protection Act permit application (or NRPA permit) is currently pending review by the MDEP and approval is expected at any time. An Army Corps of Engineers permit approval was issued April 2025.

This project is designed to meet standards identified in Division II-19-7 Shoreland Zoning, Section 19-87 through 19-116 as applicable to this project. This project will result in approximately 48 cubic yards of fill within the shoreline area through the placement of riprap.

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Construction Plan

Construction for the proposed shoreline stabilization will make every effort to minimize and avoid disturbance wherever possible. A DEP certified erosion control contractor will conduct the work on site for the proposed stabilization. The contractor will operate from the upland area to the maximum extent practicable.

Equipment and materials access to the site will be from the upland, the existing MCA access stairway will be removed during construction and reinstalled once the project is complete. To minimize construction impacts, temporary crane mats will be utilized to minimize disturbance to coastal wetlands and salt marsh vegetation and will be placed as close to the project site as possible.

Construction will only occur when equipment and construction mats are not located in standing water. Riprap construction will not occur during times of astronomical high tide within the construction period, or when significant wave action affects the project work area.

The following steps are proposed for construction:

1) Excavate minimal loose or poor-quality soil material from the riprap area for site preparation.
2) Place gravel and small stone in voids within the embankment toe area.
3) Apply single layer of non-woven geotextile fabric on area proposed for riprap, and key in fabric at top of working area.
4) Excavate and place larger riprap keystones at base of geotextile treated slope area.
5) Place remaining riprap stone on remainder of geotextile treated slope area above keystones.
6) Place coir fiber logs and plant vegetation
7) Equipment and construction mats will be removed from the site.


Mussel Cove Association
Edgewater Street
Construction Access Plan
N/F
Kenneth W. Janosick
Penny H. Janosick
Map U09, Lot 32
Edgewater St
12'
Approx. 125'
Construction Access
Laurel Ln
N/F
Elizabeth M. Timm 2022 Trust
C/O Elizabeth M. Timm Trustee
Map U09, Lot 34
2
4
Google Earth
N
100 ft

7

Erosion Control Plan

Sedimentation and erosion control for this project is based upon sound conservation practices and adheres to the standards detailed in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection dated March 2015. The contractor shall make himself familiar with the aforementioned publication and comply with the practices presented therein.

The contractor shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S. §480-B. Erosion control measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken

Project construction is intended to reduce or eliminate an existing soil erosion condition. Construction will be compartmentalized into daily segments, meaning that only the area intended for final construction within a day will be disturbed with equipment. Whereas construction will not occur during astronomical high tides, during times of significant wave action, or during other adverse conditions that could result in soil erosion, soil erosion is not anticipated as a result of the proposed construction.

A silt fence or other suitable erosion control BMP will be installed below the construction site and will be maintained according to specifications. Any accumulated silt or sediment will be carefully removed when necessary, and the device will be inspected throughout the duration of the project to ensure that it will continue to function properly.

Permanent stabilization of the adjacent slope will be accomplished by the placement of vegetation and erosion control mulch over disturbed soils after installation of riprap is complete. If the project is not completed until very late fall and vegetation is not available or cannot be planted, all bare soils will be treated with erosion control mulch and final planting will take place when conditions permit the following spring.

8

Archipelago

Law • Science • Policy

Michael Morse
Principal
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Replanting Plan For:

Mussel Cove Association
Falmouth, Maine

1. The following list of native shrubs are proposed to be planted. Plants may be substituted using other similar native species:

   Bayberry (*Myrica pensylvanica*)
   Seaside Goldenrod (*Solidago sempervirens*)
   Virginia Rose (*Rosa virginiana*)
   Sweet Fern (*Comptonia peregrina*)
   Common Juniper (*Juniperus communis*)

2. Shrub plantings should be no closer than 3 feet on center to allow ample area for growth.

3. A 2" minimum application of mulch will occur for all remaining areas of exposed soils.

4. Implementation of this planting plan should occur upon completion of riprap structure construction and final grading except when completed during winter conditions. If construction and final grading are completed during winter conditions, the area will be treated with 2" of erosion control mulch and planting will occur the following spring.

5. If soil conditions require application of soil amendments to accommodate the plantings, the installation contractor may incorporate such amendments provided that there is minimal risk of the amendments entering into the adjacent coastal wetland.

9

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MAINE PROJECT DISTRICT
MAINE PROJECT OFFICE
442 CIVIC CENTER DRIVE SUITE 350
AUGUSTA MAINE 04330

April 10, 2025

Regulatory Division
Maine Section

Kyle Glover
Mussel Cove Association
14 Old Mill Road
Falmouth, Maine 04105
Via Email: kyle.jame.glover@gmail.com

Dear Mr. Glover:

This letter is in response to the application you submitted to the U.S. Army Corps of Engineers (USACE), Maine Project District for a Department of the Army general permit verification. We have assigned this project file number NAE-2025-00111, which you should reference in all correspondence with this office.

Our understanding is the project includes the discharge of fill material consisting of 48 cubic yards of 2-4 FT angular interlocking boulders into approximately 1355 SF of intertidal area below the High Tide Line of Mussel Cove to facilitate shoreline stabilization. The project will occur along approximately 197 LF of shoreline, between 32 Edgewater Road and 2 Laurel Lane, in the Town of Falmouth, Maine. Temporary access will be provided by construction matting placed into approximately 1800 SF of intertidal wetlands. The project will be constructed as shown on plans entitled "Proposed Bank Stabilization" on 16 sheets dated "October 18, 2024".

Based on the information you have provided, we verify that the activity is authorized under General Permit 07- Bank Stabilization of the October 14, 2025, federal permit known as the Maine General Permits (GPs). If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised application must be submitted to this office for written approval before work is initiated. You can find a copy of these permits at: https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/

Any deviation from the terms and conditions of the permit, or your submitted plans, may subject the permittee to the enforcement provisions of our regulations. Therefore, in the event changes to this project are contemplated, it is recommended you coordinate with this office prior to proceeding with the work. This office must approve any changes before you undertake them. You must perform this work in compliance with the terms and conditions of the GPs listed above, and also in compliance with the following special conditions:

Project Specific Special Conditions:

1. The permittee shall complete and return the enclosed Work-Start Notification Form to this office at least two weeks prior to the anticipated construction start date.

2. The permittee shall complete and return the enclosed Completion Certification Form to this office at least one month following the completion of the authorized work.

3. You must maintain the activity herein in good condition and in conformance with the terms and conditions of this authorization. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with a general condition of these GPs. Should you wish to cease to maintain the authorized activities, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this authorization from this office, which may require restoration of the area.

4. All construction shall be completed in accordance with the limits of construction and construction sequences detailed on the enclosed plan drawings, titled “Proposed Bank stabilization,” on a total of 16 sheets, and dated “October 18, 2024”. If you change the plans or construction methods for work within or adjacent to the Mussel Cove, please contact us immediately to discuss modification of this authorization. USACE must approve any changes before you undertake them.

5. Compensatory mitigation shall consist of purchasing 0.062 In-Lieu-Fee (ILF) credits from the Maine Natural Resource Conservation Fund. The current cost to purchase these credits can be found at the following Maine DEP webpage: https://www.maine.gov/dep/land/nrpa/ILF_and_NRCP/ILF/fs-in-lieu-fee.pdf. The in-lieu fee amount is subject to change yearly and the exact cost is dependent on the date of purchase. The permittee must send a cashier’s check or bank draft for the credit amount, as calculated on the enclosed “In Lieu Fee (ILF) Project Impact Worksheet” to: ME DEP, Attn: ILF Program Administrator, State House Station 17, Augusta, ME 04333. The “In Lieu Fee (ILF) Project Impact Worksheet” shall also be sent in with payment. The check must include the Corps file number NAE-2025-00111 and the statement: “For ILF account only”. **No impacts authorized by this permit shall begin until ILF credits are purchased** and the Corps receives a copy of the letter from the Maine Department of Environmental Protection (ME DEP) to the permittee stating that the ME DEP has received the check and accepts responsibility for mitigation.

6. All work shall be conducted “in-the-dry” during low tide cycles to avoid and minimize adverse effects to listed species.

This verification is valid until October 14, 2025. You must commence or be under contract to commence the work authorized herein by October 14, 2025 and complete the work by October 14, 2026 (ONE YEAR AFTER VERIFICATION EXPIRATION). If

not, you must contact this office to determine the need for further authorization before beginning or continuing the activity. It is recommended that you contact this office before this authorization expires to discuss if permit reissuance is a possibility.

This GP verification and any associated authorizations does not preclude the necessity to obtain any other federal, state, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Jeremy Lessard, PWS., Project Manager at 978-318-8789, or by email at Jeremy.s.lessard@usace.army.mil. This agency continually strives to improve our customer service. To better serve you, please complete the Customer Service Survey located at: https://regulatory.ops.usace.army.mil/customer-service-survey/.

Sincerely,



Peter Olmstead
Chief, Maine Section
Regulatory Division

Enclosures

Cc (w/enclosures):
Mike Morse, Archipelago (via mmorse@archipelagona.com)

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 26, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: Old Mill Road/Mussel Cove Association Shoreland Zone Review

Public Works reviewed the subject application and have the following comments:

1. We suggest that the applicant provides evidence of consent from the Maine Department of Environmental Protection as a condition of approval for this project.

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Old Mill Rd Abutter List.xlsx (LINK)

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: Old Mill Road- Mussel Cove **Agent:** Mike Morse **Property Owner/Applicant:** Mussel Cove Association	**Map/Lot #:** U09-33 **Zoning District(s):** RA

Project Summary

This project involves stabilizing a section of the eroding shoreline on the property owned by the Mussel Cove Association. The existing bluff—about 25–30 feet tall—is experiencing active erosion at its base due to wave action and storm events, threatening slope stability and adjacent upland areas.

To address this, the project proposes installing riprap along the toe of the slope, covering about 3,038 square feet (with a portion below the HAT line), to prevent further erosion and slope failure. The design includes grading the slope to a stable 2:1 configuration, adding coir fiber logs for additional erosion control, and revegetating the disturbed area with salt-tolerant, deep-rooted plants to reinforce long-term stability.

Construction will be accessed from the upland using temporary measures to minimize environmental impacts, with no tree removal proposed. The project is coordinated with similar nearby shoreline stabilization efforts and is designed to meet local shoreland zoning standards. State permitting is in progress, and federal approval has already been obtained.

This application has not received a DEP permit as of time of filing, but staff suggest a condition of approval to require all outside agency permits to be received prior to commencement of site work.

Applicable Ordinance Section:

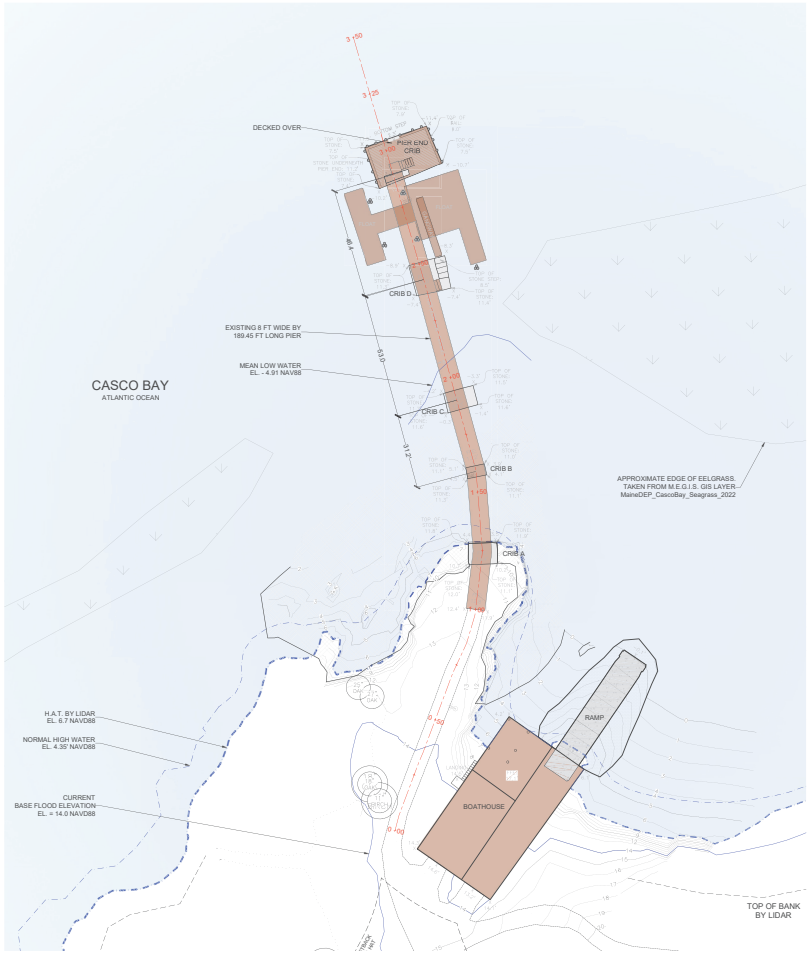
- Section 19-10 Residential A District (RC)
- Div. II-19-1-7 Shoreland Zoning (Limited Residential)

Staff support this item to be on the Administrative Action Item for the April Planning Board Meeting.

Proposed Conditions of approval:

1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. Prior to commencement of site work and construction:
    a. The applicant shall pay the $200 Shoreland Zone inspection fee.

b. The applicant shall obtain a signed copy of the final approved plan set from the Planning Office.
c. Applicant shall provide evidence that all outside agency permits required for the project have been met.



PLAN VIEW: EXISTING CONDITIONS

SCALE: 1" = 20'-0"

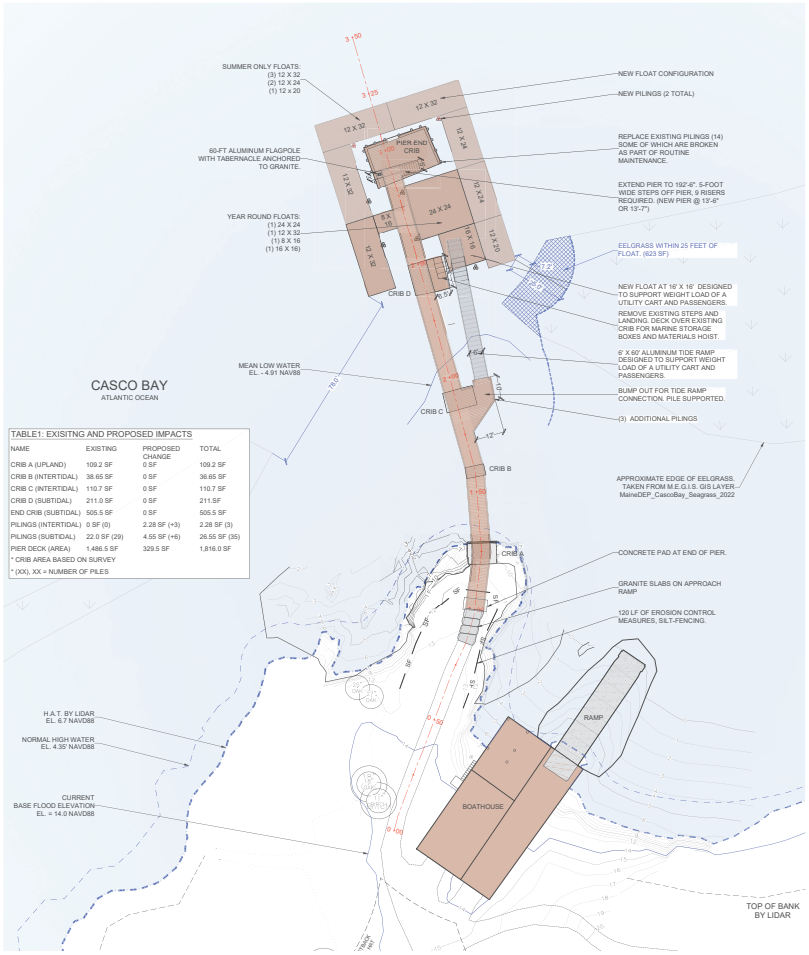


TABLE1: EXISITNG AND PROPOSED IMPACTS

NAME	EXISTING	PROPOSED CHANGE	TOTAL
CRIB A (UPLAND)	109.2 SF	0 SF	109.2 SF
CRIB B (INTERTIDAL)	38.65 SF	0 SF	36.65 SF
CRIB C (INTERTIDAL)	110.7 SF	0 SF	110.7 SF
CRIB D (SUBTIDAL)	211.0 SF	0 SF	211.5F
END CRIB (SUBTIDAL)	505.5 SF	0 SF	505.5 SF
PILINGS (INTERTIDAL)	0 SF (0)	2.28 SF (+3)	2.28 SF (3)
PILINGS (SUBTIDAL)	22.0 SF (29)	4.55 SF (+6)	26.55 SF (35)
PIER DECK (AREA)	1,486.5 SF	329.5 SF	1,816.0 SF

* CRIB AREA BASED ON SURVEY
* (XX), XX = NUMBER OF PILES

PLAN VIEW: NEW PIER, RAMP & FLOATS

SCALE: 1" = 20'-0"

Sheet 1 of 3

CONSULTANTS:

SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250

NORTH

SCALE: 1" = 20'

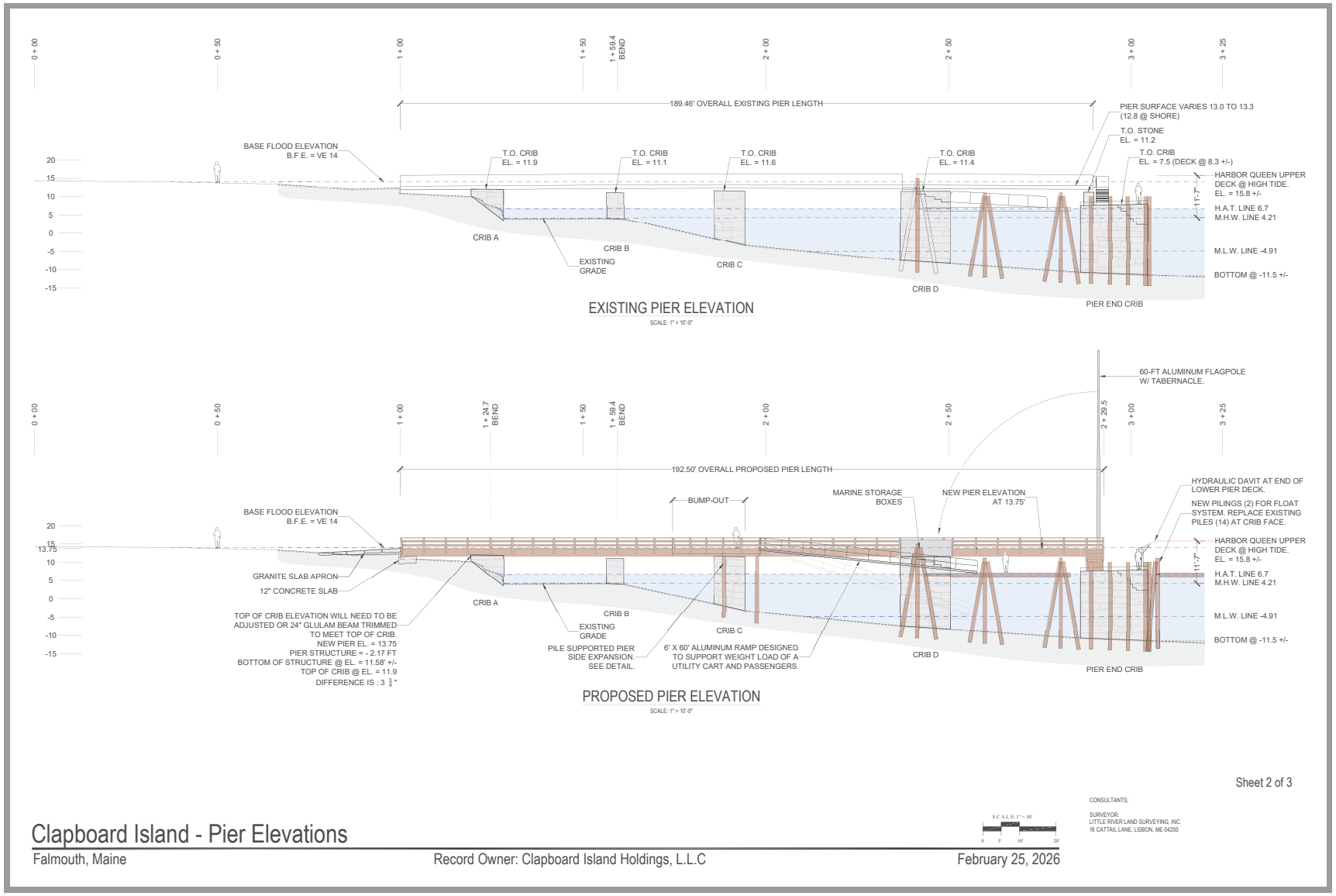
0 10' 20' 40'

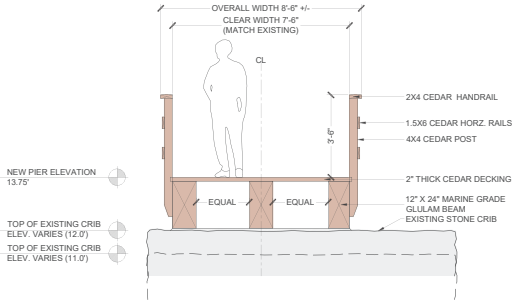
Clapboard Island - Pier Improvements Plan

Falmouth, Maine

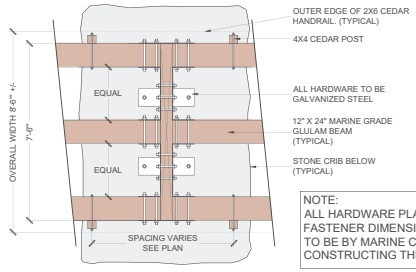
Record Owner: Clapboard Island Holdings, L.L.C

February 25, 2026


0 + 00
0 + 50
1 + 00
1 + 50
1 + 59.4 BEND
2 + 00
2 + 50
3 + 00
3 + 25
189.46' OVERALL EXISTING PIER LENGTH
PIER SURFACE VARIES 13.0 TO 13.3 (12.8 @ SHORE)
T.O. STONE EL. = 11.2
T.O. CRIB EL. = 7.5 (DECK @ 8.3 +/-)
BASE FLOOD ELEVATION B.F.E. = VE 14
T.O. CRIB EL. = 11.9
T.O. CRIB EL. = 11.1
T.O. CRIB EL. = 11.6
T.O. CRIB EL. = 11.4
HARBOR QUEEN UPPER DECK @ HIGH TIDE. EL. = 15.8 +/-
11'-7"
H.A.T. LINE 6.7
M.H.W. LINE 4.21
M.L.W. LINE -4.91
BOTTOM @ -11.5 +/-
CRIB A
CRIB B
CRIB C
CRIB D
EXISTING GRADE
PIER END CRIB
20
15
10
5
0
-5
-10
-15
EXISTING PIER ELEVATION
SCALE: 1" = 10'-0"
60-FT ALUMINUM FLAGPOLE W/ TABERNACLE.
0 + 00
0 + 50
1 + 00
1 + 24.7 BEND
1 + 50
1 + 59.4 BEND
2 + 00
2 + 50
2 + 29.5
3 + 00
3 + 25
192.50' OVERALL PROPOSED PIER LENGTH
BUMP-OUT
MARINE STORAGE BOXES
NEW PIER ELEVATION AT 13.75'
HYDRAULIC DAVIT AT END OF LOWER PIER DECK.
NEW PILINGS (2) FOR FLOAT SYSTEM. REPLACE EXISTING PILES (14) AT CRIB FACE.
BASE FLOOD ELEVATION B.F.E. = VE 14
13.75
GRANITE SLAB APRON
12" CONCRETE SLAB
TOP OF CRIB ELEVATION WILL NEED TO BE ADJUSTED OR 24" GLULAM BEAM TRIMMED TO MEET TOP OF CRIB.
NEW PIER EL. = 13.75
PIER STRUCTURE = - 2.17 FT
BOTTOM OF STRUCTURE @ EL. = 11.58' +/-
TOP OF CRIB @ EL. = 11.9
DIFFERENCE IS : 3 3/4 "
PILE SUPPORTED PIER SIDE EXPANSION. SEE DETAIL.
6' X 60' ALUMINUM RAMP DESIGNED TO SUPPORT WEIGHT LOAD OF A UTILITY CART AND PASSENGERS.
HARBOR QUEEN UPPER DECK @ HIGH TIDE. EL. = 15.8 +/-
11'-7"
H.A.T. LINE 6.7
M.H.W. LINE 4.21
M.L.W. LINE -4.91
BOTTOM @ -11.5 +/-
CRIB A
CRIB B
CRIB C
CRIB D
EXISTING GRADE
PIER END CRIB
PROPOSED PIER ELEVATION
SCALE: 1" = 10'-0"
Sheet 2 of 3
CONSULTANTS;
SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250
SCALE: 1" = 10'
0
5'
10'
30'
Clapboard Island - Pier Elevations
Falmouth, Maine
Record Owner: Clapboard Island Holdings, L.L.C
February 25, 2026

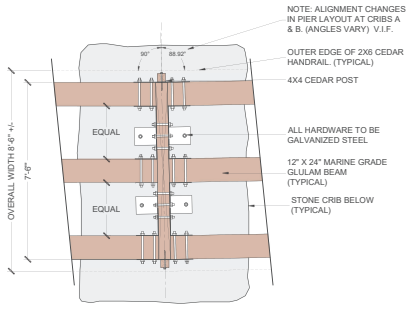


1 L1.0 PIER SECTION
Scale: 1/2" = 1'-0"

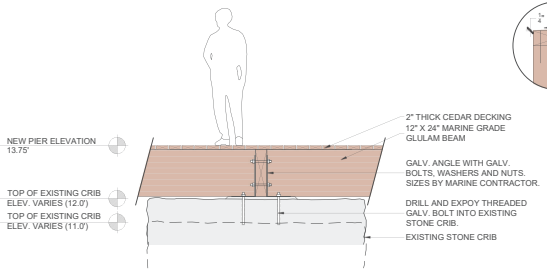


4 L1.0 PIER GLULAM BEAM CONNECTION DETAIL
Scale: 1/2" = 1'-0"

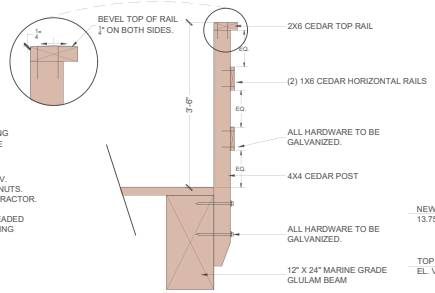
NOTE:
ALL HARDWARE PLATE AND FASTENER DIMENSIONS AND SIZING TO BE BY MARINE CONTRACTOR CONSTRUCTING THE PIER.



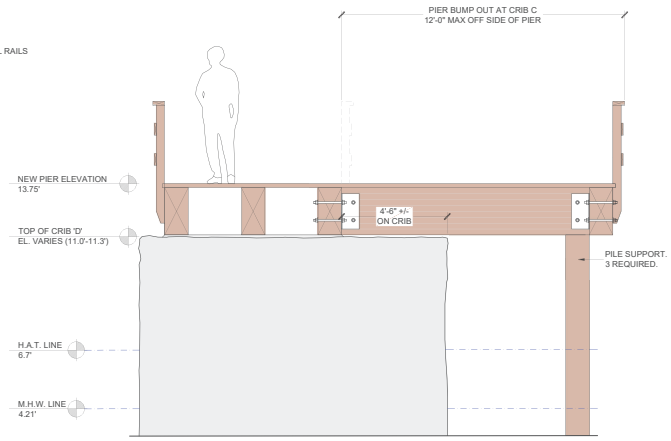
7 L1.0 PIER GLULAM BEAM CONNECTION DETAIL
Scale: 1/2" = 1'-0"



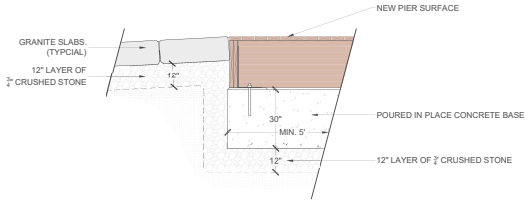
2 L1.0 GLULAM BEAM MOUNTED TO CRIB DETAIL
Scale: 1/2" = 1'-0"



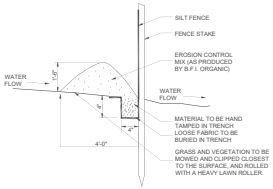
5 L1.0 PIER HANDRAIL DETAIL
Scale: 1/2" = 1'-0"



8 L1.0 BUMP OUT AT CRIB C SECTION
Scale: 1/2" = 1'-0"



3 L1.0 PIER LANDSIDE DETAIL
Scale: 1/2" = 1'-0"



6 L1.0 FILTER BERM W/ SILT FENCE DETAIL
Scale: 1/2" = 1'-0"

Sheet 3 of 3

CONSULTANTS;

SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250

Clapboard Island - Pier Details

Falmouth, Maine | Record Owner: Clapboard Island Holdings, L.L.C | February 25, 2026

March 6, 2026

Ms. Lisa Sangillo
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105

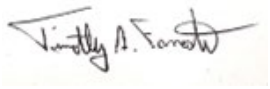
RE: Shoreland Zoning Permit Application and Request for Hearing Application on behalf of Clapboard Island Family LLC for a proposed dock modification located on Clapboard Island, Falmouth, ME.

Dear Ms. Sangillo,

On behalf of Clapboard Island Family LLC (Applicant), Flycatcher, LLC (Flycatcher) requests the Town of Falmouth's Planning Board consider a Shoreland Zoning Permit application for the modification of a dock on Clapboard Island. The proposed dock modification will consist of replacing and elevating the pier stringers and decking, replacing and relocating a ramp, and adding additional floats. The dock will provide additional docking space and safer access along the float within Casco Bay. Flycatcher has reviewed the Town of Falmouth's Code of Ordinance and believes the project is in compliance with those standards. Please review the attached information demonstrating compliance with the applicable sections of the ordinance. The Applicant submitted a Natural Resources Protection Act (NRPA) permit application to the Maine Department of Environmental Protection (MDEP), and a Pre-Construction Notification request to the U.S. Army Corps of Engineers (ACOE). Those approvals are attached.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207-837-2199 or by email at tim@flycatcherllc.com.

Respectfully submitted,



Tim Forrester
Director, Coastal Resources
Lower Falls Landing, 106 Lafayette Street, Suite 2A
Yarmouth, Maine 04096

Flycatcher
LAND + SCIENCE + PEOPLE

AUTHORIZATION LETTER

DATE: August 13, 2025

By this letter, I authorize Flycatcher LLC to act on my behalf as my agent for the purpose of obtaining permits and approvals related to the proposed project located at:

Clapboard Island, Falmouth, Maine.

This authorization allows Flycatcher LLC to act as my agent for the preparation, signing and submission of federal, state, regional, and municipal permit applications, including conducting any necessary or pertinent consultations, preparation and submission of relevant documents and applications, advancing nominal funds as are required to file such applications, and representation at meetings and hearings for the applications.

This authorization is effective as of the date of this correspondence and will remain valid until revoked in writing.

Clay Deniger	Managing Member	cdeniger@orep.com
Print Name	Title	Phone or Email
	8/22/25	
Signature	Date	

SZ

SHORELAND ZONE PERMIT APPLICATION

Town of Falmouth - Code Enforcement Office
Phone – 207-699-5310

Permit # _____	**Check #_____ & _____**	**Deposit _____**	**Int_____**
Map/Lot _____	**Zone_____**	**Fee _____**	
Received _____	**Issued_____**	**Total _____**	**Int_____**

Location of Work _____

Property Owner Information	**Contractor Information**
Name __Clapboard Island Family LLC_	Name _Custom Float Services
Address __6726 Lakewood Blvd, Dallas, TX, 75214_	Address _ 11 Wallace Avenue, South Portland, ME
Phone _214-882-4180	Phone _
Email _cdeniger@orep.com	Email _

Signature Upon Submittal _see authorization letter_____**Date** _____ **License #** _____ **Int** _____

Application Information (Please check all that apply)

Project: Construction____ Tree cutting/pruning ____ Bank stabilization ____ Septic system ____ Other ___x_

Description __The Applicant proposes to modify an existing dock._

The following items are required upon submittal (Application will not be accepted if all applicable items are not present)

_____x____ Plot plan showing the location of the work, setback from High Annual Tide (HAT) line, erosion control method and location, etc.
_____x____ Calculations: Expansions of structures, tree cutting, alterations to vegetation, etc.
_____x____ Permits required from other agencies such as Department of Environmental Protection, Army Corp of Engineers, etc.

(Please review attached documents for additional Shoreland Zone regulations)

(Please read below. The permit is not considered issued until the signed and dated below by the applicant.)

Periodic Inspections are required. We do not perform inspections that have been setup on the same day and all inspections are subject to the availability of the Code Officer. Failure to schedule appropriate inspections may result in an immediate Stop Work order being placed on the project as well as possible fines. Please be aware that there may be other requirements such as approvals and conditions from the Planning Board, Zoning Board, or other departments that may apply to this project. The issuance of this permit does not supersede those requirements.

On this date_3/6/2026_, I __Tim Forrester_____have read and understand the above statement.

Permit Conditions:

Signature of Code Enforcement Officer _____ Date _____

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: __Tim Forrester_____ Phone# _207-837-2199

Fax: _____ E-Mail: _tim@flycatcherllc.com____ Alt. Phone # _____

Full Address: _106 Lafayette Street, Suite 2A, Yarmouth, ME 04096_____

Address of Property to be Developed: (if different) _Clapboard Island, Falmouth, ME 04105___

Map: __R01_____ Lot: __94_____ Zone: _Farm & Forest (F)_

Property Owner (if other): _Clapboard Island Family LLC_____

Full Address: _6726 Lakewood Blvd, Dallas TX, 75214_____Phone: _214-882-4180_

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

_____ **Pre-application Sketch Plan Review**
_____ **Major Subdivision**
_____ **Minor Subdivision**
_____ **Site Plan Review**
_____ **Private Way**
__x__ **Shoreland Zone Permit**
_____ **Sign Permit**
_____ **Contract Zoning**
_____ **Fill Permit**
_____ **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: _3/6/2026____

Printed name: Tim Forrester

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

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

Amended March 22, 2021

Project Description

Introduction and Project Purpose.

The Applicant owns a 22-acre parcel of land located on Clapboard Island and adjacent to Casco Bay in the Town of Falmouth, Maine (see location map). The site is developed with residential structures and associated development, including an existing dock that consists of a pier, ramp, and floats (see project plans for existing conditions). At this time, the Applicant's existing floats do not provide adequate space for the Applicant's watercraft to access Casco Bay. It was found that replacing and elevating the pier stringers and decking, replacing and relocating a ramp, and adding additional floats to the existing dock would provide adequate space and make the dock safer for the Applicant's watercraft and provide safe access for larger boats. Flycatcher investigated the site and the surrounding area to determine the feasibility of accessing the resource and modifying a dock that will accommodate the Applicant's project purpose and meet project goals while avoiding and minimizing impacts to the environment. Based on the Applicant's needs, the existing conditions of the site, and the outcome of our investigations, the following design criteria have been determined.

Project Description.

The Applicant proposes to modify an existing dock by replacing and elevating the pier stringers and decking, replacing and relocating a ramp, and adding additional floats. The proposed direct impacts to the coastal wetland as a result of the modifications can be found in Table 1 of the project plans. The float will be secured with pilings adjacent to the pier. The floats will not bottom out during low-tide. During the off-season, the seasonal floats will be hauled off-site and stored in an upland location at a local marine facility. The construction of the proposed dock does not require additional upland development or trees to be removed.

Land Use Standards

Exhibit 2.0: Ordinance Review Standards
Div. II-19-1-7. Shoreland Zoning
Sec. 19-94 Permits Issued by Planning Board

a. will not result in unsafe and unhealthful conditions;
The shoreline consists of vegetation that extends to exposed ledge and rockweed ledge and it is difficult to traverse, particularly with watercraft. The proposed dock modifications will provide safer water dependent access to the coastal resource.

b. will not result in water pollution, erosion, or sedimentation to surface waters;
The site will be accessed via watercraft and all materials and equipment for construction of the dock will be delivered via barge. Any chromated copper arsenate (CCA) lumber used for the construction of the dock will be cured on dry land for 21 days prior to the start of construction. The existing pier stringers and decking will be removed and the cribs will remain. New stringers, decking and handrails will be installed, as well as the cantilevered bump-out for the new ramp. All pilings will be installed via barge with a vibratory hammer. Floats and ramps will be installed once the pier is rebuilt. No soil disturbance is expected. No trees or vegetation will be removed. No impacts to surface water are proposed.

c. will adequately provide for the disposal of all wastewater;
The project does not propose to modify the existing wastewater system.

d. will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
The proposed length and width of the additional floats will provide more stability, is contestant with the existing floats, and would provide enough space for larger boats to safely land and tie up at the dock. The proposed structures will not result in an adverse impact on the wildlife resources at the project site. As part of the DEP and ACOE review, the project was reviewed by the National Marine Fisheries Service (NMFS), Environmental Protection Agency (EPA), the US Fish and Wildlife Service (USFWS), the Maine Department of Inland Fisheries and Wildlife (MDIFW) and the Department of Marine Resources (DMR). The Applicant has agreed to their recommendations to minimize the potential for impacts to these resources.

e. will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
The proposed structures do not require the removal of trees over 3" dhb to be removed. The proposed dock is not located near a point of access to coastal waters.

f. will protect archaeological and historic resources as designated in the Comprehensive Plan;
The proposed structures will not impact archaeological and historic resources. A notice of the project was submitted to the Maine Historic Preservation Commission (MHPC) and the Historic Preservation Officers of the seven (7) Indian Tribes and none of these resources were identified at the project site. A copy of the MHPC sign-off is included in the attached application materials.

g. will avoid problems associated with flood plain development and use; and
The proposed pier modifications include raising the pier elevation and will be a minimum of three (3) feet above the Highest Annual Tide line and will be pinned to ledge. No impacts to flood plain development are proposed.

h. is in conformance with the Land Use Standards of Div. II-19-1-7.
The proposed structures are in conformance with these standards as outlined below.

Sec. 19-107 Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or Below the Normal High Water Line of a Water Body or Within a Wetland

a. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
The dock modification will begin in the upland and will be located over exposed ledge, and rockweed ledge. All pilings will be installed via barge with a vibratory hammer and will not result in disturbance to the substrates outside of the dock. New stringers, decking and handrails will be installed, as well as the cantilevered bump-out for the new ramp. The ramp and float will be set in place once the pier is constructed. In general, there will be minimal soil disturbance for the proposed structures and the Applicant does not anticipate any cause of erosion or sedimentation.

b. The location shall not interfere with existing developed or natural beach areas.
There are no existing developed or natural beach areas at the site of the proposed project.

c. The facility shall be located so as to minimize adverse effects on fisheries.
The dock will have minimal impacts to the coastal wetland and associated fisheries and has been reviewed by the agencies listed in (d) above and there were no fisheries concerns identified. The pier modifications will include elevating a minimum of three (3) feet above the Highest Annual Tide (HAT). Further, the seasonal floats will be removed in the off season.

d. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area. A temporary pier, dock or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses.
The proposed length and width of the additional floats will provide more stability, is contestant with the existing floats, and would provide enough space for larger boats to safely land and tie up at the dock. In addition, the surrounding area contains numerous piers, ramps, and floats.

e. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.
The proposed pier is a water dependent structure. No additional structures will be built on the pier.

f. New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.
N/A

g. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high water line of a water body or within a wetland shall be converted to residential dwelling units in any district.
N/A

NOTE: New permanent structures, and expansions thereof, projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480 C.
Copies of the DEP and ACOE permits are included in the attached application materials.

Construction Plan

The site will be accessed via watercraft and all materials and equipment for construction of the dock will be delivered via barge. Any chromated copper arsenate (CCA) lumber used for the construction of the dock will be cured on dry land for 21 days prior to the start of construction. The existing pier will be removed and the cribs will remain. New stringers, decking and handrails will be installed, as well as the cantilevered bump-out for the new ramp. All pilings will be installed via barge with a vibratory hammer. Floats and ramps will be installed once the pier is rebuilt. No soil disturbance is expected. No trees or vegetation will be removed.

Erosion Control Plan

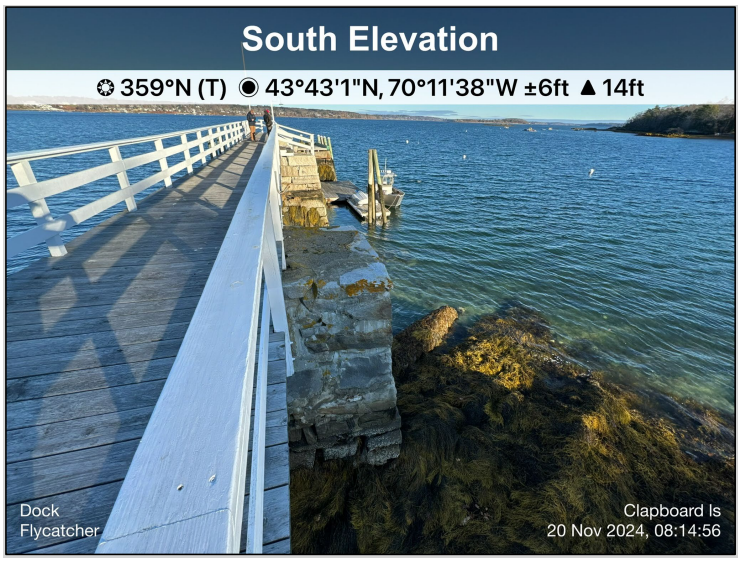
The project involves minimal excavation and/or earthmoving, and all work will be conducted at low tide. Given that minimal sedimentation if any, will occur and no heavy equipment will operate in the coastal wetland for the construction of the dock, no formal measures are proposed to control erosion or sedimentation. However, if there are any areas of soil disturbance at the completion of construction, the area will be stabilized with vegetation and mulch in accordance with the Department's permanent soil stabilization BMPs published in the most recent version of the Maine Erosion and Sediment Control BMPs manual.

Photographs

The following photographs are taken from the site of the project and represent the existing conditions of the project located on Clapboard Island in the Town of Falmouth, Maine. All photographs were taken on November 20, 2024, by Tim Forrester of Flycatcher, LLC unless otherwise noted.



Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of project. Source: Google Earth. Date: 2025.



Photograph Two. View of lower intertidal zone from existing pier.



Photograph Three. View of existing pier and granite cribs from existing floats.

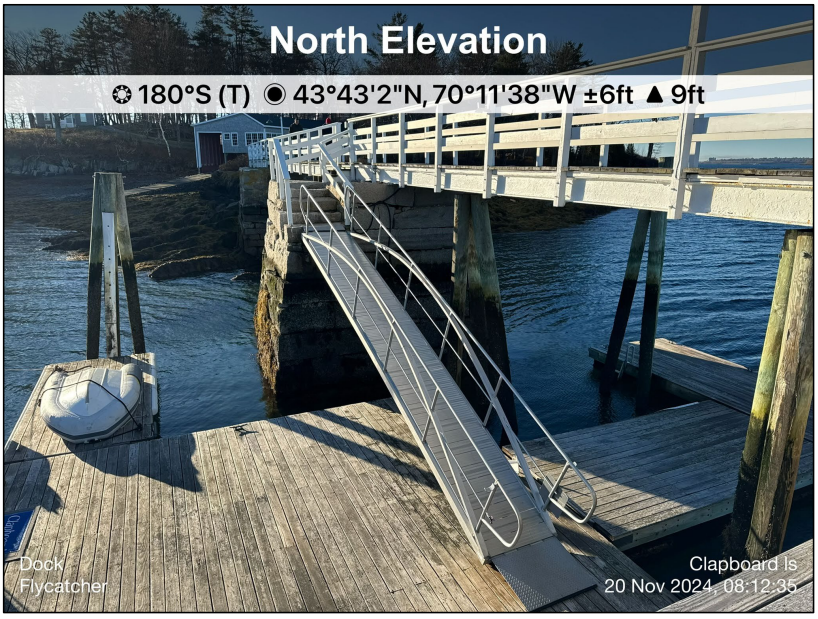


Photograph Four. Additional view of existing pier and granite cribs and pier from existing floats.

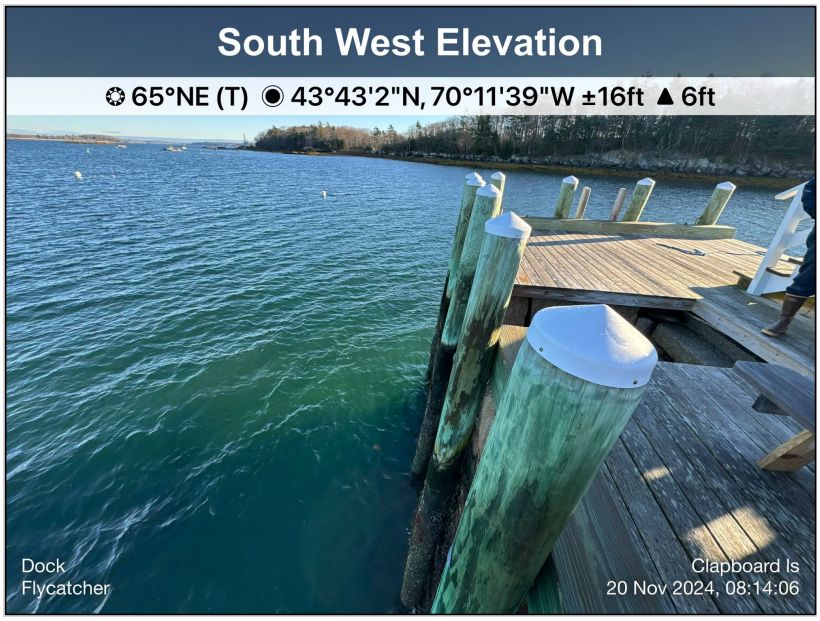
Flycatcher
LAND + SCIENCE + PEOPLE



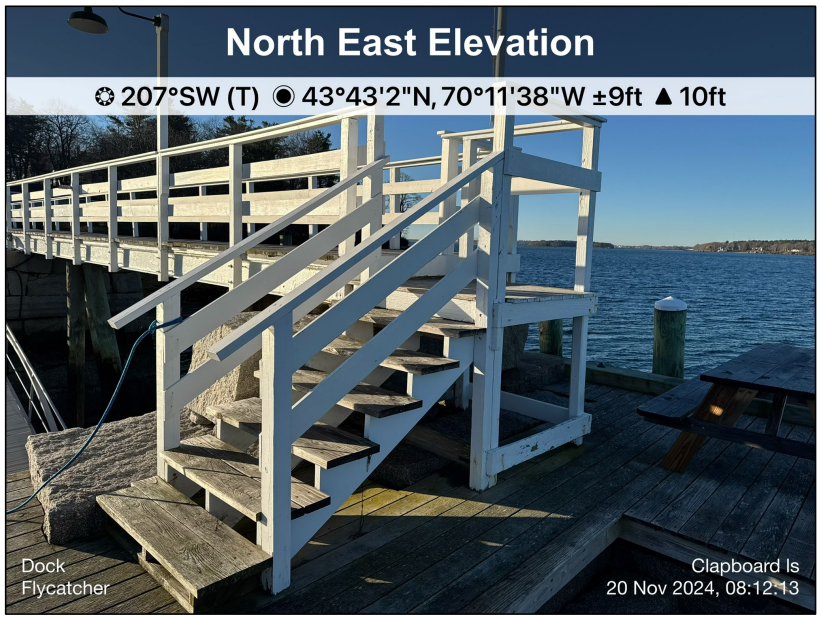
Photograph Five. View of existing ramp that will be replaced and relocated.



Photograph Six. Additional view of existing ramp that will be replaced and relocated.

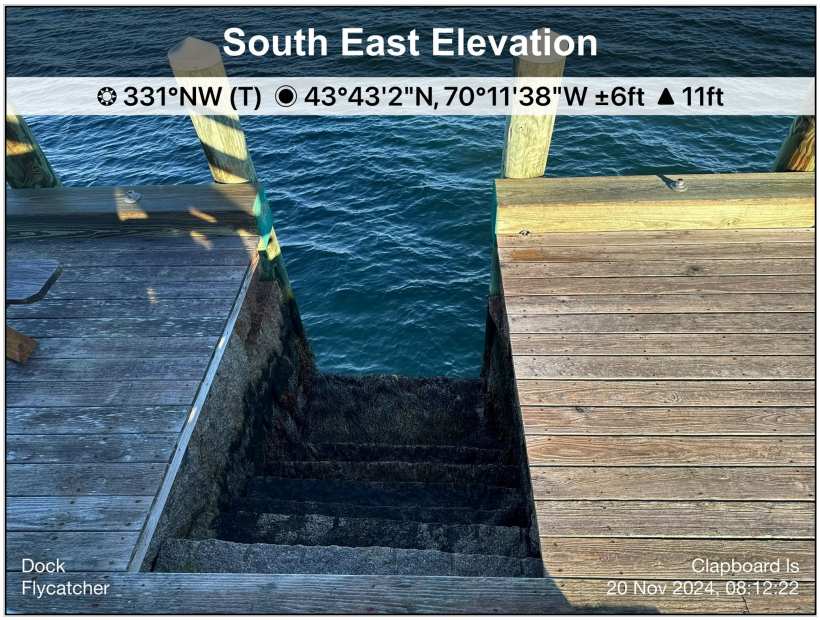


Photograph Seven. View of pilings at end of existing pier.



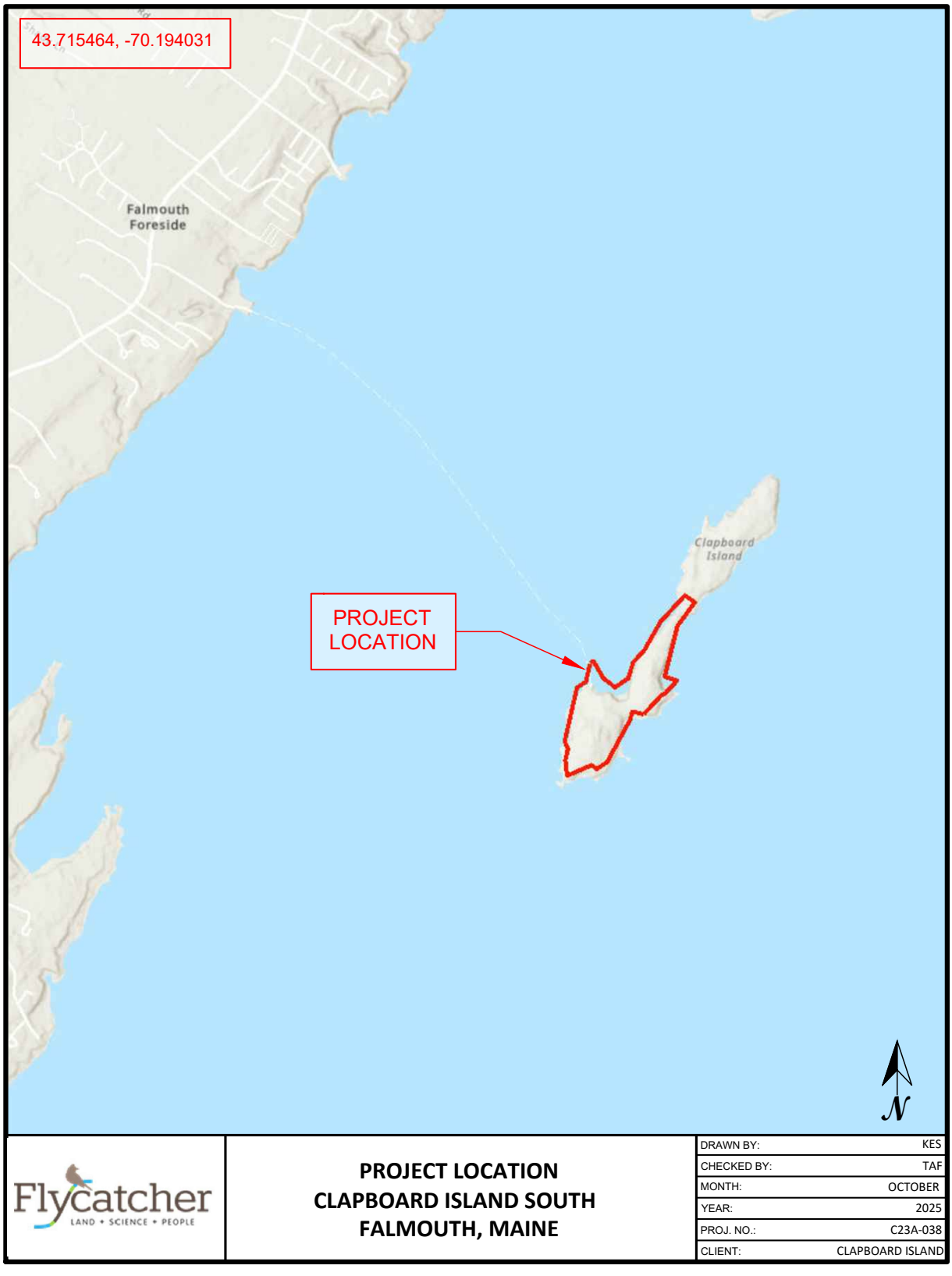
Photograph Eight. View of exisitng stairs at end of pier.

Flycatcher
LAND + SCIENCE + PEOPLE



Photograph Nine. View of stairs at end of existing pier. Provides limited access for large boats and has safety concerns.

Location Map


43.715464, -70.194031
Falmouth Foreside
Clapboard Island
PROJECT LOCATION
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Flycatcher
LAND • SCIENCE • PEOPLE
PROJECT LOCATION
CLAPBOARD ISLAND SOUTH
FALMOUTH, MAINE
DRAWN BY: KES
CHECKED BY: TAF
MONTH: OCTOBER
YEAR: 2025
PROJ. NO.: C23A-038
CLIENT: CLAPBOARD ISLAND

Deed and Tax Information

DOC :18370 BK:40789 PG:285

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT **DLN 1002440275656**

CLAPBOARD ISLAND HOLDINGS, LLC, a Maine limited liability company with its principal place of business in Falmouth, Maine, for consideration paid, grants to CLAPBOARD ISLAND FAMILY LLC, a Maine limited liability company, having a mailing address of 6726 Lakewood BLVD Dallas, TX 75214, with QUITCLAIM COVENANT, the land, buildings, improvements, and appurtenances thereof, more particularly described in Exhibit A attached hereto.

See Exhibit A

Witness my hand and seal this 5th day of June, 2024.

CLAPBOARD ISLAND HOLDINGS, LLC

Witness

By: Mark Fang
Its Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND 6/5, 2024

Then personally appeared the above-named Mark Fang in his capacity as Authorized Agent of Clapboard Island Holdings, LLC and acknowledged the foregoing to be his free act and deed in his stated capacity.

Before me,

JEROME J. GAMACHE
Notary Public, State of Maine
My Commission Expires June 23, 2027

Notary Public/Attorney at Law

DOC :18370 BK:40789 PG:286
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
06/05/2024, 02:57:40P
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

Parcel I:

A certain lot or parcel of land, with the buildings thereon, being the southwest portion of Clapboard Island, in Casco Bay, in the Town of Falmouth, County of Cumberland and State of Maine, said lot is divided from the northeast portion of the Island by a line which crosses the Island at or near its narrowest point; said line begins on the west side of the Island at a capped iron pin marked #1313 then through a tree known as the boundary oak South 35° East, 70.46 feet, more or less, to a capped iron pin marked #1313 at the pebble beach on the east side of said Island.

Said above-described course is magnetic 1902.

Parcel II:

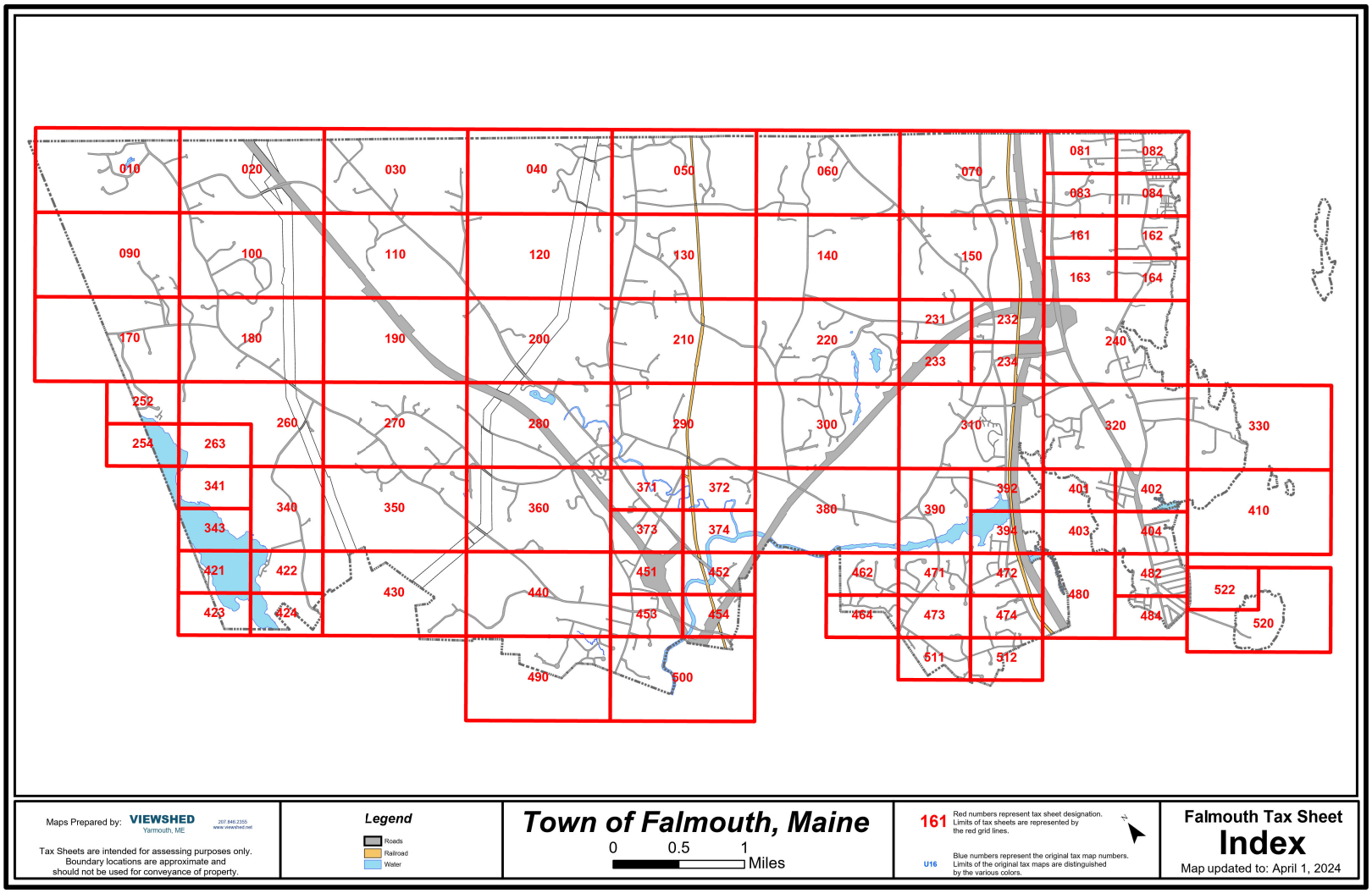
A certain lot or parcel of land situated in the Town of Falmouth, County of Cumberland, and State of Maine and being the second lot or parcel of land described as follows in deed from Suzanne S. Thorndike to Edith C. H. Eder and Craig E. Eder dated September 3, 1974, and recorded in the Cumberland County Registry of Deeds in Book 3599, Page 18;

ALSO a certain other lot or parcel of land lying between the lost mentioned road being designated "Graded Road" on Plan of Falmouth Cottage Company Lots recorded in Cumberland County Registry or Deeds in Plan Book 6, Page 34 and the shore, and bounded and described as follows: Beginning at a point where the southwesterly line of a certain lot of land described in a deed from Augustine D. Smith to Sylvanus Bourne and others, bearing date of October 1, 1897, and recorded in said Registry of Deeds in Book 657, Page 337, intersects the southeasterly side line of said road; thence southeasterly by the southwesterly sideline of said lot conveyed by said Smith to said Bourne and others as aforesaid to the shore; thence southwesterly by the shore to a point in the northeasterly sideline of the said lot conveyed by said Augustine D. Smith to said W. Y. Pomeroy as aforesaid, said point being distant northeasterly sixty and one-half (60 1/2) feet from the northeasterly sideline of land now or formerly owned by A. Bibber: thence northwesterly by said Pomeroy's said land to said road; thence by said road to the point of beginning.

EXCEPTING AND RESERVING the portion of the above-described premises conveyed by Edith Houston Brown to Barrett C. Nichols et al. by deed dated July 17, 1957 and recorded in the Cumberland County Registry of Deeds in Book 2367, Page 495.

Also included herewith are all of the Parking Easements described in Parking Easement 1 and Parking Easement 2 in a Corrective Deed of Easement for Parking from Maine Coast Heritage Trust, recorded in the Cumberland County Registry of Deeds in Book 36194, Page 157.

Meaning and intending to convey, and hereby conveying, the same premises described in a deed from Hsien-Jung Chen to Clapboard Island Holdings, LLC dated March 1, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35493, Page 277.


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Maps Prepared by: VIEWSHED Yarmouth, ME 207.846.2355 www.viewshed.net
Tax Sheets are intended for assessing purposes only.
Boundary locations are approximate and
should not be used for conveyance of property.
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Railroad
Water
Town of Falmouth, Maine
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Miles
161 Red numbers represent tax sheet designation. Limits of tax sheets are represented by the red grid lines.
U16 Blue numbers represent the original tax map numbers. Limits of the original tax maps are distinguished by the various colors.
Falmouth Tax Sheet
Index
Map updated to: April 1, 2024

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

DEPARTMENT ORDER

IN THE MATTER OF

CLAPBOARD ISLAND FAMILY LLC	) NATURAL RESOURCES PROTECTION ACT
FALMOUTH, CUMBERLAND COUNTY	) COASTAL WETLAND ALTERATION
DOCK MODIFICATION	) WATER QUALITY CERTIFICATION
L-100424-001 (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 480-A–480-KK, Section 401 of the Clean Water Act (33 U.S.C. § 1341), and Chapters 310 and 315 of Department rules, the Department of Environmental Protection (Department) has considered the application of CLAPBOARD ISLAND FAMILY LLC with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant is applying to modify an existing residential pier by replacing and elevating pier stringers and decking, replacing and relocating a ramp, adding additional pilings and installing six seasonal floats (three 12-foot by 32-foot seasonal floats and three 12-foot by 24-foot seasonal floats) in order to improve access for boats and provide additional docking space. The project is shown on a plan entitled, "Clapboard Island -Pier Improvements Plan", prepared by Mohr & Seredin Landscape Architects and dated October 2, 2025.

The proposed dock modification will result in an additional seven square feet of direct impacts to the coastal wetland and an additional 2,016 square feet of indirect impacts due to shading of the resource by seasonal floats. The project is located on Clapboard Island in the town of Falmouth.

B. Current Use of the Site: The project parcel is approximately 22 acres and is identified as Lot 94 of Town of Falmouth Tax Map R01. The site is located on an island with several permanent structures and existing dock.

2. EXISTING SCENIC, AESTHETIC, RECREATIONAL OR NAVIGATIONAL USES:

The Natural Resources Protection Act (NRPA), in 38 M.R.S. § 480-D(1), requires the applicant to demonstrate that the proposed project will not unreasonably interfere with existing scenic, aesthetic, recreational and navigational uses.

In accordance with Chapter 315, *Assessing and Mitigating Impacts to Scenic and Aesthetic Uses* (06-096 C.M.R. ch. 315, effective June 29, 2003), the applicant submitted a copy of the Department's Visual Evaluation Field Survey Checklist as Appendix A to the application along with a description of the property and the proposed project. The applicant

also submitted several photographs of the proposed project site and surroundings, including an aerial photograph of the project site.

The proposed project is located in Casco Bay, which is a scenic resource visited by the general public, in part, for the use, observation, enjoyment and appreciation of its natural and cultural visual qualities. The proposed additional floats would be fully visible to anyone within the vicinity of the site on water or on land.

The applicant has minimized the visibility of the additional float from the scenic resource by proposing a float of similar visual impact as the existing dock. The proposed dock will also have minimal vertical components that could diminish the scenic view.

The Department staff utilized the Department's Visual Impact Assessment Matrix in its evaluation of the proposed project and the Matrix showed an acceptable potential visual impact rating for the proposed project. Based on the information submitted in the application and the visual impact rating, the Department determined that the location and scale of the proposed activity is compatible with the existing visual quality and landscape characteristics found within the viewshed of the scenic resource in the project area.

The Department determined that based on the nature of the proposed project and its location, there are no existing recreational or navigational uses of the resource that would be unreasonably impacted.

3. SOIL EROSION:

The NRPA, in 38 M.R.S. § 480-D(2), requires the applicant to demonstrate that the proposed project will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

There is no proposed earth moving or similar activities that would be expected to cause erosion or sedimentation for this project.

The Department finds that the activity will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

4. HABITAT CONSIDERATIONS:

The NRPA, in 38 M.R.S. § 480-D(3), requires the applicant to demonstrate that the proposed project will not unreasonably harm significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

The project site is a modification to an existing pier located on Clapboard Island. The applicant owns a 22-acre parcel on the island.

According to the Department's Geographic Information System (GIS) database there are no mapped Essential or Significant Wildlife Habitats located at the site.

The Department of Marine Resources (DMR) reviewed the proposal and commented that the proposed reconfiguration of the floats may bring the pier structures closer to the existing eelgrass resource on the eastern side. DMR recommends pilings or other structures used to secure the floats be placed as far away from the mapped eelgrass bed as possible.

Maine Department of Inland Fisheries and Wildlife (MDIFW) reviewed the project and stated minimal impacts to wildlife are anticipated.

The Department further finds that the activity will not unreasonably harm any freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

5. WATER QUALITY CONSIDERATIONS:

The applicant proposes to use lumber treated with chromated copper arsenate (CCA) to construct the pier. To protect water quality, all CCA-treated lumber must be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

Provided that CCA-treated lumber is cured as described above, the Department finds that the proposed project will not violate any state water quality law, including those governing the classification of the State's waters.

6. WETLANDS AND WATERBODIES PROTECTION RULES:

The applicant proposes to directly alter 7 square feet of coastal wetland to construct the proposed dock modifications. Coastal wetlands are wetlands of special significance.

The *Wetlands and Waterbodies Protection Rules*, 06-096 C.M.R. ch. 310 (last amended November 11, 2018), interpret and elaborate on the Natural Resources Protection Act (NRPA) criteria for obtaining a permit. The rules guide the Department in its determination of whether a project's impacts would be unreasonable. A proposed project would generally be found to be unreasonable if it would cause a loss in wetland area, functions and values and there is a practicable alternative to the project that would be less damaging to the environment. Each application for a NRPA permit that involves a coastal wetland alteration must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist.

A. Avoidance. An applicant must submit an analysis of whether there is a practicable alternative to the project that would be less damaging to the environment and this analysis is considered by the Department in its assessment of the reasonableness of any impacts. Additionally, for activities proposed in, on, or over wetlands of special

significance the activity must be among the types listed in Chapter 310, § 5(A) or a practicable alternative less damaging to the environment is considered to exist and the impact is unreasonable. A pier is a water dependent use and its proposed construction or modification is among the activities specifically provided for in Chapter 310, § 5(A)(1)(c). The applicant submitted an alternatives analysis for the proposed project completed by Kelly Waddle of Flycatcher LLC. The purpose of the activity is to increase boat accessibility by providing additional docking space to allow for adequate and safer space for the applicants' watercraft and larger boats. Reducing the size of the proposed float would impede the stated purpose. There are no existing public or private dock facilities that could reasonably and cost effectively meet the applicant's needs

B. Minimal Alteration. In support of an application and to address the analysis of the reasonableness of any impacts of a proposed project, an applicant must demonstrate that the amount of coastal wetlands to be altered will be kept to the minimum amount necessary for meeting the overall purpose of the project The applicant is proposing minimal impacts to the coastal wetland. The floats will not bottom out during low-tide and will be stored in the upland during off-season.

C. Compensation. In accordance with Chapter 310, § 5(C)(6)(b), compensation may be required to achieve the goal of no net loss of coastal wetland functions and values. This project will not result in over 500 square feet of fill in the resource, which is the threshold over which compensation is generally required. Further, the proposed project will not have an adverse impact on marine resources or wildlife habitat as determined by the Department. For these reasons, the Department determined that compensation is not required.

The Department finds that the applicant has avoided and minimized Casco Bay coastal wetland impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project.

7. OTHER CONSIDERATIONS:

The Department finds, based on the design, proposed construction methods, and location, the proposed project will not inhibit the natural transfer of soil from the terrestrial to the marine environment, will not interfere with the natural flow of any surface or subsurface waters, and will not cause or increase flooding. The proposed project is not located in a coastal sand dune system, is not a crossing of an outstanding river segment, and does not involve dredge spoils disposal or the transport of dredge spoils by water.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 480-A–480-KK and Section 401 of the Clean Water Act (33 U.S.C. § 1341):

A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.

B. The proposed activity will not cause unreasonable erosion of soil or sediment.

C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.

E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.

F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters, provided that CCA treated lumber is cured as described in Finding 5.

G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.

H. The proposed activity is not on or adjacent to a sand dune.

I. The proposed activity is not on an outstanding river segment as noted in 38 M.R.S. § 480-P.

THEREFORE, the Department APPROVES the above noted application of CLAPBOARD ISLAND FAMILY LLC to modify and expand the residential pier system as described in Finding 1, SUBJECT TO THE ATTACHED CONDITIONS, and all applicable standards and regulations:

1. Standard Conditions of Approval, a copy attached.

2. The applicant shall take all necessary measures to ensure that its activities or those of its agents do not result in measurable erosion of soil on the site during the construction of the project covered by this approval.

3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. All CCA treated lumber shall be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

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

DONE AND DATED IN AUGUSTA, MAINE, THIS 13TH DAY OF JANUARY, 2026.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:_____
For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

JD/L-100424-0001

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
MAINE PROJECT OFFICE
442 CIVIC CENTER DRIVE SUITE 350
AUGUST MAINE 04330

February 20, 2026

Regulatory Division

Clay Deniger
Clapboard Island Family LLC
3 Clapboard Island
Falmouth, Maine 04105
Via Email: cdeniger@orep.com

Dear Mr. Deniger:

This letter is in response to the application you submitted to the U.S. Army Corps of Engineers (USACE), New England District on December 17, 2025 for a Department of the Army general permit verification. We have assigned this project file number NAE-2025-02573, which you should reference in all correspondence with this office.

A review of the information provided indicates the proposed work includes the elevating the pier stringers, replacing the decking as required, and installing a new series of floats to an existing pier, ramp, and float system below the mean high-water mark of Casco Bay, located at 3 Clapboard Island in Falmouth, Maine. The project is located in Casco Bay; at 3 Clapboard Island, at Latitude 43.716740º and Longitude -70.194080º; in Falmouth, Cumberland County, Maine. The work is shown on the enclosed plans titled Clapboard Island, on 3 sheets, and dated 1/12/2026.

Based on the information you have provided, we verify that the activity is authorized under General Permit C. Structures and Moorings in Navigable Waters of the November 10, 2025, federal permit known as the Maine General Permits (GPs). If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised application must be submitted to this office for written approval before work is initiated. You can find a copy of these permits at:
https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/

Any deviation from the terms and conditions of the permit, or your submitted plans, may subject the permittee to the enforcement provisions of our regulations. Therefore, in the event changes to this project are contemplated, it is recommended you coordinate with this office prior to proceeding with the work. This office must approve any changes before you undertake them. You must perform this work in compliance with the terms and conditions of the GPs listed above, and also in compliance with the following special conditions:

This verification is valid until October 31, 2030. You must commence or be under contract to commence the work authorized herein by October 31, 2030 and complete the work by October 31, 2031 (ONE YEAR AFTER VERIFICATION EXPIRATION). If not, you must contact this office to determine the need for further authorization before beginning or continuing the activity. It is recommended that you contact this office before this authorization expires to discuss if permit reissuance is a possibility.

This GP verification and any associated authorizations does not preclude the necessity to obtain any other federal, state, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Jana Jacobson, Project Manager at 207-233-2117, or by email at jana.l.jacobson@usace.army.mil. This agency continually strives to improve our customer service. To better serve you, please complete the Customer Service Survey located at: https://regulatory.ops.usace.army.mil/customer-service-survey/.

Sincerely,

Jon Coleman
Team Leader
Technical Regional Execution Center
North Atlantic Division

Enclosures

Cc (w/enclosures):
Kelly Waddle, Flycatcher LLC (via kelly@flycatcherllc.com)

RECEIVED
NOV 07 2025
By 1927-25

November 7, 2025

submitted via email

To: Kirk Mohney, Maine Historic Preservation Commission
Isaac St. John, Houlton Band of Maliseet Indians
Donald Soctomah, Passamaquoddy Tribe of Indians, Pleasant Point Reservation
Donald Soctomah, Passamaquoddy Tribe of Indians, Indian Township Reservation
Jenny Gaenzle, Mi'kmaq Nation
Chris Sokalexis, Penobscot Nation
Bettina Washington, Wampanoag Tribe of Gay Head (Aquinnah)
John Brown, Narragansett Indian Tribe

RE: Maine Department of Environmental Protection (DEP), Natural Resources Protection Act (NRPA) Application to modify a dock on behalf of Clapboard Island Family LLC located on Clapboard Island in Falmouth, Maine (Map R01 Lot 94).

Dear Sir or Madam:

Clapboard Island Family LLC (Applicant) has applied for a NRPA permit requesting approval to modify an existing dock located on Clapboard Island in Falmouth, Maine. The modifications will provide safer access and additional docking spaces along the dock within Casco Bay. Please find a location map and photographs of the project for your review.

If you have any questions or concerns with this project, please feel free to contact me directly at (207) 841-0901 or by e-mail at kelly@flycatcherllc.com. Thank you in advance for your timely comments.

Respectfully submitted,

Kelly Waddle

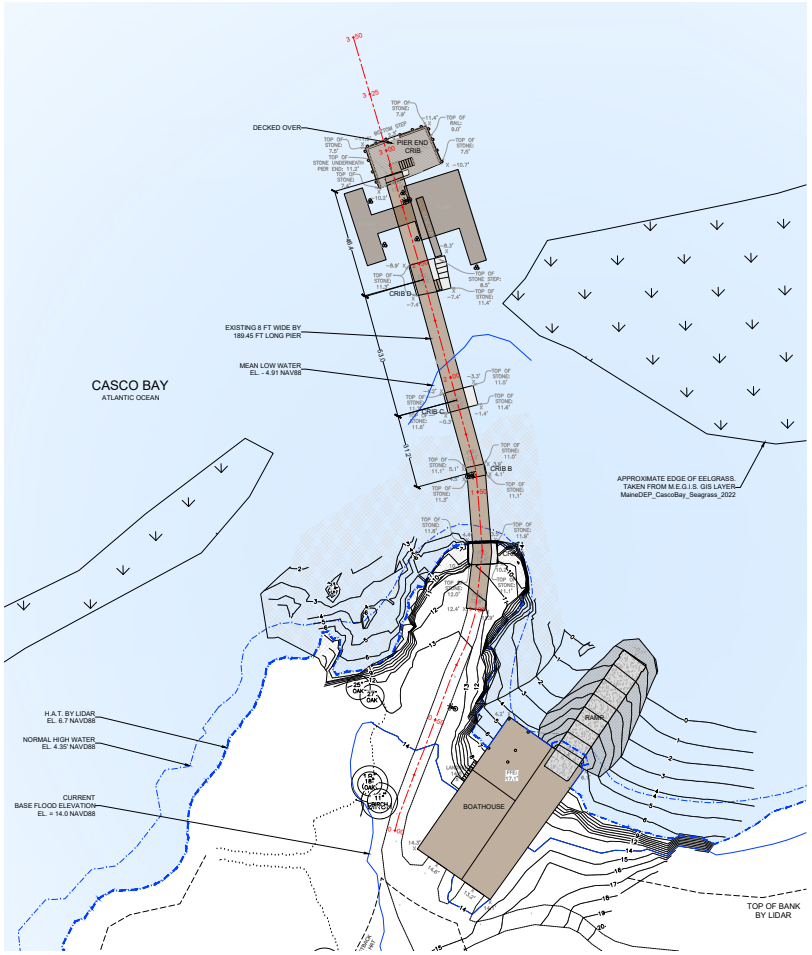
Kelly Waddle
Planning & Permits Manager
Lower Falls Landing, 106 Lafayette Street, Suite 2A
Yarmouth, ME 04096

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

Kirk F. Mohney — 11/20/25

State Historic Preservation Officer — Date
Maine Historic Preservation Commission

Project Plans



PLAN VIEW: EXISTING CONDITIONS

SCALE: 1" = 20'-0"

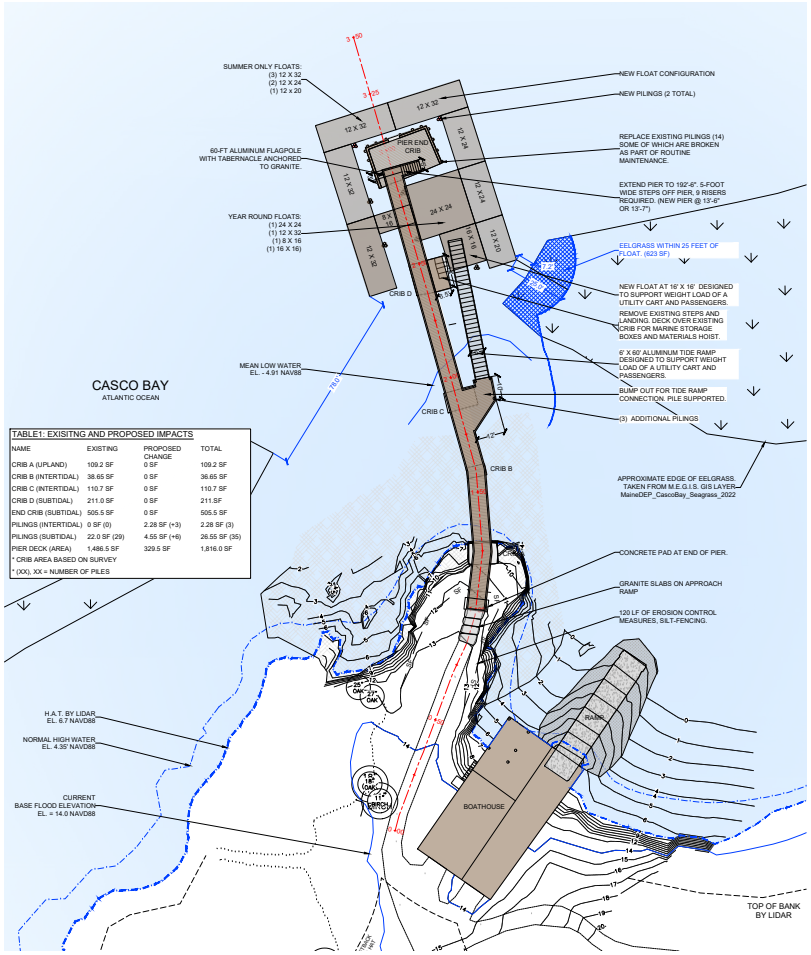


TABLE1: EXISITNG AND PROPOSED IMPACTS

NAME	EXISTING	PROPOSED CHANGE	TOTAL
CRIB A (UPLAND)	109.2 SF	0 SF	109.2 SF
CRIB B (INTERTIDAL)	38.65 SF	0 SF	36.65 SF
CRIB C (INTERTIDAL)	110.7 SF	0 SF	110.7 SF
CRIB D (SUBTIDAL)	211.0 SF	0 SF	211.SF
END CRIB (SUBTIDAL)	505.5 SF	0 SF	505.5 SF
PILINGS (INTERTIDAL)	0 SF (0)	2.28 SF (+3)	2.28 SF (3)
PILINGS (SUBTIDAL)	22.0 SF (29)	4.55 SF (+6)	26.55 SF (35)
PIER DECK (AREA)	1,486.5 SF	329.5 SF	1,816.0 SF

* CRIB AREA BASED ON SURVEY
* (XX), XX = NUMBER OF PILES

PLAN VIEW: NEW PIER, RAMP & FLOATS

SCALE: 1" = 20'-0"

Sheet 1 of 3

NORTH

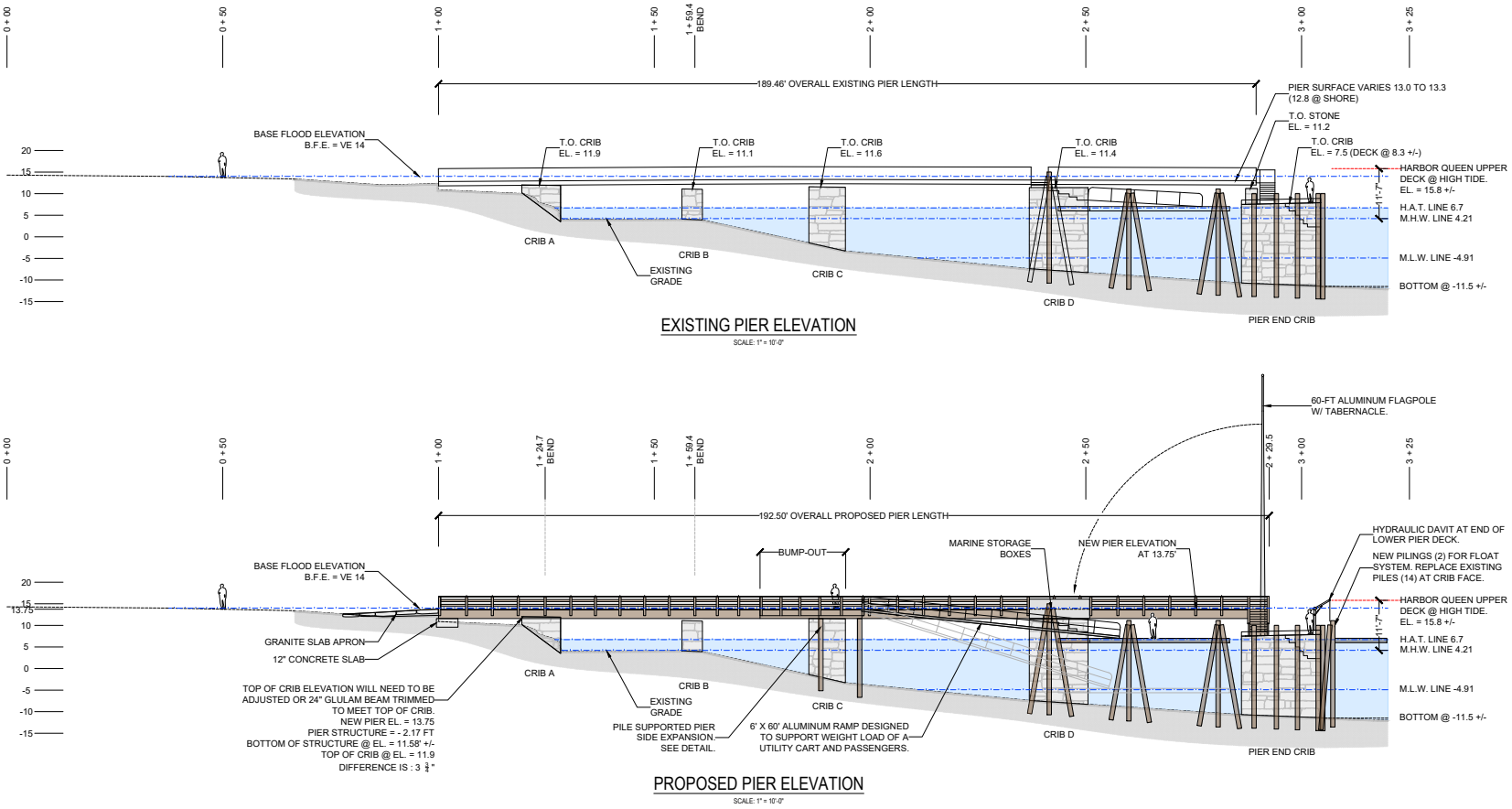
SCALE: 1" = 20'

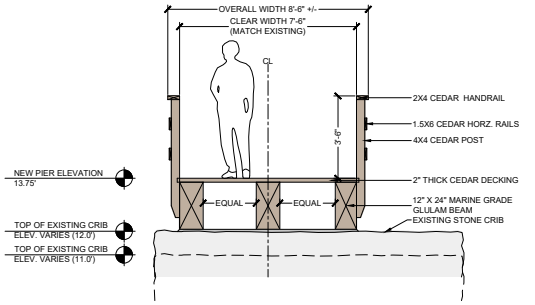
CONSULTANTS:

SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250

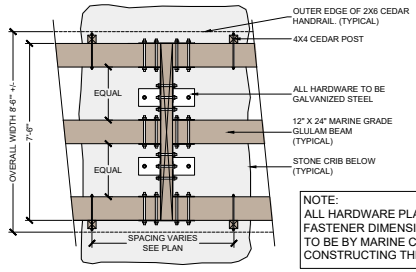
Clapboard Island - Pier Improvements Plan

Falmouth, Maine | Record Owner: Clapboard Island Holdings, L.L.C | February 25, 2026


0 + 00
0 + 50
1 + 00
1 + 50
1 + 59.4 BEND
2 + 00
2 + 50
3 + 00
3 + 25
189.46' OVERALL EXISTING PIER LENGTH
PIER SURFACE VARIES 13.0 TO 13.3 (12.8 @ SHORE)
T.O. STONE EL. = 11.2
T.O. CRIB EL. = 7.5 (DECK @ 8.3 +/-)
BASE FLOOD ELEVATION B.F.E. = VE 14
T.O. CRIB EL. = 11.9
T.O. CRIB EL. = 11.1
T.O. CRIB EL. = 11.6
T.O. CRIB EL. = 11.4
HARBOR QUEEN UPPER DECK @ HIGH TIDE. EL. = 15.8 +/-
11'-7"
H.A.T. LINE 6.7
M.H.W. LINE 4.21
M.L.W. LINE -4.91
BOTTOM @ -11.5 +/-
CRIB A
CRIB B
CRIB C
CRIB D
PIER END CRIB
EXISTING GRADE
20
15
10
5
0
-5
-10
-15
EXISTING PIER ELEVATION
SCALE: 1" = 10'-0"
0 + 00
0 + 50
1 + 00
1 + 24.7 BEND
1 + 50
1 + 59.4 BEND
2 + 00
2 + 50
2 + 29.5
3 + 00
3 + 25
60-FT ALUMINUM FLAGPOLE W/ TABERNACLE.
192.50' OVERALL PROPOSED PIER LENGTH
BUMP-OUT
MARINE STORAGE BOXES
NEW PIER ELEVATION AT 13.75'
HYDRAULIC DAVIT AT END OF LOWER PIER DECK.
NEW PILINGS (2) FOR FLOAT SYSTEM. REPLACE EXISTING PILES (14) AT CRIB FACE.
BASE FLOOD ELEVATION B.F.E. = VE 14
13.75
GRANITE SLAB APRON
12" CONCRETE SLAB
TOP OF CRIB ELEVATION WILL NEED TO BE ADJUSTED OR 24" GLULAM BEAM TRIMMED TO MEET TOP OF CRIB.
NEW PIER EL. = 13.75
PIER STRUCTURE = - 2.17 FT
BOTTOM OF STRUCTURE @ EL. = 11.58' +/-
TOP OF CRIB @ EL. = 11.9
DIFFERENCE IS : 3 3/4"
PILE SUPPORTED PIER SIDE EXPANSION. SEE DETAIL.
6' X 60' ALUMINUM RAMP DESIGNED TO SUPPORT WEIGHT LOAD OF A UTILITY CART AND PASSENGERS.
HARBOR QUEEN UPPER DECK @ HIGH TIDE. EL. = 15.8 +/-
11'-7"
H.A.T. LINE 6.7
M.H.W. LINE 4.21
M.L.W. LINE -4.91
BOTTOM @ -11.5 +/-
CRIB A
CRIB B
CRIB C
CRIB D
PIER END CRIB
EXISTING GRADE
PROPOSED PIER ELEVATION
SCALE: 1" = 10'-0"
Sheet 2 of 3
CONSULTANTS;
SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250
SCALE: 1" = 10'
0
5'
10'
30'
Clapboard Island - Pier Elevations
Falmouth, Maine
Record Owner: Clapboard Island Holdings, L.L.C
February 25, 2026

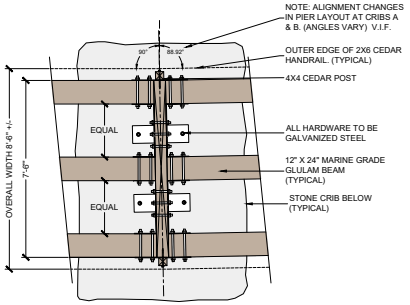


1 L1.0 PIER SECTION
Scale: 1/4" = 1'-0"

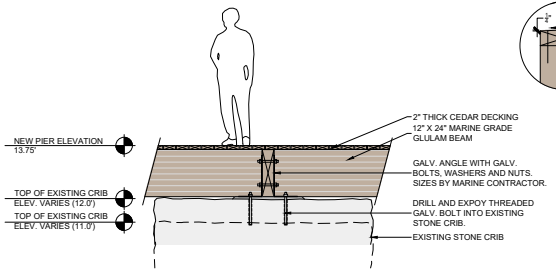


NOTE:
ALL HARDWARE PLATE AND FASTENER DIMENSIONS AND SIZING TO BE BY MARINE CONTRACTOR CONSTRUCTING THE PIER.

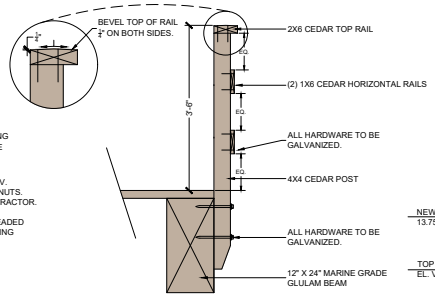
4 L1.0 PIER GLULAM BEAM CONNECTION DETAIL
Scale: 1/4" = 1'-0"



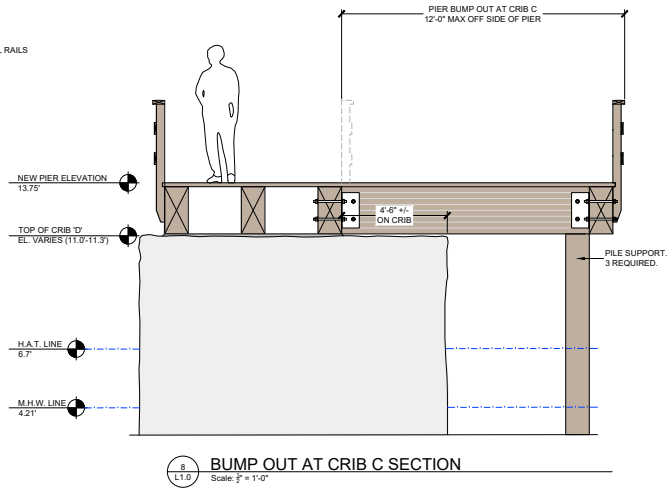
7 L1.0 PIER GLULAM BEAM CONNECTION DETAIL
Scale: 1/4" = 1'-0"



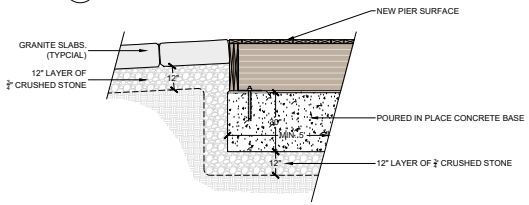
2 L1.0 GLULAM BEAM MOUNTED TO CRIB DETAIL
Scale: 1/4" = 1'-0"



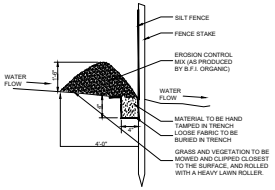
5 L1.0 PIER HANDRAIL DETAIL
Scale: 1/4" = 1'-0"



8 L1.0 BUMP OUT AT CRIB C SECTION
Scale: 1/4" = 1'-0"



3 L1.0 PIER LANDSIDE DETAIL
Scale: 1/4" = 1'-0"



6 L1.0 FILTER BERM W/ SILT FENCE DETAIL
Scale: 1/4" = 1'-0"

Sheet 3 of 3

CONSULTANTS:

SURVEYOR:
LITTLE RIVER LAND SURVEYING, INC.
16 CATTAIL LANE, LISBON, ME 04250

Clapboard Island - Pier Details

Falmouth, Maine | Record Owner: Clapboard Island Holdings, L.L.C | February 25, 2026

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Clapboard Island Abutter List.xlsx (LINK)

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: Clapboard Island **Agent:** Flycatcher, LLC **Property Owner/Applicant:** Clapboard Island Family, LLC	**Map/Lot #:** R01-94 **Zoning District(s):** FF, Shoreland Zone: Resource Protection (RP)

Project Summary

This application is for a Shoreland Zone Permit to reconstruct an existing pier on Clapboard Island. The site includes an existing dock system consisting of a pier, ramp, and floats. The current configuration does not provide sufficient space or functionality for the Applicant's watercraft, limiting safe and efficient access to the bay, particularly for larger vessels.

To address these limitations, the Applicant proposes to modify and improve the existing dock system. The project includes replacing and elevating the existing pier stringers and decking to improve structural integrity and resilience, relocating and replacing the access ramp for improved usability, and installing additional floats to increase docking capacity.

The proposed design was developed following site investigations to ensure the project meets the Applicant's needs while avoiding and minimizing environmental impacts. The floats will be supported by pilings adjacent to the pier and designed to remain afloat at all tidal stages, avoiding contact with the substrate at low tide. Direct impacts to coastal wetlands have been quantified and are limited to the footprint of the proposed modifications.

In addition, the floats will be seasonal and removed annually during the off-season for storage at an upland marine facility. The project does not require any expansion of upland development, land disturbance, or tree removal, and all work is confined to the existing developed waterfront area.

The applicant has received both MEDEP and ACOE permitting prior to applying to the Planning Board.

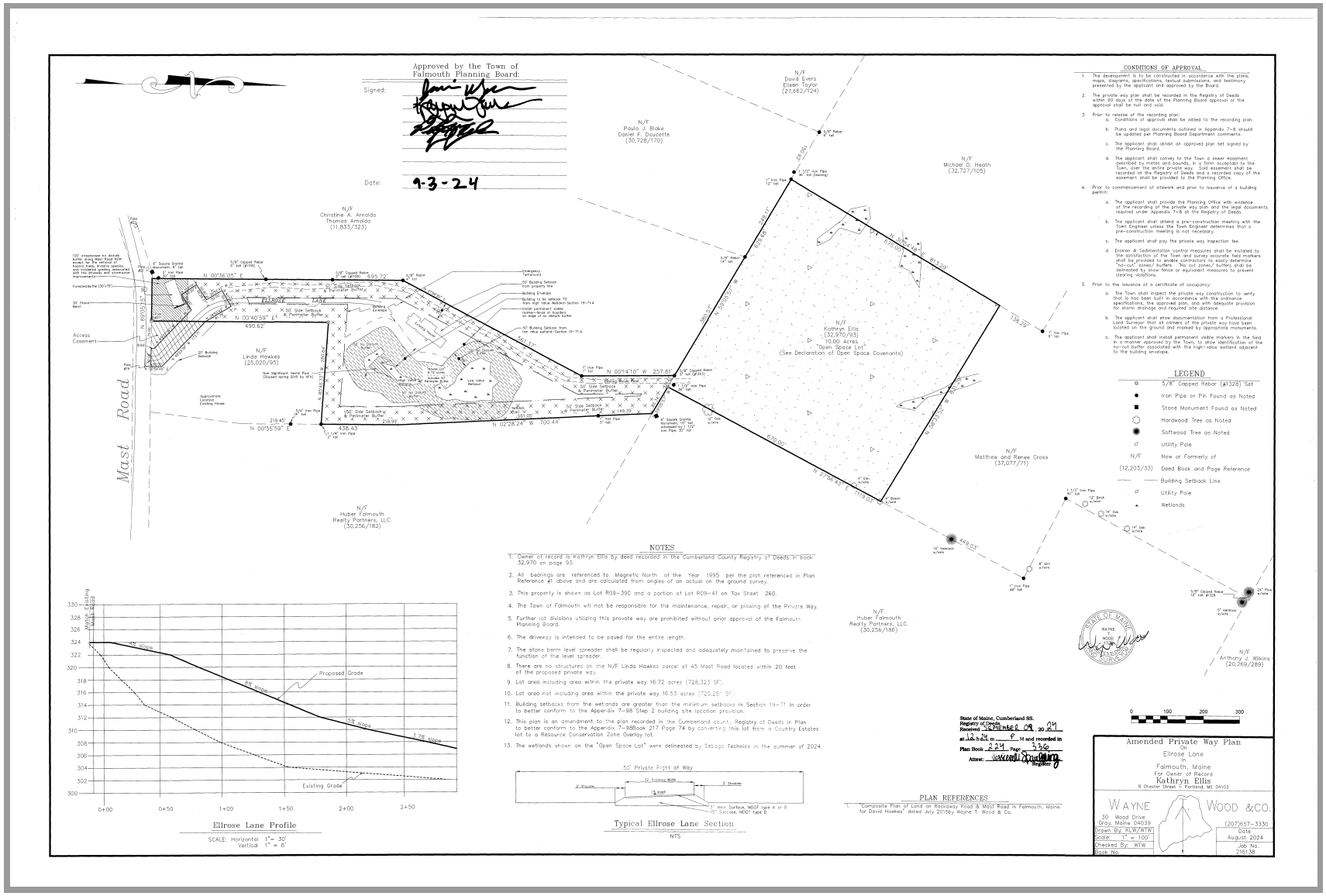
Applicable Ordinance Section:

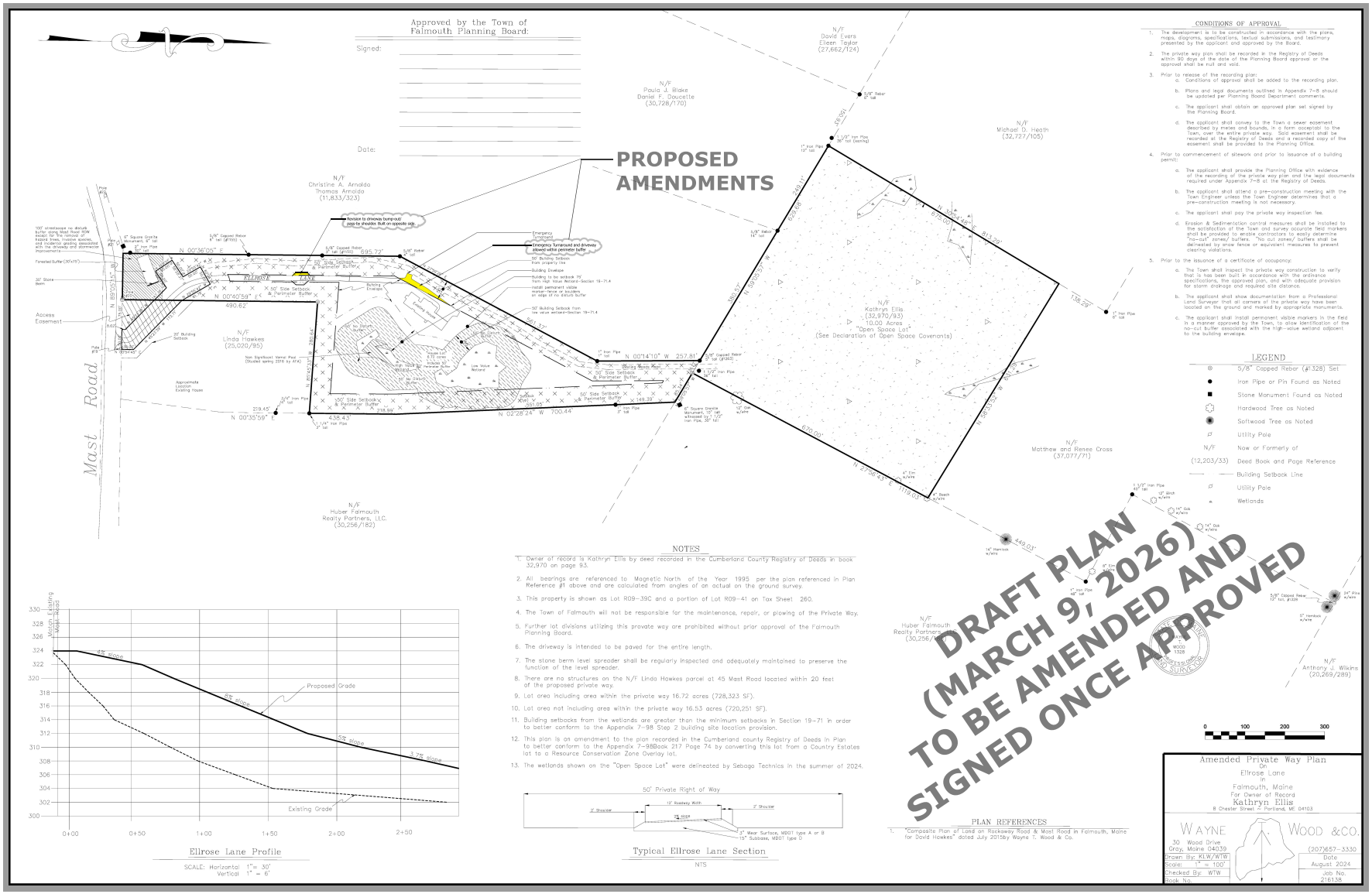
- Section 19-7 Farm and Forest (FF)
- Div. II-19-1-7 Shoreland Zoning

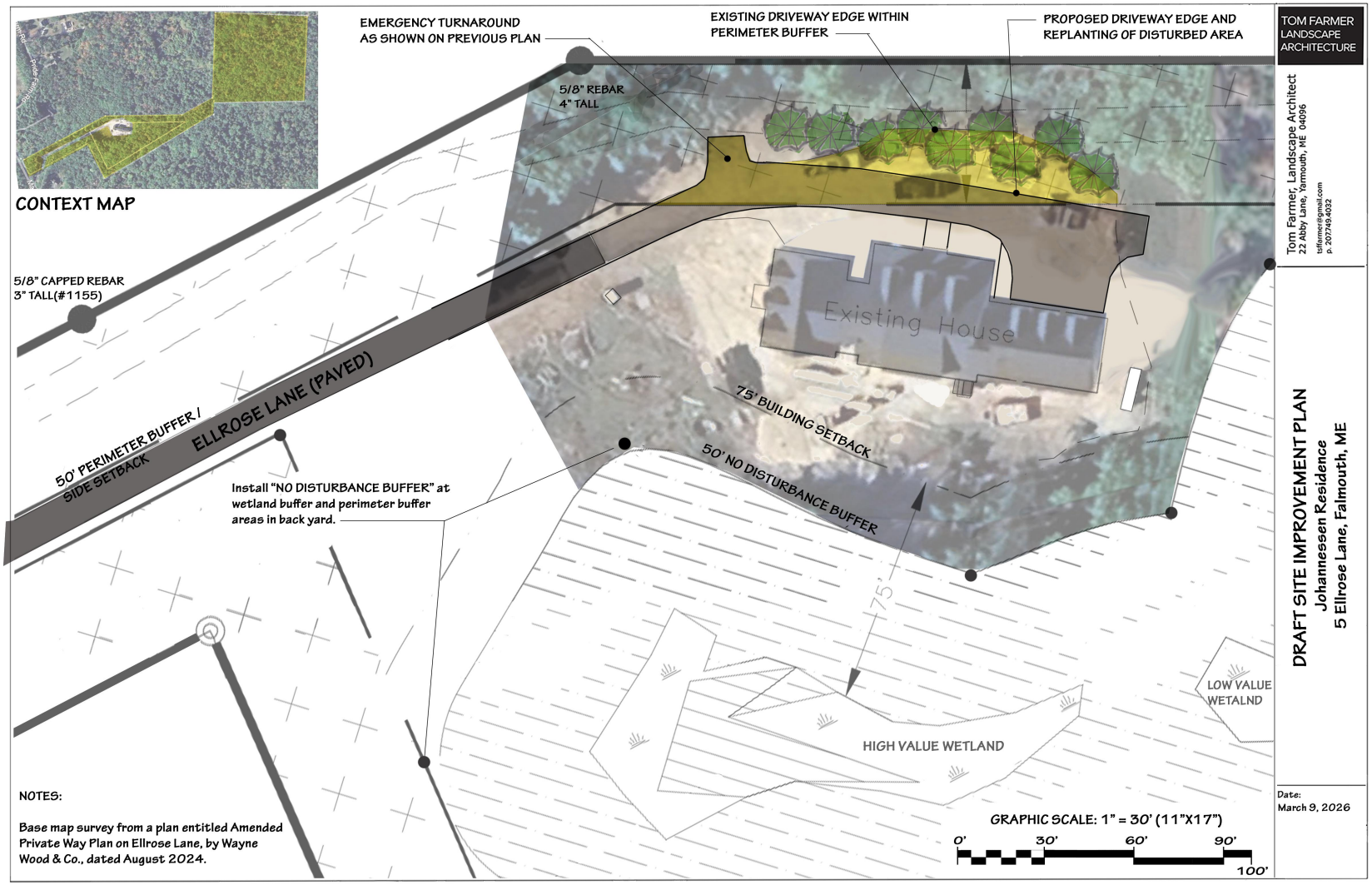
Staff support this item to be on the Administrative Action Item for the **April** Planning Board Meeting.

Proposed Conditions of Approval:

1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. Prior to commencement of site work, the following should be completed.
    a. The applicant shall pay the $200 Shoreland Zone inspection fee.
    b. The applicant shall obtain a signed copy of the final approved plan set from the Planning Office.


Approved by the Town of Falmouth Planning Board:
Signed:
Date: 9-3-24
Mast Road
Ellrose Lane
N/F Linda Hawkes (25,020/95)
N/F Christine A. Arnoldo Thomas Arnoldo (11,833/323)
N/F Paula J. Blake Daniel F. Doucette (30,728/170)
N/F David Evers Eileen Taylor (27,662/124)
N/F Michael D. Heath (32,727/105)
N/F Kathryn Ellis (32,970/93) 10.00 Acres "Open Space Lot" (See Declaration of Open Space Covenants)
N/F Matthew and Renee Cross (37,077/71)
N/F Huber Falmouth Realty Partners, LLC. (30,256/182)
N/F Anthony J. Wilkins (20,269/289)
CONDITIONS OF APPROVAL
1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. The private way plan shall be recorded in the Registry of Deeds within 90 days of the date of the Planning Board approval or the approval shall be null and void.
3. Prior to release of the recording plan:
a. Conditions of approval shall be added to the recording plan.
b. Plans and legal documents outlined in Appendix 7-8 should be updated per Planning Board Department comments.
c. The applicant shall obtain an approved plan set signed by the Planning Board.
d. The applicant shall convey to the Town a sewer easement described by metes and bounds, in a form acceptabl to the Town, over the entire private way. Said assement shall be recorded at the Registry of Deeds and a recorded copy of the easement shall be provided to the Planning Office.
4. Prior to commencement of sitework and prior to issuance of a building permit:
a. The applicant shall provide the Planning Office with evidence of the recording of the private way plan and the legal documents required under Appendix 7-8 at the Registry of Deeds.
b. The applicant shall attend a pre-construction meeting with the Town Engineer unless the Town Engineer determines that a pre-construction meeting is not necessary.
c. The applicant shall pay the private way inspection fee.
d. Erosion & Sedimentation control measures shall be installed to the satisfaction of the Town and survey accurate field markers shall be provided to enable contractors to easily determine "no-cut" zones/ buffers. "No cut zones/ buffers shall be delineated by snow fence or equivalent measures to prevent clearing violations.
5. Prior to the issuance of a certificate of occupancy:
a. The Town shall inspect the private way construction to verify that is has been built in accordance with the ordinance specifications, the approved plan, and with adequate provision for storm drainage and required site distance.
b. The applicant shall show documentation from a Professional Land Surveyor that all corners of the private way have been located on the ground and marked by appropriate monuments.
c. The applicant shall install permanent visible markers in the field in a manner approved by the Town, to allow identification of the no-cut buffer associated with the high-value wetland adjacent to the building envelope.
LEGEND
5/8" Capped Rebar (#1328) Set
Iron Pipe or Pin Found as Noted
Stone Monument Found as Noted
Hardwood Tree as Noted
Softwood Tree as Noted
Utility Pole
N/F Now or Formerly of
(12,203/33) Deed Book and Page Reference
Building Setback Line
Utility Pole
Wetlands
NOTES
1. Owner of record is Kathryn Ellis by deed recorded in the Cumberland County Registry of Deeds in book 32,970 on page 93.
2. All bearings are referenced to Magnetic North of the Year 1995 per the plan referenced in Plan Reference #1 above and are calculated from angles of an actual on the ground survey.
3. This property is shown as Lot R09-39C and a portion of Lot R09-41 on Tax Sheet 260.
4. The Town of Falmouth will not be responsible for the maintenance, repair, or plowing of the Private Way.
5. Further lot divisions utilizing this provate way are prohibited without prior approval of the Falmouth Planning Board.
6. The driveway is intended to be paved for the entire length.
7. The stone berm level spreader shall be regularly inspected and adequately maintained to preserve the function of the level spreader.
8. There are no structures on the N/F Linda Hawkes parcel at 45 Mast Road located within 20 feet of the proposed private way.
9. Lot area including area within the private way 16.72 acres (728,323 SF).
10. Lot area not including area within the private way 16.53 acres (720,25' SF).
11. Building setbacks from the wetlands are greater than the minimum setbacks in Section 19-71 in order to better conform to the Appendix 7-98 Step 2 building site location provision.
12. This plan is an amendment to the plan recorded in the Cumberland count, Registry of Deeds in Plan to better conform to the Appendix 7-98Book 217 Page 74 by converting this lot from a Country Estates lot to a Resource Conservation Zone Overlay lot.
13. The wetlands shown on the "Open Space Lot" were delineated by Sebago Technics in the summer of 2024.
PLAN REFERENCES
1. "Composite Plan of Land on Roadway Road & Mast Road in Falmouth, Maine for David Hawkes" dated July 2015by Wayne T. Wood & Co.
State of Maine, Cumberland SS. Registry of Deeds. Received September 09 2024 at 10 h&m P M and recorded in Plan Book 224 Page 256 Attest: Register
Ellrose Lane Profile
SCALE: Horizontal 1"= 50' Vertical 1" = 6'
Proposed Grade
Existing Grade
4% Slope
8% Slope
10% Slope
3.7% Slope
Typical Ellrose Lane Section
NTS
50' Private Right of Way
12' Roadway Width
2' Shoulder
1" Wear Surface, MDOT type A or B
12" Subbase, MDOT type D
Amended Private Way Plan
On
Ellrose Lane
In
Falmouth, Maine
For Owner of Record
Kathryn Ellis
8 Chester Street ~ Portland, ME 04103
WAYNE WOOD &CO.
30 Wood Drive
Gray, Maine 04039
(207)657-3330
Drawn By: KLW/RTW
Date: August 2024
Scale: 1" = 100'
Checked By: WTW
Job No. 216138
Book No.


Approved by the Town of Falmouth Planning Board:
Signed:
Date:
PROPOSED AMENDMENTS
DRAFT PLAN (MARCH 9, 2026) TO BE AMENDED AND SIGNED ONCE APPROVED
Mast Road
Ellrose Lane
N/F Christine A. Arnoldo Thomas Arnoldo (11,833/323)
N/F Linda Hawkes (20,020/95)
N/F Huber Falmouth Realty Partners, LLC. (30,256/182)
N/F Paula J. Blake Daniel F. Doucette (30,728/170)
N/F David Evers Eileen Taylor (27,662/124)
N/F Michael D. Heath (32,727/105)
N/F Kathryn Ellis (32,970/93) 10.00 Acres "Open Space Lot" (See Declaration of Open Space Covenants)
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d. Erosion & Sedimentation control measures shall be installed to the satisfaction of the town and survey accurate field markers shall be provided to enable contractors to easily determine "no-cut" runway/ buffers. "No cut zones/ buffers shall be delineated by snow fence or equivalent measures to prevent clearing violations.
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c. The applicant shall install permanent visible markers in the field in a manner approved by the Town, to show identification of the no-cut buffer associated with the high-value wetland adjacent to the building envelope.
LEGEND
5/8" Capped Rebar (#1,328) Set
Iron Pipe or Pin Found as Noted
Stone Monument Found as Noted
Hardwood Tree as Noted
Softwood Tree as Noted
Utility Pole
N/F Now or Formerly of
(12,203/33) Deed Book and Page Reference
Building Setback Line
Utility Pole
Wetlands
NOTES
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11. Building setbacks from the wetlands are greater than the minimum setbacks in Section 19-71 in order to better conform to the Appendix 7-98 Step 2 building site location provision.
12. This plan is an amendment to the plan recorded in the Cumberland county Registry of Deeds in Plan to better conform to the Appendix 7-98Book 217 Page 74 by converting this lot from a Country Estates lot to a Resource Conservation Zone Overlay lot.
13. The wetlands shown on the "Open Space Lot" were delineated by Sebago Technics in the summer of 2024.
PLAN REFERENCES
1. "Composite Plan of Land on Rockaway Road & Mast Road in Falmouth, Maine for David Hawkes" dated July 2015by Wayne T. Wood & Co.
Ellrose Lane Profile
SCALE: Horizontal 1" = 30' Vertical 1" = 6'
Existing Grade
Proposed Grade
4% Slope
5% Slope
3.7% Slope
50' Private Right of Way
12' Roadway Width
2' Shoulder
2' Shoulder
3" Wear Surface, MDOT type A or B
15" Subbase, MDOT type D
Typical Ellrose Lane Section
NTS
Amended Private Way Plan
On
Ellrose Lane
In
Falmouth, Maine
For Owner of Record
Kathryn Ellis
8 Chester Street ~ Portland, ME 04103
WAYNE WOOD &CO.
30 Wood Drive
Gray, Maine 04039
(207)657-3330
Drawn By: KLW/WTW
Date: August 2024
Scale: 1" = 100'
Checked By: WTW
Job No. 216138
Book No.


CONTEXT MAP
EMERGENCY TURNAROUND
AS SHOWN ON PREVIOUS PLAN
EXISTING DRIVEWAY EDGE WITHIN
PERIMETER BUFFER
PROPOSED DRIVEWAY EDGE AND
REPLANTING OF DISTURBED AREA
5/8" REBAR
4" TALL
5/8" CAPPED REBAR
3" TALL(#1155)
ELLROSE LANE (PAVED)
50' PERIMETER BUFFER /
SIDE SETBACK
Existing House
75' BUILDING SETBACK
50' NO DISTURBANCE BUFFER
Install "NO DISTURBANCE BUFFER" at
wetland buffer and perimeter buffer
areas in back yard.
75'
LOW VALUE
WETALND
HIGH VALUE WETLAND
NOTES:
Base map survey from a plan entitled Amended
Private Way Plan on Ellrose Lane, by Wayne
Wood & Co., dated August 2024.
GRAPHIC SCALE: 1" = 30' (11"X17")
0'
30'
60'
90'
100'
TOM FARMER
LANDSCAPE
ARCHITECTURE
Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
tsfarmer@gmail.com
p. 207.749.4032
DRAFT SITE IMPROVEMENT PLAN
Johannessen Residence
5 Ellrose Lane, Falmouth, ME
Date:
March 9, 2026

TOM FARMER
LANDSCAPE
ARCHITECTURE

March 9, 2026

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

Subject: Private Way Amendment

Dear Nick and Members of the Planning Board,

On behalf of Eric and Shannon Johannessen, I am pleased to submit this letter and attached plans for a Private Way Amendment, known as Ellrose Lane. The previous plan was approved by the Board in September 2024 and recorded with the registry of Deeds, (plan attached). The Johannessen's purchased the property in April 2025, at which time the house was built but not completed and the driveway was existing. I was recently retained by the Johannessen's to prepare a landscape plan for their property.

My plan process began by taking the surveyed base map, enlarging it to the area associated with the house, front yard and back yard and then overlaying the most recent Google Earth aerial image, dated October 10, 2025. The Google Earth image showed that a small portion of the driveway encroaches within the 50' perimeter buffer. Unfortunately, this should have been addressed when the plan was last amended for the building envelope discrepancy. The previously Amended Plan shows the house location but did not show the driveway location, although it does reference an "Emergency Turnaround" near the house, within the buffer. We are unclear if this was a requirement by the Fire Chief, but regardless it was built and is within the buffer.

My attached plan, entitle "DRAFT Site Improvement Plan" shows both the current driveway encroachment and what we are proposing as the minimum encroachment necessary for the driveway. The remained of the current driveway, within the buffer we propose to re-landscape with native trees and shrubs. These plantings are schematically shown on the plan. The proposed driveway and turn-around location is shown highlighted in yellow and labeled within a gray cloud on the "DRAFT Amended Private Way Plan." Additionally, the previously approved pass-by, bump-out located approximately half way along the driveway was built on the opposite side, also shown in yellow and labeled within a gray cloud. If approved, this plan will be finalized by Wayne Wood, professional Land Surveyor, signed by the Board members and recorded with the Registry of Deeds.

TOM FARMER
LANDSCAPE
ARCHITECTURE

We are requesting the Board approve and Amended Plan that allows the driveway and turn-around within the perimeter buffer near the house, and the revision to the pass-by bump-out located approximately half way along the driveway, as shown on the attached plans. No other changes have taken place since the previous approval.

This submission includes:

- 3 sets of full-size plans (24" x 36"), folded.
- 6 sets of 11" x 17" plans, three-hole punched.
- 4 identical paper application packets, bound and double sided.
- A digital copy of all material, submitted to Lisa Sangillo at lsangillo@falmouthme.org
- A check in the amount of $525. ($400 Application fee and $125 notice fee)

We look forward to the April 7, 2026 meeting to present and discuss the proposed request.

Sincerely,

Tom Farmer
Landscape Architect #2266

2

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: _____ Phone# _____

Fax: _____ E-Mail: _____ Alt. Phone # _____

Full Address: _____

Address of Property to be Developed: (if different) _____

Map: _____ Lot: _____ Zone: _____

Property Owner (if other): _____

Full Address: _____Phone: _____

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

_____ **Pre-application Sketch Plan Review**
_____ **Major Subdivision**
_____ **Minor Subdivision**
_____ **Site Plan Review**
_____ **Private Way**
_____ **Shoreland Zone Permit**
_____ **Sign Permit**
_____ **Contract Zoning**
_____ **Fill Permit**
_____ **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: _____

Printed name: _____

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.)

Amended March 22, 2021

Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
207.749.4032 • tsffarmer@gmail.com

AGENT AUTHORIZATION

I authorize Tom Farmer, Landscape Architect, access to the property listed below and to act as the Agent for the communication and representation on state and local permit applications.

Property Address: 5 Ellrose Lane, Falmouth, Maine

Property Owner (printed name): ERIC J. JOHANNESSEN TRUSTEE FOR ERIC J. JOHANNESSEN REVOCABLE TRUST.

Signature:

Date: 3/4/2026

DOC :14789 BK:41413 PG:113

MAINE REAL ESTATE TAX-Paid

DLN#2676617

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Kathryn Ellis** of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **Eric J Johannessen Revocable Trust,** having a mailing address of 7849 Georgeann Street, Winter Park, FL 32792, with **WARRANTY COVENANTS,** a certain lot or parcel of land in Falmouth, County of Cumberland, and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the Northerly side of Mast Road in the Town of Falmouth, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) set in the ground on the assumed Northerly side line of Mast Road at the Southwesterly corner of land now or formerly of Linda Hawkes (25020/95);

Thence North 00° 40' 59" E along land of the said Linda Hawkes 490.62 feet to a 5/8" capped rebar (#1328) set in the ground at the Northwesterly corner of land of the said Linda Hawkes;

Thence S 85° 45' 33" E continuing along land of the said Linda Hawkes 280.64 feet to an iron pipe found set in the ground at the Northeasterly corner of land of the said Linda Hawkes on the Westerly boundary of land now or formerly of Huber Falmouth Realty Partners, LLC (30256/182);

Thence N 00° 33' 10" E along land of the said Huber Falmouth Realty Partners, LLC 218.99 feet to a point;

Thence N 02° 28' 24" W continuing along land of the said Huber Falmouth Realty Partners, LLC 700.44 feet to the Northwesterly corner of land of the said Huber Falmouth Realty Partner, LLC on the Southerly boundary of other land of the said Huber Falmouth Realty Partners, LLC (3025/186);

Thence N 59° 05' 57" W along land of the said Huber Falmouth Realty Partners, LLC 85.34 feet to a 5/8" capped rebar (#1328) set in the ground at the Southwesterly corner of land of the said Huber Falmouth Realty Partners, LLC;

Thence N 27° 56' 43" E continuing along land of the said Huber Falmouth Realty Partners, LLC 670.00 feet to a point;

Thence N 58° 33' 52" W across land of the Grantor 631.29 feet to a point on the Southeasterly boundary of land now or formerly of Paul J. Gauthier Trust (10524/7);

Thence S 30° 54' 48" W along land of the said Paul J. Gauthier Trust 675.00 feet to an iron pipe found set in the ground at the Southerly corner of land of the said Paul J. Gauthier Trust on the Northeasterly boundary of land now or formerly of Paula J. and Daniel F. Blake (30728/170);

Thence S 59° 05' 57" E along land of the said Blake and also along land now or formerly of Christine A. and Thomas Arnoldo (11833/323) a total distance of 629.68 feet to a 5/8" capped rebar (#1263) found set in the ground at the Northeasterly corner of land of the said Arnoldo;

Thence S 00° 14' 10" E along land of the said Arnoldo 257.81 feet to an iron pipe found set in the ground;

Thence S 27° 59' 20" W continuing along land of the said Arnoldo 561.37 feet to a 5/8" rebar found set in the ground;

Thence S 00° 36' 05" W continuing along and of the said Arnoldo 695.72 feet to the Southeasterly corner of land of the said Arnoldo on the assumed Northerly side line of the said Mast Road;

Thence S 89° 05' 15" E along the assumed Northerly side line of the said Mast Road 116.45 feet to the point of beginning.

The above described lot is conveyed together with rights in and to an access easement across land of the said Linda Hawkes being more particularly described as follows:

Beginning at the 5/8" capped rebar (# 1328) set in the ground on the assumed Northerly side line of Mast Road at the Southwesterly corner of land of the said Linda Hawkes;

Thence N 00° 40' 59" E along land of the said Linda Hawkes 150.00 feet to a point;

Thence S 45° 23' 39" E across land of the said Linda Hawkes 173.71 feet to a point;

Thence S 00° 54' 45" W continuing across land of the said Linda Hawkes 30.00 feet to a point on the assumed Motherly side line of the said Mast Road;

Thence N 89° 05' 15" W along the assumed Northerly side line of the said Mast Road 125.00 feet to the point of beginning.

The right of way or easement is intended to be used for any and all purposes for which a town road would be used including utilities.

Meaning and intending to convey an access easement over land of Linda Hawkes, as set forth in Divorce Judgment dated April 4, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25020, Page 95. Reference is also made to a deed to Linda M. Hawkes dated December 19, 1994 and recorded in Book 11764, Page 56.

DOC :14789 BK:41413 PG:115
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/30/2025, 10:46:13A
Register of Deeds Jessica M. Spaulding E-RECORDED

Reference is made to a plan entitled "Composite Plan of Land on Rockaway Road & Mast Road in Falmouth, Maine for David Hawkes" dated July, 2015, by Wayne T. Wood & Co.

All bearing are referenced to Magnetic North of the Year 1995.

Being the same premises conveyed to Kathryn Ellis, by virtue of a deed from David B. Hawkes, Trustee of the David B. Hawkes Revocable Trust u/a dated January 22, 2009 dated March 11, 2016 and recorded in the Cumberland County Registry of Deeds in Book 32970, Page 93.

WITNESS my hand this 30th day of April, 2025.

Witness

Kathryn M. Ellis
Kathryn Ellis

STATE OF MAINE
COUNTY OF CUMBERLAND April 30, 2025

Personally appeared the above-named **Kathryn Ellis** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public or Attorney at Law

Eric J. Schaeffer
Attorney at Law

After recording return to:
Eric J Johannessen Revocable Trust
5 Ellrose Lane, Falmouth, ME 04105

250092-Y

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 26, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: 5 Ellrose Lane Private Way Amendment Review

Public Works reviewed the subject application and have no comments.

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

The following attachment is not a PDF, so a link to the native file format is being provided instead:

5 Ellrose Ln Abutter List.xlsx (LINK)

Planning Office Review Notes
Planning Board Meeting – April 7, 2026

Site Address: Ellrose Lane **Agent:** Tom Farmer **Property Owner/Applicant:** Eric and Shannon Johannessen	**Map/Lot #:** R09-039-C **Zoning District(s):** FF, RCZO, HLCOD

Project Summary:

This application is for an amendment to a Private Way Plan for 5 Ellrose Lane to allow a small section of the driveway and hammerhead to encroach into the RCZO required 50-foot buffer. Due to the tight building envelope and the position of the garage, a functioning driveway would be very difficult to achieve without impacting the 50-foot buffer. In addition to the proposed driveway location, the applicant is proposing additional plantings in the buffer area that was disturbed during the construction of the house.

Project History: Ellrose Lane was originally approved as a private way providing access and frontage to one Country Estate lot in March 2017. The applicant began construction on the home and during construction it was found that the foundation was mislocated and was built within **Section 19-18.6.B.6** minimum required setback of 75 feet. The applicant went back in front of the Board to request an amendment to the private way approval to have the house lot approved as a Conservation Subdivision lot instead of a Country Estate Lot in July 2024.

Applicable Ordinance Sections:
The following represent the primary applicable ordinance criteria for this application:

- Section 19-7 Farm and Forest (FF)
- Section 19-18 Resource Conservation Zoning Overlay (RCZO)
- Section 19-60 Private Ways
- Appendix 7-8 Ownership, Operation, and Maintenance of Common Use Facilities
- Appendix 7-9 Four Step Design Process for subdivisions in the Resource Conservation Zoning Overlay District

Project Timeline:

- Original Approval- **2017**
- Private way Amendment- **May 2024- Tabled**
- Private Way Amendment- **July 2024- Approved**

**Note: All italicized text below are direct quotes from the Town of Falmouth Code of Ordinances.

Section 19-18.6.E Perimeter Buffers- *A vegetated buffer strip shall be maintained along the external perimeter or property line of the Conservation Subdivision, with the exception of property lines along public streets, to minimize the impact of the development on abutting properties. The width of the buffer strip shall be at least fifty (50) feet. If the buffer strip abuts a water body or wetland, the width and treatment of the buffer strip shall be expanded to comply with the most restrictive requirements of Section II-19-1-7, Shoreland Zoning and Section 19-71, where applicable. No parking, buildings, structures, or recreational facilities, with the exception of trails required under Appendix 7-1.N of Land Subdivision, shall be permitted within this buffer strip but accessory structures such as walls, underground utility structures, and drainage facilities may be located within this buffer.* ***The buffer strip shall be naturally vegetated or landscaped, and the treatment shall be subject to approval by the Planning Board as part of the approval of the subdivision.*** *Appropriate legal mechanisms shall be established by the subdivider, subject to the approval by the Planning Board, to assure that the buffer strip will be permanently protected and maintained.*

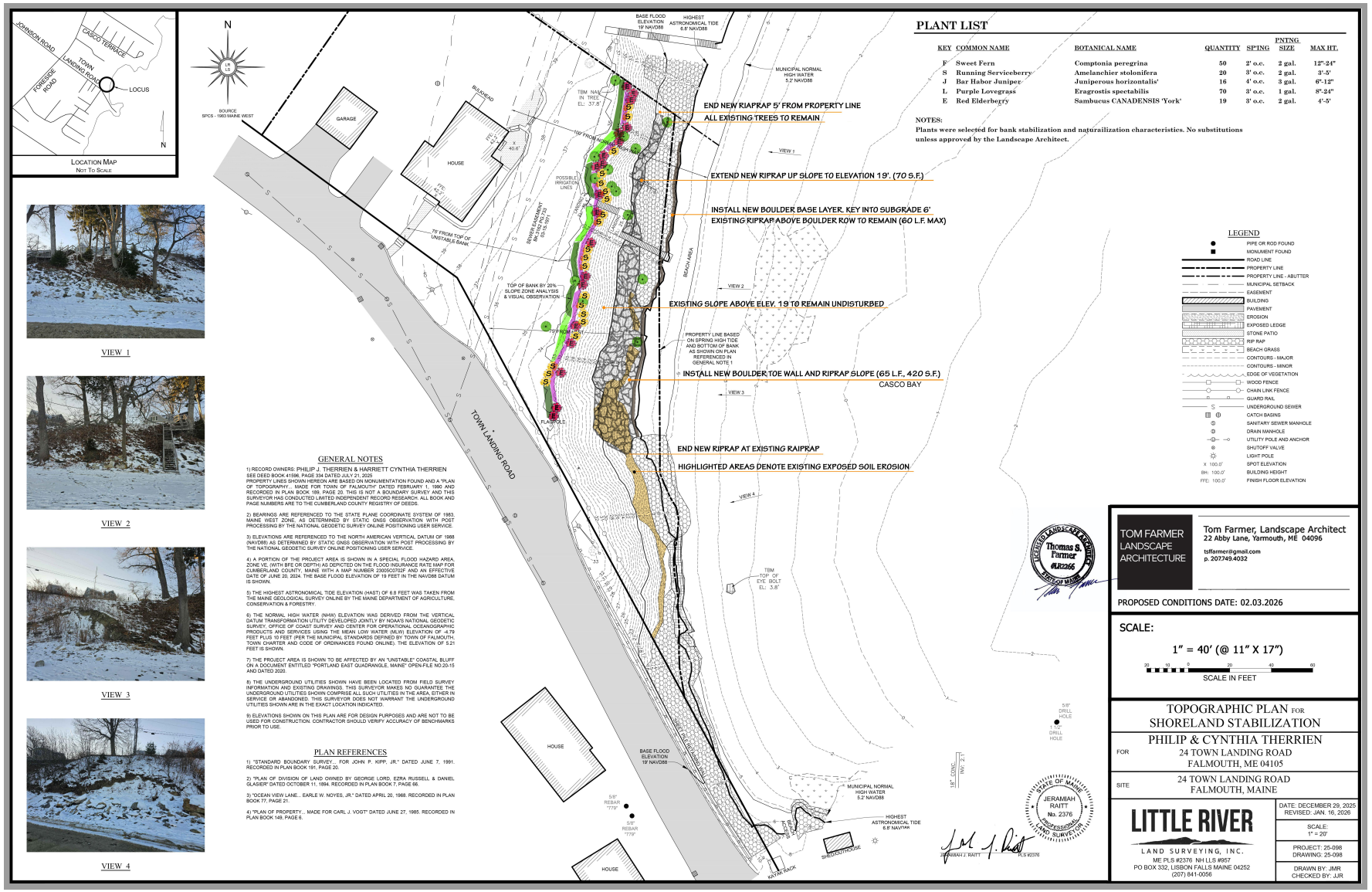
Trails required under Appendix 7-1.n of the Land Subdivision and street right of ways for future street connections may be located within the buffer strip.

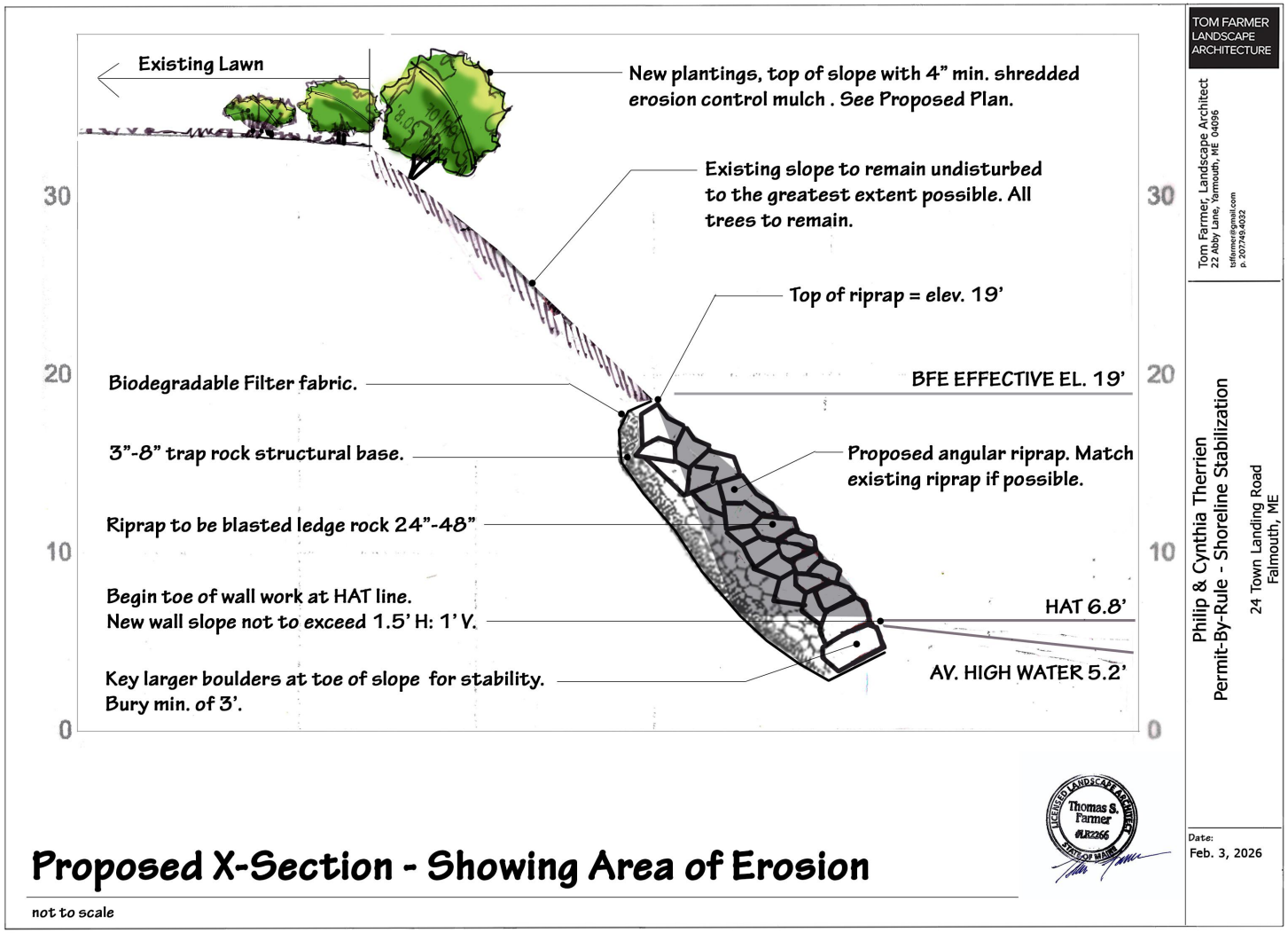
Access roads may be located in the buffer strip where the Planning Board determines through the Four Step Design Process that the resulting road location and subdivision design best achieves the purposes of a conservation subdivision as listed in Section 19-18.5.A.1.-5.

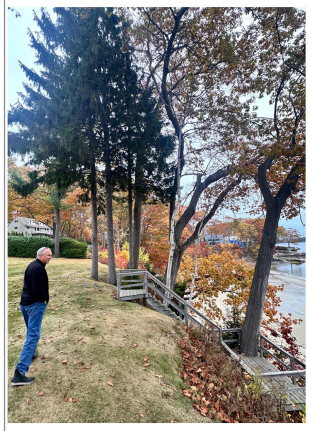
Staff support this item to be on the Administrative Action Item for the April Planning Board Meeting.

Proposed Conditions of Approval:

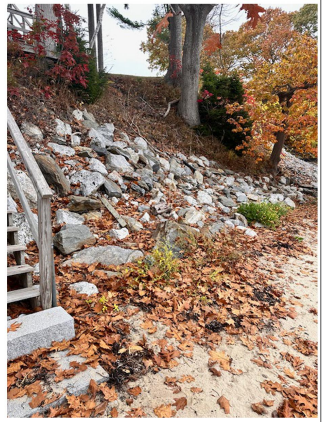
1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. The private way plan shall be recorded in the Registry of Deeds within 90 days of the date of the Planning Board approval or the approval shall be null and void.
3. Prior to release of the recording plan.
    a. Conditions of approval shall be added to the recording plan.
    b. The applicant shall obtain an approved plan set signed by the Planning Board.
4. Prior to the issuance of a certificate of occupancy:
    a. The Town shall inspect the private way construction to verify that it has been built in accordance with the ordinance specifications, the approved plan, and with adequate provision for storm drainage and required site distance.
    b. The applicant shall show documentation from a Professional Land Surveyor that all corners of the private way have been located on the ground and marked by appropriate monuments.
    c. The applicant shall install permanent visible markers in the field, in a manner approved by the Town, to allow identification of the no-cut buffer associated with the high-value wetland adjacent to the building envelope.


LOCATION MAP
NOT TO SCALE
JOHNSON ROAD
CASCO TERRACE
TOWN LANDING ROAD
FORESIDE ROAD
LOCUS
VIEW 1
VIEW 2
VIEW 3
VIEW 4
GENERAL NOTES
1) RECORD OWNERS: PHILIP J. THERRIEN & HARRIETT CYNTHIA THERRIEN SEE DEED BOOK 41596, PAGE 334 DATED JULY 21, 2025
PROPERTY LINES SHOWN HEREON ARE BASED ON MONUMENTATION FOUND AND A "PLAN OF TOPOGRAPHY... MADE FOR TOWN OF FALMOUTH" DATED FEBRUARY 1, 1990 AND RECORDED IN PLAN BOOK 189, PAGE 20. THIS IS NOT A BOUNDARY SURVEY AND THIS SURVEYOR HAS CONDUCTED LIMITED INDEPENDENT RECORD RESEARCH. ALL BOOK AND PAGE NUMBERS ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
3) ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
4) A PORTION OF THE PROJECT AREA IS SHOWN IN A SPECIAL FLOOD HAZARD AREA, ZONE VE, (WITH BFE OR DEPTH) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR CUMBERLAND COUNTY, MAINE WITH A MAP NUMBER 23005C0702F AND AN EFFECTIVE DATE OF JUNE 20, 2024. THE BASE FLOOD ELEVATION OF 19 FEET IN THE NAVD88 DATUM IS SHOWN.
5) THE HIGHEST ASTRONOMICAL TIDE ELEVATION (HAST) OF 6.8 FEET WAS TAKEN FROM THE MAINE GEOLOGICAL SURVEY ONLINE BY THE MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY.
6) THE NORMAL HIGH WATER (NHW) ELEVATION WAS DERIVED FROM THE VERTICAL DATUM TRANSFORMATION UTILITY DEVELOPED JOINTLY BY NOAA'S NATIONAL GEODETIC SURVEY, OFFICE OF COAST SURVEY AND CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES USING THE MEAN LOW WATER (MLW) ELEVATION OF -4.79 FEET PLUS 10 FEET (PER THE MUNICIPAL STANDARDS DEFINED BY TOWN OF FALMOUTH, TOWN CHARTER AND CODE OF ORDINANCES FOUND ONLINE), THE ELEVATION OF 5.21 FEET IS SHOWN.
7) THE PROJECT AREA IS SHOWN TO BE AFFECTED BY AN "UNSTABLE" COASTAL BLUFF ON A DOCUMENT ENTITLED "PORTLAND EAST QUADRANGLE, MAINE" OPEN-FILE NO.20-15 AND DATED 2020.
8) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
9) ELEVATIONS SHOWN ON THIS PLAN ARE FOR DESIGN PURPOSES AND ARE NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR SHOULD VERIFY ACCURACY OF BENCHMARKS PRIOR TO USE.
PLAN REFERENCES
1) "STANDARD BOUNDARY SURVEY... FOR JOHN P. KIPP, JR." DATED JUNE 7, 1991. RECORDED IN PLAN BOOK 181, PAGE 20.
2) "PLAN OF DIVISION OF LAND OWNED BY GEORGE LORD, EZRA RUSSELL & DANIEL GLASIER" DATED OCTOBER 11, 1894. RECORDED IN PLAN BOOK 7, PAGE 66.
3) "OCEAN VIEW LANE... EARLE W. NOYES, JR." DATED APRIL 20, 1968. RECORDED IN PLAN BOOK 77, PAGE 21.
4) "PLAN OF PROPERTY... MADE FOR CARL J. VOGT" DATED JUNE 27, 1985. RECORDED IN PLAN BOOK 149, PAGE 6.
PLANT LIST
KEY COMMON NAME BOTANICAL NAME QUANTITY SPACING PNTNG SIZE MAX HT.
F Sweet Fern Comptonia peregrina 50 2' o.c. 2 gal. 12"-24"
S Running Serviceberry Amelanchier stolonifera 20 3' o.c. 2 gal. 3'-5'
J Bar Habor Juniper Juniperous horizontalis' 16 4' o.c. 3 gal. 6"-12"
L Purple Lovegrass Eragrostis spectabilis 70 3' o.c. 1 gal. 8"-24"
E Red Elderberry Sambucus CANADENSIS 'York' 19 3' o.c. 2 gal. 4'-5'
NOTES:
Plants were selected for bank stabilization and naturalization characteristics. No substitutions unless approved by the Landscape Architect.
END NEW RIAPRAP 5' FROM PROPERTY LINE
ALL EXISTING TREES TO REMAIN
EXTEND NEW RIPRAP UP SLOPE TO ELEVATION 19'. (70 S.F.)
INSTALL NEW BOULDER BASE LAYER. KEY INTO SUBGRADE 6'
EXISTING RIPRAP ABOVE BOULDER ROW TO REMAIN (60 L.F. MAX)
EXISTING SLOPE ABOVE ELEV. 19 TO REMAIN UNDISTURBED
INSTALL NEW BOULDER TOE WALL AND RIPRAP SLOPE (65 L.F., 420 S.F.)
END NEW RIPRAP AT EXISTING RAIPRAP
HIGHLIGHTED AREAS DENOTE EXISTING EXPOSED SOIL EROSION
LEGEND
PIPE OR ROD FOUND
MONUMENT FOUND
ROAD LINE
PROPERTY LINE
PROPERTY LINE - ABUTTER
MUNICIPAL SETBACK
EASEMENT
BUILDING
PAVEMENT
EROSION
EXPOSED LEDGE
STONE PATIO
RIP RAP
BEACH GRASS
CONTOURS - MAJOR
CONTOURS - MINOR
EDGE OF VEGETATION
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL
UNDERGROUND SEWER
CATCH BASINS
SANITARY SEWER MANHOLE
DRAIN MANHOLE
UTILITY POLE AND ANCHOR
SHUTOFF VALVE
LIGHT POLE
SPOT ELEVATION
BUILDING HEIGHT
FINISH FLOOR ELEVATION
TOWN LANDING ROAD
CASCO BAY
TOM FARMER LANDSCAPE ARCHITECTURE
Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
tsfarmer@gmail.com
p. 207.749.4032
PROPOSED CONDITIONS DATE: 02.03.2026
SCALE:
1" = 40' (@ 11" X 17")
SCALE IN FEET
TOPOGRAPHIC PLAN FOR SHORELAND STABILIZATION
PHILIP & CYNTHIA THERRIEN
FOR 24 TOWN LANDING ROAD FALMOUTH, ME 04105
SITE 24 TOWN LANDING ROAD FALMOUTH, MAINE
LITTLE RIVER
LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0058
DATE: DECEMBER 29, 2025
REVISED: JAN. 16, 2026
SCALE: 1" = 20'
PROJECT: 25-098
DRAWING: 25-098
DRAWN BY: JMR
CHECKED BY: JJR

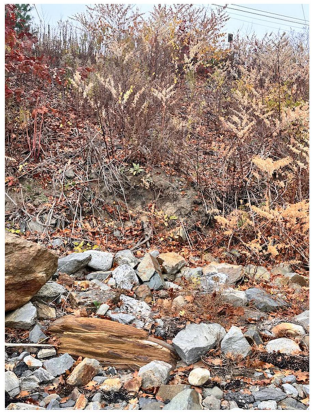

Existing Lawn
New plantings, top of slope with 4" min. shredded erosion control mulch . See Proposed Plan.
Existing slope to remain undisturbed to the greatest extent possible. All trees to remain.
Top of riprap = elev. 19'
BFE EFFECTIVE EL. 19'
Biodegradable Filter fabric.
3"-8" trap rock structural base.
Proposed angular riprap. Match existing riprap if possible.
Riprap to be blasted ledge rock 24"-48"
Begin toe of wall work at HAT line.
New wall slope not to exceed 1.5' H: 1' V.
HAT 6.8'
AV. HIGH WATER 5.2'
Key larger boulders at toe of slope for stability.
Bury min. of 3'.
30
20
10
0
Proposed X-Section - Showing Area of Erosion
not to scale
TOM FARMER LANDSCAPE ARCHITECTURE
Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
tdfarmer@gmail.com
p. 207749.4032
Philip & Cynthia Therrien
Permit-By-Rule - Shoreline Stabilization
24 Town Landing Road
Falmouth, ME
LICENSED LANDSCAPE ARCHITECT
Thomas S. Farmer
#LR2266
STATE OF MAINE
Date:
Feb. 3, 2026












TOM FARMER
LANDSCAPE
ARCHITECTURE

Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
tsfarmer@gmail.com
p. 2077494032

EXISTING CONDITIONS PHOTO PAGE
NRPA and Town SZ Application
Philip and Cynthia Therrien
24 Twon Landing Road Road, Falmouth, ME

Date:
March 9, 2026

TOM FARMER
LANDSCAPE
ARCHITECTURE

March 9, 2026

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

RE: Shoreland Zone Permit Review

Dear Nick and Members of the Planning Board,

On behalf of Philip and Cynthia Therrien, we are submitting the following information for Shoreland Permit review by the Board. The property is located at 24 Town Landing Road, Map U17, Lot 016.

The Therrien's have been growing increasingly concern with the protection of their home, which is approximately 35 feet from the top of bluff. A significant portion of the shoreline in front of the house is currently being undercut by tidal action and actively slumping. This slumping is causing steepening of the slope making it prone to potential sheering and failure.

A portion of the project area is shown in a special flood hazard area, Zone VE, (with BFE or depth) as depicted on the flood insurance rate map for Cumberland county, Maine with a map number 23005C0702F and an effective date of June 20, 2024. The base flood elevation of 19 feet in the NAVD88 datum is shown. The project area is shown to be affected by an "unstable" coastal bluff on a document entitled "Portland East Quadrangle, Maine" open-file no.20-15 and dated 2020. Surficial slumping is evident along lower portions of the bluff, with a resultant slope of near vertical 1:1.

The proposed work has received DEP Approval as an NRPA Permit-by-Rule (PBR), attached. The entire PBR application is also attached, which contains all the information requested for the Town submission.

The DEP approval is based on the following scope of work:

- Protect the flood zone, up to elevation 19' with additional riprap armoring.
- Where riprap currently exist, we propose to replace the toe-of-slope (the first row or two), with larger boulders for approximately 60 linear feet in length.
- Continue the riprap slope stabilization for approximately another 65 linear feet where the non-protected slope is experiencing significant slumping and erosion.

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LANDSCAPE
ARCHITECTURE

The total linear feet of shoreline work is less than 125'. There will be zero impact to the resource as the toe of the first row of boulders are set back from or at the HAT line. Large irregular ledge-blasted boulders will be used along the bottom row or two of the slope to provide ballast weight for improving slope stability. The larger toe-stone or key-stones can absorb and reduce bluff scour from large wave impacts that can result in coastal bluff erosion. The new riprap will extend approximately 12 feet up the slope, to elevation 19'. Elevation 19' will be the limit of work associated with the slope regrading. Because of the steepness and overall height of the existing slope, the riprap work will be performed along the beach. The site is accessible from the Town Landing. Temporary marine mats will be used for excavator access and will be removed each day. The timing of construction will occur during low to mid-tide. Construction work will not take place during times of high tide.

The existing vegetation on the slope is healthy with many mature trees. All trees are proposed to remain. Only the shrub and ground cover vegetation, below elevation 19' will be removed to allow for the riprap installation. All other existing vegetation, above elevation 19' will remain undisturbed. Along the top of the slope, adjacent to the Therrien's upper lawn, we are proposing a 10' wide shrub buffer. The plant material will be a mix of native shrubs and incorporate the use of erosion control blanket and thick shredded bark mulch to help control erosion from upland surface flows.

This submission includes:

- 3 sets of full-size plans (max size 24" x 36") – Sets shall be collated and bound.
- 6 sets of 11" x 17" plans, three-hole punched.
- 4 identical paper application packets, bound and double sided.
- A digital copy of all material, submitted to Lisa Sangillo at lsangillo@falmouthme.org
- A check in the amount of $425. ($300 Shoreland Zone Permit Application fee and $125 Abutter/Public Notice fee)

We look forward to the April 7, 2026 meeting to present and discuss the proposed request.

Sincerely,

Tom Farmer
Landscape Architect #2266

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: _____ Phone# _____

Fax: _____ E-Mail: _____ Alt. Phone # _____

Full Address: _____

Address of Property to be Developed: (if different) _____

Map: _____ Lot: _____ Zone: _____

Property Owner (if other): _____

Full Address: _____Phone: _____

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

_____ **Pre-application Sketch Plan Review**
_____ **Major Subdivision**
_____ **Minor Subdivision**
_____ **Site Plan Review**
_____ **Private Way**
_____ **Shoreland Zone Permit**
_____ **Sign Permit**
_____ **Contract Zoning**
_____ **Fill Permit**
_____ **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: _____

Printed name: _____

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.)

Amended March 22, 2021

Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
207.749.4032 • tsffarmer@gmail.com

AGENT AUTHORIZATION

I authorize Tom Farmer, Landscape Architect, access to the property listed below and to act as the Agent for the communication and representation on state and local permit applications.

Property Address: 24 Town Landing Road
Falmouth, ME 04105

Property Owner (printed name): Philip J. Therrien

Signature: 

Date: 12/9/25

DOC :27102 BK:41596 PG:334

MAINE REAL ESTATE TAX-Paid

DLN: 2932567

WARRANTY DEED

C-Spirit LLC, a Maine limited liability company with a mailing address of 65 Aquamarine Court, Auburn, Maine 04210 for consideration paid, grants to **Philip J. Therrien** and **Harriet Cynthia Therrien** with a mailing address of 47 Paag Circle, Little Silver, New Jersey 07739 with **WARRANTY COVENANTS**, a certain lot or parcel of land with any improvements thereon in Falmouth, Cumberland County, Maine, bounded and described as follows:

Beginning at the intersection of the northeasterly sideline of the town road leading to Foster's landing, so-called, with the shore of Casco Bay; thence northeasterly along said shore at high-water mark to the division line between the land hereby conveyed and land now or formerly of John A. Cole; thence along said division line on a course N 41° W, 40 feet, more or less, to an oak tree standing in said line; thence on the same course 130 feet to a stake; thence in a southwesterly direction at an angle of 90° with the last course 122 feet to said town road; thence along said road in a southeasterly direction to the point of beginning; together with all of Grantor's rights in and to the flats adjoining and belonging thereto and all shore privileges thereto appertaining.

Excepting therefrom the premises described in a deed from Charlette Roe Moore to the Town of Falmouth dated August 25, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2853, Page 487.

Subject to the rights of the Inhabitants of the Town of Falmouth described in deed dated March 15, 1971 and recorded in said Registry in Book 3162, Page 733.

Excepting and reserving from the above-described property, the following parcels of land:

All land in the Town of Falmouth, County of Cumberland, and State of Maine, and situated i.e., seaward, of the line formed by the following two adjoining segments:

Segment One:

Beginning at a granite monument situated 152 feet, more or less, on a course S 61° 55' 49" W from a drill hole located on a common boundary line of land formerly owned by Charlotte Roe Moore and land now or formerly owned by the Town of Falmouth, all as shown on a "Plan of Topography, Town Landing Road, Falmouth, Maine" made for the Town of Falmouth, by Titcomb Associates, Inc. dated February 1, 1990, and recorded in the Cumberland County Registry of Deeds in Plan Book 189, Page 20 (hereinafter the "Plan"); thence a distance of 95 feet, more or less, on a course N 28° 28' 33" W along the easterly sideline of the Town Landing Road right-of-way shown on said Plan to the northerly of two intersection points of said easterly

DOC :27102 BK:41596 PG:335
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/22/2025, 12:32:04P
Register of Deeds Jessica M. Spaulding E-RECORDED

sideline and a line labeled "Spring High Tide and Bottom of Bank" on said Plan.

Segment Two:

Beginning at said northerly of two intersection points; thence a distance of 280 feet, more or less, in a northerly direction along aid line labeled "Spring High Tide and Bottom of Bank" until the point at which the line labeled "Bottom of Bank" diverges from the line labeled "Spring High Tide Line" as shown on said Plan; thence along the line labeled "Bottom of Bank" and continuing in a northerly direction at the end of said "Bottom of Bank" line to the northeasterly sideline of other land of Grantor.

Meaning and intending to except from the within conveyance all right, title and interest of Grantor in and to land lying easterly, i.e., seaward, from said Segment One and Segment Two, together with and including the flats adjoining and belonging thereto.

Being the same premises described in the Deed from Joseph Lee Natzic and Patricia T. Natzic to **C-Spirit LLC** dated January 26, 2022 and recorded in Book 39129, Page 97.

WITNESS Grantors hand this 21 day of July, 2025.

C-Spirit LLC

_____
Witness

By: _____
Joseph Lee Natzic, its Manager

STATE OF MAINE
CUMBERLAND, SS. July 21, 2025

Personally appeared the above-named Joseph Lee Natzic as Manager of **C-Spirit LLC** and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said company.

Before me,

_____
Notary public
Print name: Jenilee Crowley

JENILEE CROWLEY NOTARY PUBLIC Exp. September 18, 2028 STATE OF MAINE

JENILEE CROWLEY NOTARY PUBLIC Exp. September 18, 2028 STATE OF MAINE

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

MELANIE LOYZIM
COMMISSIONER

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: PHILIP AND CYNTHIA THERRIEN **Town: Falmouth**

Project Address: 24 Town Landing Road **Tax Map/Lot #: U17 - 061**

Permit Number: PBR_ID-0101600 **Accepted Date: 3/2/2026**

NRPA ☒ **Stormwater** ☐ **MCGP** ☐

NRPA PBR Sections – Ch. 305

☐Sec. 2 Act. Adj. to Prot. Natural Res.	☐ Sec. 9 Utility Crossing	☐ Sec. 16 Coastal Sand Dune Project
☐Sec. 3 Intake Pipes	☐ Sec. 10 Stream Crossing	☐ Sec. 16A Beach Nourishment and Restoration
☐ Sec. 4 Replacement of Structures	☐ Sec. 11 State Transport. Facilities	☐ Sec. 18 Maintenance Dredging
☐ Sec. 6 Movement of Rocks or Veg.	☐Sec. 12 Restoration Natural Areas	☐ Sec. 19 Act. Near SVP Habitat
☐ Sec. 7 Outfall Pipes	☐ Sec. 13 F&W Create/Water Quality Habitat	☐ Sec. 20 Act. Near Waterfowl/Bird
☒ Sec. 8 Shoreline Stabilization	☐ Sec. 15 Public Boat Ramps	

Project Description:

Therrien Residence, Shoreline Stabilization

Reinforce approximately 60 linear feet of existing Riprap along toe of slope with larger boulders set into toe of slope. Continue boulder and riprap slope stabilization for approximately another 65 linear feet where non-protected slope is experiencing significant slumping and erosion.

Photographs showing the finished activity must be submitted within 20 days of the activity's completion.

Sincerely,

Martha Harris
Environmental Specialist III
Bureau of Land Resources

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

Website: www.maine.gov/dep

TOM FARMER
LANDSCAPE
ARCHITECTURE

INFORMATION FROM

PERMIT-BY-RULE APPLICATION

TOM FARMER
LANDSCAPE
ARCHITECTURE

February 3, 2026

NRPA Review Agent
Maine Department of Environmental Protection
Bureau of Land & Water Quality
312 Canco Road
Portland, ME 04103

RE: Permit-By-Rule, Shoreline Protection, Therrien Residence, Falmouth, ME

Dear Review Agent,

On behalf of Philip and Cynthia Therrien, we are submitting the following information to comply with the NRPA rules for a Permit-By-Rule (PBR). The property is located at 24 Town Landing Road in Falmouth, ME. The resource related to this application is Casco Bay / Atlantic Ocean.

The Therrien's have been growing increasingly concern with the protection of their home, which is approximately 35 feet from the top of bluff. A significant portion of the shoreline in front of the house is currently being undercut by tidal action and actively slumping. This slumping is causing steepening of the slope making it prone to potential sheering and failure.

A portion of the project area is shown in a special flood hazard area, Zone VE, (with BFE or depth) as depicted on the flood insurance rate map for Cumberland county, Maine with a map number 23005C0702F and an effective date of June 20, 2024. The base flood elevation of 19 feet in the NAVD88 datum is shown. The project area is shown to be affected by an "unstable" coastal bluff on a document entitled "Portland East Quadrangle, Maine" open-file no.20-15 and dated 2020. Surficial slumping is evident along lower portions of the bluff, with a resultant slope of near vertical 1:1. The HAT line is surveyed at 6.8'.

THE PROPOSAL

The proposal is to protect the flood zone, up to elevation 19' with additional riprap armoring. The area that contains existing riprap and where we propose to provide larger boulders along the toe-of-slope is 60 linear feet in length. Additionally, we propose to continue the boulder key stones and riprap slope stabilization for approximately another 65 linear feet where the non-protected slope is experiencing significant slumping and erosion. The total linear feet of shoreline work is less than 125'. There

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will be zero impact to the resource as the toe of the first row of boulders are set back from or at the HAT line.

Large irregular ledge-blasted boulders will be used along the bottom row or two of the slope to provide ballast weight for improving slope stability. The larger toe-stone or key-stones can absorb and reduce bluff scour from large wave impacts that can result in coastal bluff erosion. The new riprap will extend approximately 12 feet up the slope, to elevation 19'. Elevation 19' will be the limit of work associated with the slope regrading. The slope of the new riprap will be no steeper than 1.5' horizontal to 1' vertical. The excavated soil material will be reincorporated into the slope regrading and distributed across the riprap. Because of the steepness and overall height of the existing slope, the riprap work will be performed only the toe of slope. The site is easily accessible from the Town Landing. Temporary marine mats will be used for excavator access and will be removed each day. The timing of construction will occur during low to mid-tide. Construction work will not take place during times of high tide.

The existing vegetation on the slope is healthy with many mature trees. All trees are proposed to remain. Only the shrub and ground cover vegetation, below elevation 19' will be removed to allow for the riprap installation. All other existing vegetation, above elevation 19' will remain undisturbed. Along the top of the slope, adjacent to the Therrien's upper lawn, we are proposing a 10' wide native-planting vegetative buffer. Refer to the accompanying Planting Plan. The plant material will be a mix of new native shrubs and incorporate the use of erosion control blanket and thick shredded bark mulch to help control erosion from upland surface flows.

This application will also be submitted to the Town of Falmouth as part of our Shoreland Zone application to gain local approval for the proposed work.

Sincerely,

Tom Farmer, Landscape Architect

CC: Jusin Brown
Code Enforcement Officer
Falmouth, ME

PUBLIC NOTICE INSTRUCTIONS AND CERTIFICATION

The Department's Chapter 2 rules, *Processing of Applications and Other Administrative Matters*, require an applicant to provide public notice within 30 days prior to filing a license application for most projects or activities requiring a permit from the Department (see Chapter 2, §13). In the notice, the applicant must provide the information included in the Department's Notice of Intent to File form. "Abutter" for the purposes of public notice means any person who owns property that is contiguous with the property on which the project requiring a license from the Department is proposed.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication.

2. **Abutters and Others Owning Land Within 1,000 Feet:** You must mail a copy of the Notice of Intent to File to abutters and all persons owning land within 1,000 feet of the proposed project. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.

3. **Municipal Office or County Commissioner(s):** You must mail a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office or, if the proposed project is located in an unorganized or deorganized area of the State, to the county commissioner(s). The Municipal Office or county commissioner(s) must receive notice within 30 days prior to the filing of the application with the Department.

ATTACH a copy of the published notice and a list of persons to whom notice was provided.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;

2. A mailing of the Notice of Intent to File was sent to all abutters and all other persons owning land within 1,000 feet of the proposed project within 30 days prior to filing of the application;

3. A mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located or, if applicable, to the county commissioner(s); and

4. Provided notice of and held a public informational meeting, if required, in accordance with the Department's Chapter 2 rules, §12, prior to filing the application. Notice of the meeting was sent to abutters and all other persons owning land within 1,000 feet of the proposed project and to the town office of the municipality in which the project is located or to the county commissioner(s), as applicable, at least at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on _____.
(Date)

Approximately _____ members of the public attended the Public Informational Meeting.

_____ _____
Signature of Applicant or Authorized Agent *Date*

PUBLIC NOTICE:
NOTICE OF INTENT TO FILE

Please take notice that:

_____
(Name and Mailing Address of Applicant)

_____
(Phone Number and Email Address of Applicant)

is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S. §§480-A through 480-KK on or about:

_____
(Anticipated Filing Date)

The application is for:

Shoreline Stabilization along the ocean-side slope in front of their house, using riprap stones
(Description of the Project)

_____

at the following location:

_____
(Project Location)

A request for a public hearing must be received by the Department in writing no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the application processing period.

For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. (Delete if not applicable.)

The application will be filed for public inspection on the DEP's website at: https://www.maine.gov/dep/mels/hub.html.

Written public comments may be sent through the website. A copy of the application may also be seen at the municipal offices in Falmouth, Maine.
(City/Town)

For more information on how to submit public comment with the DEP, please go to the DEP's website:
Public Participation in the Licensing Process (Information Sheet) Maine DEP



Data from Town of Falmouth and Cumberland County Assessing
Dec 2025

Date Printed: 1/8/2026

Town of Falmouth
1,000 ft Buffer
Shoreline of U17-061

0 250 500
Feet

Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
207.749.4032 • tsffarmer@gmail.com

AGENT AUTHORIZATION

I authorize Tom Farmer, Landscape Architect, access to the property listed below and to act as the Agent for the communication and representation on state and local permit applications.

Property Address: 24 Town Landing Road
Falmouth, ME 04105

Property Owner (printed name): Philip J. Therrien

Signature: 

Date: 12/9/25

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ARCHITECTURE

Functional Assessment

This project will not impact freshwater or coastal wetlands. A Functional Assessment is not required.

This project will not impact freshwater or coastal wetlands or waterbodies. Besides the intertidal zone, no wetlands exist on the slope or upland of the slope. The soil within the project vicinity is sandy with no evidence to support wetland features or functions.

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ARCHITECTURE

Alternatives Analysis

The Project Plans appended to this document detail the Preferred Alternative solutions for slope stabilization and preservation of stairway access. All work is designed to meet the Objective Criteria of the project with consideration of NRPA Regulatory Standards as presented in the other sections. The Preferred Alternative solutions represent the most practicable solutions to protect the existing structure from loss, to maintain safe waterfront access and coastal resiliency at the property that balance long-term stability with the least environmental impact.

A summary of the alternatives considered is discussed below:

1. **Do Nothing Alternative**
   A 'Do Nothing' option would leave existing coastal erosion unchecked. The bluff is identified as an Unstable bluff within a Special Flood Hazard Zone. The existing home is within 40 feet from the top of bank. Additional slope failure and slumping could threaten the integrity of the structure and inevitably create the loss of the large mature Oak trees. Additional slope failure and slumping would deprive the property owner of the right for safe access to the beach.

2. **Relocate the structure at risk.**
   Due to the size of the home and the minimum size of the lot, this is not a practical or possible alternative.

3. **Divert upland water flow or improve drainage.**
   This is not one of the contributing causes of the erosion and loss of slope.

4. **Plant erosion-resistant vegetation or a living shoreline**
   Due to the Base Flood Elevation of 19 feet and the flood zone along the shoreline mapped as VE by an additional hazard associated with high wave velocity, vegetation alone would not be a sufficient alternative. Due to the steepness of the existing slope and wave action undercutting the toe, there's ongoing loss of vegetation and slope slumping happening now.

5. **Regrading slope away from resource**
   Due to the steepness of the existing slope regrading would involve removal and loss of all existing large mature trees along the top of slope and bring the existing top of slope

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near or at the foundation of the existing house. The project site has a very steep slope and strong wave action at the toe of slope / HAT line.

Preferred Alternative

The preferred alternative optimizes long term stability of the shoreline and a design that accommodates the geometry of the site and will blend with and improve the natural landscape by use of native plantings.

The proposed stacked boulder wall will be more fitting with the natural look of the coast and stay in place longer than the smaller riprap stones, stones in gabion baskets or a timber crib alternative.

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Statement of Avoidance & Minimization

Each applicant must provide a statement that indicates that the alteration of freshwater wetlands on the property has been avoided to the extent feasible considering cost, existing technology and logistics based on overall purpose of the project. The applicant must demonstrate that the area of wetland to be altered will be limited to the minimum amount necessary to complete the project.

Freshwater wetlands do not exist on the project site. The proposed project will not impact freshwater wetlands. The proposed stabilization project can be constructed above the HAT line, avoiding impacts to the coastal wetland.

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Compensation Plan

This project will not impact freshwater or coastal wetlands or waterbodies. Compensation is not required.

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Erosion Control and Construction Narrative

The project involves grading, shaping and filling necessary to construct a stacked boulder rock slope and new plantings. Refer to the plans for location and dimensions.

Construction timing depends on the timing of the permit approval but tentatively we plan on beginning construction in the summer of 2026 and finishing by the end of July, 2026. Due to the steepness and height of the existing slope, the lower boulder wall will need to be built from the beach. In order to limit potential impacts, we propose to use temporary crane mats, during periods of mid to low tide. The final slope and landscaping work will be done with equipment operating from above the resource.

Our proposal is to only disturb / excavate approximately 50'-75' at any one time in order to build the new boulder slope. The plans show the use natural clean blasted ledge rocks set on a biodegradable Bionet C700BN erosion control blanket filter fabric and clean subbase aggregate also wrapped in filter fabric. Above the riprap slope we propose to apply a continuous layer of Bionet C700BN erosion control blanket to prevent soil erosion. The slope above the boulders will be replanted with native Maine shrubs and trees. Additionally, we propose to use 6" of erosion control shredded bark mulch on top of the new planting soil to further help hold the slope and control erosion.

Upon completion of the project, any disturbed areas of soil will be revegetated as shown on the proposed planting plan. Any disturbance to the existing lawn area will be revegetated with grass seed and hay mulch. Upon completion of the project, any excess materials will be removed from the project site and properly disposed of. We will install and maintain all erosion and sedimentation controls according to the Maine Erosion and Sediment Control Best Management Practices, October 2016.

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Erosion control notes are referenced in the construction documents.

1. Application of temporary and permanent erosion control measures for the project shall be in accordance with procedures and specifications of the current Maine Erosion and Sediment Control Handbook for Construction; Best Management Practices.

2. All areas disturbed during construction shall be reconstructed unless noted otherwise.

3. Temporary erosion control measures shall be removed upon completion of grading operations and establishment of acceptable ground cover.

4. The Contractor shall be responsible for maintaining erosion control measures during construction.

5. The contractor must be certified with the Maine Department of Environmental Protection Coastal Erosion Control Practices Program.

TOM FARMER
LANDSCAPE
ARCHITECTURE

Wetlands Report

This project will not impact freshwater or coastal wetlands or waterbodies. No wetlands exist on the slope or upland of the slope. The soil within the project vicinity is sandy with no evidence to support wetland features or functions. The intertidal zone is predominately sand beach and town clam flats.

Refer to the Coastal Wetlands Characteristics checklist for conditions within the intertidal zone.

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Land Permit Application (Including Permit By Rule)

version 2.16

(Submission #: HQJ-E2E2-QBKM5, version 1)

Details

Site:	Therrien - 24 Town Landing Rd.
Submission ID	HQJ-E2E2-QBKM5
Status	In Process

Form Input

Stormwater Construction Activity Questions

Will your project disturb one acre or more of area?
No

> A stormwater permit is not required for your project, but other permits may be required.

Project Scope

Please select all applicable application types below. If you intend to file under a Tier 1, 2, or 3, select NRPA Permit.

If you are unsure which application type to select, please contact the nearest regional office. Land Bureau staff are availableby phone to answer your questions onMonday, Tuesday and Thursday. Staff in the Central Maine Office are also available on Wednesday. You can also email your questions to LandOnCall@maine.gov. Not sure which region your town is in? See our Regional Office locations.

Central Maine Office
207-287-7688

Northern Maine Office
207-764-0477

Eastern Maine Office
207-941-4570

Southern Maine Office
207-822-6300

Application Type
NRPA Permit by Rule

Please note: The type of application you selected requires you to provide public notice within 30 days prior to filling a license application. More information and templates can be found on thispage.

Is this project funded by an awarded DEP grant?
No

Are you a federal agency? (e.g., U.S. Army Corps of Engineers)
No

Does your project require individual review for consistency with the federal Coastal Zone Management Act of 1972?
No

The Coastal Zone Management Act of 1972 requires any activity taking place within the **coastal zone** that requires a federal permit and that would have reasonably foreseeable effects on coastal resources or uses to be consistent with the state's enforceable policies. Maine's**coastal zone** includes the entirety of municipalities, unorganized townships, or plantations that contain tidal waters.
NOTE: Activities that are eligible for a U.S. Army Corps Regional General Permit or Nationwide Permit, and that meet state conditions on those permits, do not require individual review for consistency.

Is this an after-the-fact application?
No

Applicant (1 of 1)

Philip and Cynthia Therrien

Who is the applicant?
Individual

Applicant

First Name	Last Name	
Philip and Cynthia	Therrien	
Phone Type	**Number**	**Extension**
Mobile	7324067884	

Email
therriens@comcast.net

Mailing Address
24 Town Landing Road
Falmouth, ME 04105
United States

Agent

Agent Information

Agents are individuals or consultants that serve as a point of contact for the submission.

Will an agent be representing you for this project?
Yes

Agent

First Name	Last Name
Tom	Farmer

Organization Name
TS Farmer Landscape Architecture

Phone Type	Number	Extension
Mobile	2077494032	

Email
tsffarmer@gmail.com

Mailing Address
22 Abby Lane
Yarmouth, ME 04096
United States

Does the agent have an ownership interest in the project?
No

Agent Letter of Authorization
agent auth form, signed.pdf - 01/07/2026 01:11 PM
Comment
NONE PROVIDED

Project Summary

Project Name
Therrien Residence, Shoreline Stabilization

Project Summary
Reinforce approximately 60 linear feet of existing Riprap along toe of slope with larger boulders set into toe of slope. Continue boulder and riprap slope stabilization for approximately another 65 linear feet where non-protected slope is experiencing significant slumping and erosion.

Detailed Project Description
01_Therrien cover letter.pdf - 02/04/2026 06:09 PM
Comment
NONE PROVIDED

Project Location

Project Site Name
Therrien - 24 Town Landing Rd.

Project Address
24 Town Landing Road
Falmouth, ME 04105

Directions and Site Identifiers
From Portland, drive north on Route 1 into Falmouth, North onto Route 88, AKA Foreside Road to the Falmouth Town Landing Road. Project site is last property on the left at the end of the road and before the town landing.

Tax Map #
U17

Tax Lot #
061

Place pin on map at the location of the project activity.

Click here to access permit data geographically referenced via Google Earth. Existing Land Bureau permits, natural resource habitat layers and other related spatial layers can be accessed from this site.

Project Location
43.73336073316287,-70.20498893491157

Size of Lot or Parcel
.37

Size of Lot or Parcel
Acres

NRPA Permit by Rule

NRPA Permit by Rule (PBR) applications are governed by Chapter 305 of the Department's rules.

You may view mapped resources that apply to this section on the MELS Site Map Explorer, the MDIFW Interactive Map Viewers, and/or the Maine Geological Survey online maps.

List of NRPA PBR Sections

Select	Section	NRPA PBR Section Description	Instructions
☐	02	Activities Adjacent to Protected Natural Resources	This section applies to projects with soil disturbance/fill, vegetation removal, and/or permanent structures within 75 feet of certain protected natural resources but not in, on, or over a protected natural resource.
☐	03	Intake Pipes	This section applies to installation/maintenance of permanent water intake pipe, or permanent device used to monitor water elevations, flow or quality including a gauging station, staff gauge, tide gauge, water recording device, water quality testing and improvement device or other similar scientific equipment within certain resources
☐	04	Replacement of Structures	This section applies to replacement of an existing permanent structure in, on, or over a coastal wetland, freshwater wetland, great pond, fragile mountain area, or river, stream or brook.
☐	06	Movement of Rocks or Vegetation	This section applies to limited movement of rocks or hand removal of vegetation from below the normal high water line of a great pond or river, stream or brook in order to provide access for swimming or navigation.
☐	07	Outfall Pipes	This section applies to installation/maintenance of a permanent outfall pipe, an outlet from a ditch or drain tile for storm water, ground water or other discharges licensed by the DEP in or on land adjacent to a coastal wetland, freshwater wetland, great pond, river, stream or brook.
☑	08	Shoreline Stabilization	This section applies to a shoreline stabilization activity along the shoreline of a coastal wetland, great pond (lake), freshwater wetland with over 20,000 square feet of open water, stream or brook when using native vegetation, biodegradable materials, riprap, or a combination thereof. This section also applies to a shoreline stabilization activity along the shoreline of a river when using native vegetation and/or biodegradable materials. This section does not apply in a coastal sand dune system (see Section 16-A).
☐	08-A	Increasing the Height of a Vertical Seawall in a Coastal Wetland	This section applies to increasing the height of a legally existing vertical seawall or retaining wall in and/or directly adjacent to a coastal wetland when erosion or damage to structures from wave action has occurred above or behind the structure. This section does not apply in a coastal sand dune system (increasing the height of a seawall in a coastal sand dune system requires an individual NRPA permit).
☐	09	Utility Crossing	This section applies to installation, maintenance and replacement of an overhead or submerged utility lines across certain resources, excluding outstanding river segments.
☐	10	Stream Crossing	This section applies to installation of a new stream crossing (excludes certain resources.)
☐	11	State Transportation Facilities	This section applies to certain activities on a State Transportation Facility carried out by, or under the authority of, the Maine Department of Transportation (MaineDOT) or the Maine Turnpike Authority.

Select	Section	NRPA PBR Section Description	Instructions
☐	12	Restoration of Natural Areas	This section applies to the restoration of an altered portion of certain resources to its pre-existing natural condition through the removal of fill, structures or debris which is located in, on over, or adjacent to the natural resource.; retrieval of eroded beach sand, and removal of nonnative species.
☐	13	Habitat Creation / Water Quality Improvement	This section applies to alteration in or adjacent to a protected natural resource by a public natural resource agency for creating or enhancing habitat for fisheries or wildlife; or a water quality improvement project.
☐	15	Public Boat Ramps	This section applies to the construction of a new, or the replacement of an existing, public boat ramp or carry-in launch area, including associated parking and accessways, in or adjacent to a protected natural resource by a public natural resource agency, MaineDOT, municipality, or owners of a federally licensed hydropower project within the resource affected by the hydropower project.
☐	16	Development Activities in Coastal Sand Dunes	This section applies to certain specified development activities in mapped coastal sand dune systems, such as replacement of previously existing structures.
☐	16-A	Non-development Activities in Coastal Sand Dunes	This section applies to beach nourishment, dune restoration, beach scraping, and vegetation establishment within mapped coastal sand dune systems. This section also applies to seaweed removal from beaches by municipalities.
☐	17	NRPA Permit Transfers and Extensions	This section allows an individual permit, general permit or tier review approval issued under NRPA to be transferred to another person and/or extended one time by two years.
☐	18	Maintenance Dredging	This section applies to the renewal of an individual permit issued by the DEP for maintenance dredging in a coastal wetland, great pond and river, stream or brook.
☐	19	Activity Near Significant Vernal Pool Habitat	This section applies to activities in, on, or over a significant vernal pool habitat or a potential significant vernal pool habitat.
☐	20	Activity Near Waterfowl or Bird Habitat	This section applies to activities in existing developed areas located in, on, or over high or moderate value inland waterfowl and wading bird habitat, or shorebird nesting, feeding, and staging areas.

For each PBR section selected above, indicate the applicable activities and check the boxes for all standards below

Sec. (08) Activities

Select	Applicable Activity
☑	I am installing biodegradable stabilization materials* and/or native vegetation along the shoreline of a great pond (lake), a freshwater wetland with over 20,000 sq. ft. of open water, a river, stream or brook, or a coastal wetland, and:
	• I am only stabilizing areas where soils are exposed due to erosion from wave action, currents, ice scouring or changes in water levels;
	• The activity is not located in or seaward of a coastal sand dune system (1);
	• The activity is not located in a high- or moderate value inland waterfowl and wading bird habitat; a tidal waterfowl and wading bird habitat that is a saltmarsh or mudflat; a shorebird nesting, feeding and staging area; a significant vernal pool habitat; or another significant wildlife habitat or Essential Habitat (see the MELS Site Map Explorer (2) and activate the map layers for Wildlife Habitat Data: •Essential Habitats• and •Natural Resources Protection Act Habitats");
	• If located in a coastal wetland, the activity will not cover or destroy saltmarsh or eelgrass vegetation;
	• I am placing no more than 200 sq. ft. of biodegradable stabilization materials below the normal high water line of a freshwater body or no more than 400 square feet below the highest astronomical tide line of a coastal wetland (3);
	• Any biodegradable materials that are being placed above the base of the bank are being used to support the establishment of native vegetation; and
	• I am complying with the local Shoreland Zoning ordinance.
☐	I am installing no more than 100 linear ft. of riprap along the shoreline of a great pond (lake), a freshwater wetland with over 20,000 sq. ft. of open water, or a stream or brook (not a river), and:

Select	Applicable Activity
	• I am only placing riprap in areas where soils are exposed due to erosion from wave action, currents, ice scouring or changes in water levels;
	• The total linear feet of shoreline stabilized by riprap, retaining walls or other similar structures on my lot will not exceed 100 linear ft. along the shoreline nor 200 sq. ft. below the normal high water line;
	• Riprap will not be placed in a high- or moderate value inland waterfowl and wading bird habitat, significant vernal pool habitat, or other significant wildlife habitat or Essential Habitat (see the MELS Site Map Explorer (2) and activate the map layers for Wildlife Habitat Data: •Essential Habitats• and •Natural Resources Protection Act Habitats"); and
	• I am complying with the local Shoreland Zoning ordinance.
☑	I am installing no more than 125 linear ft of riprap along the shoreline of a coastal wetland and:
	• I am only placing riprap in areas where soils are exposed due to erosion from wave action, currents, ice scouring or changes in water levels;
	• The project will protect: a water-dependent structure (e.g., pier, stormwater outfall, stairs to water); a septic system located <25 ft from the eroding bank; a publicly owned open space (e.g., park); or a residential dwelling, commercial or public building or facility, or road that legally existed prior to 1/1/26 (or is part of a redevelopment) and that is located <100 ft from the eroding bank;
	• If the project will protect an open space or dwelling, building/facility, or road, the bank has been eroding at least 1 foot landward per year on avg., at least 5 feet landward in a single year, or is classified as or determined by the Maine Geological Survey to be an unstable or highly unstable bluff (4);
	• Riprap will not be placed in, seaward, or within 25 ft of a coastal sand dune system (1);
	• Riprap will not be placed in or seaward of a coastal barrier resources system unit (see the MELS Site Map Explorer (2) and activate the map layer for DEP Layers: •Coastal Barrier Resources System•);
	• Riprap will not be placed in a tidal waterfowl and wading bird habitat that is a saltmarsh or mudflat; a shorebird nesting, feeding and staging area; or another significant wildlife habitat or Essential Habitat (see the MELS Site Map Explorer (2) and activate the map layers for Wildlife Habitat Data: •Essential Habitats• and •Natural Resources Protection Act Habitats");
	• The total area of shoreline stabilized by riprap, seawalls, retaining walls or similar structures on my lot will not exceed 125 linear ft along the shoreline, nor 400 sq. ft below the highest astronomical tide line (3);
	• The activity will not cover or destroy saltmarsh or eelgrass vegetation; and
	• I am complying with the local Shoreland Zoning ordinance.

1) Maine Geological Survey sand dune maps
2) MELS Site Map Explorer
3) Maine Geological Survey highest astronomical tide map
4) Maine Geological Survey coastal bluff maps

Sec. (08) Standards

Accept	#	Standard
☑	1	No trees larger than 4 inches diameter at breast height may be removed, except as necessary for regrading to allow for the required slope of between 1.5H:1V to 3H:1V for riprap, or for equipment access to the water. Hazard trees* may also be removed. *A hazard tree is defined as follows: •A tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger.•
☑	2	Disturbance of otherwise vegetated portions of the shoreline and bank must be avoided to the greatest extent possible, except for removal of invasive species. If non-invasive vegetation must be disturbed during the activity, similar types and amounts of native vegetation must be re-established in accordance with the revegetation standards in the Department•s Chapter 1000 Guidelines for Municipal Shoreland Zoning Ordinances immediately upon completion of the activity and must be maintained to ensure survival.
☑	3	A yard or other developed area may not be extended closer to the water as part of a shoreline stabilization activity, and the elevation of a parcel may not be increased as part of a shoreline stabilization activity.
☑	4	The following measures must be taken to prevent erosion of soil or fill material from disturbed areas into the resource: The following measures must be taken to prevent erosion of soil or fill material from disturbed areas into the resource:

Accept	#	Standard
		• For any soil disturbance that is limited to the upland, sediment controls such as trenched and anchored silt fence, an erosion control mix berm at least 1 foot tall, staked straw bales, and/or anchored erosion control socks at least 12 inches in diameter must be properly installed between the disturbance and the resource before the activity begins and maintained until the disturbed area is permanently stabilized;
		• Any soil disturbance within a freshwater wetland, great pond, river, stream, or brook must be done during periods of low water to minimize impacts and must be temporarily or permanently stabilized daily.
		• Any soil disturbance within a coastal wetland must be done at or near low tide and must be temporarily or permanently stabilized before being submerged.
		• Surface flows from above the disturbed area must be diverted around the disturbed area until final stabilization and any diverted runoff must be managed to prevent erosion (examples of diversions include but are not limited to erosion control mix berms or socks, sand bags, and shallow excavated trenches);
		• Within 1 calendar day following the completion of any soil disturbance, and prior to any storm event, temporary or permanent stabilization must be implemented or spread on any exposed soils;
		• All disturbed soils must be permanently stabilized; and
		• Within 30 days of final stabilization of the site, any silt fence, straw bales, or temporary erosion or sediment controls containing plastic or other non-biodegradable materials must be removed and erosion control mulch berms must be raked to a depth of no more than 6 inches.
☑	5	If work is performed in a river, stream or brook that is less than three feet deep at the time of the activity and at the location of the activity, the applicant must provide for temporary diversion of flow to the opposite side of the channel while work is in progress and the following conditions must be met:
		• Diversion may be accomplished by placing sandbags, timbers, sheet steel, concrete blocks, 6+ mil polyethylene or geotextiles from the bank to midstream on the upstream side of the activity. No more than two-thirds (2/3) or 25 feet of stream width, whichever is less, may be diverted at one time;
		• Any material used to divert water flow must be completely removed upon completion of the activity, and the stream substrate must be restored to its original condition; and
		• A pump may be operated, where necessary, for a temporary diversion. The pump outlet shall be located and operated such that erosion or the discharge of sediment to the water is prevented.
☑	6	Wheeled or tracked equipment may not operate in the water. Equipment operating on the shore may reach into the water with a bucket or similar extension. Equipment may cross streams or brooks on rock, gravel, or ledge bottom.
☑	7	Work below the high water line of a great pond, river, stream, or brook or the highest astronomical tide line of a coastal wetland must be done at low water or low tide except as required for emergency flood control work.
☑	8	All excavated material must be stockpiled either outside the protected natural resource or on mats or platforms while work is taking place. Appropriate sediment controls such as trenched and anchored silt fence, an erosion control mix berm at least 1 foot tall, staked straw bales, anchored erosion control socks at least 12 inches in diameter, or a combination of these methods must be used, where necessary, to prevent sedimentation. All excavated material must be removed to a location more than 75 feet from the protected natural resource, unless otherwise required by this section or otherwise approved by the DEP, and properly stabilized with vegetation upon project completion.
☑	9	When planting vegetation, native species must be used. If slopes are steeper than 2H:1V, the bank may be cut back to a shallower slope for the purposes of establishing vegetation, as long as no trees larger than 4 inches diameter at breast height are removed (except as necessary for equipment access and hazard tree removal as noted in Standard 1 above). New soil may be added to the bank adjacent to the resource and soil amendments, such as fertilizer or lime, may be used to increase soil fertility provided that:
		• No soil is placed below the normal high water line or highest astronomical tide line;
		• The slope is not steeper than 1H:1V;
		• Water bars or diversions are used to divert stormwater runoff away from the new soil and/or soil amendments;
		• The depth of new soil is less than 2 inches;
		• The amendment is worked into the underlying soils; and
		• Disturbed areas are immediately mulched and seeded.
		Non-toxic, biodegradable tackifiers may be used for vegetation establishment only with prior written approval from the DEP.
☑	10	Biodegradable materials or riprap may be placed at or below the normal high water line or highest astronomical tide line, provided that:
		• On freshwater bodies, the biodegradable materials or riprap does not extend toward the water more than 2 feet horizontally from the change of slope at the toe of the bank and does not fill more than 200 square feet below the normal high water line (including fill placed during the activity and any pre-existing fill from shoreline stabilization activities on the lot).

Accept	#	Standard
		• On coastal wetlands, the biodegradable materials or riprap does not extend toward the water more than 3 feet horizontally from the change of slope at the toe of the bank and does not fill more than 400 square feet below the highest astronomical tide line (including fill placed during the activity and any pre-existing fill from shoreline stabilization activities on the lot).
☑	11	Stakes used to secure biodegradable stabilization materials must be made of wood. Anchors or cables used to secure biodegradable stabilization materials may be made of wood, bright steel, or galvanized steel. No stainless steel may be used.
☑	12	Tree root wads may be driven or anchored into the bank provided they do not impede navigation in the waterway.
☑	13	Rocks used for riprap may not be obtained from the shoreline or a protected natural resource, unless the rocks are from a previously failed riprap project. Riprap should be of similar color as the rocks and boulders in nearby areas.
☑	14	Riprap may not be used to stabilize more than 100 linear feet of shoreline on a freshwater wetland, great pond, stream or brook or more than 125 linear feet of shoreline on a coastal wetland (including existing portions of shoreline stabilized riprap, retaining walls, seawalls or other similar structures on the lot).
☑	15	Riprap may be utilized only where eroded slopes are steeper than 3H:1V. However, the slope of the riprap may not be steeper than 1.5H:1V. The bank may be regraded to meet this standard. With prior written agreement, the DEP may allow the slope to be as steep as 1H:1V.
☑	16	Riprap installed on the shoreline of a great pond or open water wetland may not extend higher than 2 feet above the normal high water line. Riprap installed on a stream or brook may not extend higher than either the base flood elevation mapped by the Federal Emergency Management Agency (FEMA), or 2 feet above the normal high water line, whichever is higher. Riprap installed on the shoreline of a coastal wetland may not extend higher than one foot above the base flood elevation mapped by FEMA. (FEMA flood map information may be found at the FEMA website (1) or your municipal office)
☑	17	Riprap must be tapered downward as it approaches an abutting property line and may not be placed within 5 feet of an abutting property line, unless the applicant owns the abutting property, the abutting property contains riprap (or another structural stabilization measure) up to the property line, or the abutting property owner agrees in writing that the riprap may be extended closer to the property line.
☑	18	Riprap must be anchored at the base of the existing bank by placing the bottom row of rock in a trench excavated at least to a depth equal to half the height of the largest rock, or the riprap must be pinned to underlying ledge. A layer of filter fabric and/or at least 6 inches of well-graded gravel with less than 5 percent fines, or a layer of dormant living brush bundles (a brush mattress), must be placed under the riprap to enhance the stability of the project by preventing the erosion of soil under the riprap.
☑	19	A vegetative buffer at least 10 feet wide as measured perpendicular to the shoreline and consisting of both native woody and herbaceous vegetation must be established and maintained along the upland edge of the riprap stabilization project.** The buffer must include trees if the project is along the shoreline of a river, stream or brook. If the buffer is planted over a subsurface wastewater disposal system, the buffer may be comprised entirely of herbaceous vegetation. The width of the buffer may be reduced if the DEP determines that a 10-foot buffer is not feasible due to the proximity of a structure to the upland edge of the eroding shoreline. If a buffer consisting of native woody vegetation or a diverse mix of native woody and herbaceous vegetation at least 5 feet wide already exists along the upland edge of the stabilization project, no additional buffer width is required. However, the buffer must be at least 25 feet wide if the project is conducted for the protection of agricultural land.
		**This requirement does not apply to a project using riprap only for toe protection. (•Toe protection• is when biodegradable stabilization materials or riprap is installed under or against the base of a bank, near the change in slope at the base of the bank, to prevent the undercutting of the bank from waves or currents.)
☑	20	Where feasible, native vegetation must be planted within gaps in the riprap.**
		**This requirement does not apply to a project using riprap only for toe protection.
☑	21	When sediment is excavated to allow for riprap stabilization adjacent to a coastal wetland, the excavated sediment must be evenly distributed across the riprap. This requirement may be waived if the DEP determines that it is not feasible due to site conditions.
☑	22	Design of a riprap stabilization project along the shoreline of a coastal wetland must be approved by a design professional such as a Maine Registered Professional Engineer or a contractor or consultant with demonstrated experience designing coastal shoreline stabilization projects. Evidence of the design professional•s approval and credentials must be submitted with the Notification Form. With prior written agreement, the DEP may waive this standard for riprap stabilization activities in an area that is not mapped by FEMA as a high-velocity flood zone. (FEMA flood map information (1) may be found at the FEMA website or your municipal office)
	23	Design of a riprap stabilization project along the shoreline of a stream or brook must be approved by either a Maine Registered Professional Engineer, the United States Natural Resources Conservation Service, or the local Soil and Water Conservation District. Evidence of this approval or plans stamped by a professional engineer must be submitted along with the Notification Form. With prior written agreement, the DEP may waive this standard for minor riprap activities on small streams.

1) FEMA flood map information

Activity Start Date
06/08/2026

Activity End Date
06/26/2026

Name of Waterbody or Resource
Casco Bay

Type of waterbody or resource
COASTAL WETLAND

Shoreline Stabilization Activity
installation of riprap

Photograph Requirements ⓔ Section 08

The applicant is required to submit a minimum of one photograph in an orientation parallel to the shoreline and one photograph in an orientation perpendicular to the shoreline from the resource landward along each 25-foot section of shoreline where the activity is proposed. The photographs must clearly document erosion of the shoreline caused by wave action, currents, ice scouring or changes in water levels. The photographs should include a person or some other object for scale. Photographs along a coastal shoreline must be taken at or near low tide.

For an activity using riprap along the shoreline of a coastal wetland, the applicant must provide photographs or site plans showing the structure(s) or publicly owned open space that the riprap is designed to protect in accordance with subsection (A)(2)(b) above. As applicable, the applicant must also provide a measurement from the structure to the upland edge of the eroding bank (see subsections (A)(2)(b)(ii)&(iii)) and either a Maine Geological Survey map or site-specific evaluation by the Maine Geological Survey showing the bluff as unstable or highly unstable or dated photographs, satellite imagery, or aerial imagery demonstrating that the area where the project is proposed has eroded at least five feet landward in a single year or is eroding at least one feet landward per year, on average, over multiple years (subsections(A)(2)(b)(iii and iv)).

If applicable, the applicant must submit photographs of all pre-existing riprap on the lot and photographs or descriptions of all pre-existing fill from stabilization activities below the normal high water line or highest astronomical tide line on the lot. The applicant must state how many linear feet of shoreline on the lot have been stabilized using riprap and how many square feet of fill from stabilization exists below the normal high water line or the highest astronomical tide line on the lot.

Photographs

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IMG_7282.jpg - 02/04/2026 01:31 PM
IMG_7286.jpg - 02/04/2026 01:31 PM
IMG_7288.jpg - 02/04/2026 01:31 PM
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IMG_7294.jpg - 02/04/2026 01:31 PM
IMG_7301.jpg - 02/04/2026 01:31 PM

Comment
NONE PROVIDED

Site Plan Drawing Requirements - Section 08

The applicant must submit a scaled drawing and at least two cross-sections of the proposed activity. The drawing must clearly depict the property boundaries, the normal high water line or highest astronomical tide line, and the extent of any soil disturbance, grading, vegetated areas, biodegradable stabilization materials, and/or riprap proposed to be installed, such as the length along the shoreline, square footage of fill below the normal high water line or highest astronomical tide line, and height above and below the normal high water line or highest astronomical tide line. The drawing must be legible and drawn to a scale that provides a clear representation of distances and measurements on the plan.

If applicable, the applicant must submit approval from a Maine Registered Professional Engineer, the United States Natural Resources Conservation Service, or the local Soil and Water Conservation District for the design of a riprap stabilization activity along the shoreline of a stream or brook.

If applicable, the applicant must submit approval from, and evidence of the credentials of, a design professional for the design of a riprap stabilization activity along the shoreline of a coastal wetland.

The applicant must submit a plan for how machinery will access the project site. If work will be done below the normal high water line

or highest astronomical tide line, the plan must describe how machinery will access these areas.

Site Plan Drawing

FEB_TSF_PROPOSED PLAN.pdf - 02/04/2026 06:10 PM
WALL X-SECTION.pdf - 02/04/2026 06:11 PM

Comment

NONE PROVIDED

Professional Riprap Design Plans

RIPRAP DESIGN stamp.pdf - 02/04/2026 01:38 PM

Comment

NONE PROVIDED

Instructions for Public Notice Filing and Certification

Public Notice Filing and Certification is required by Chapter 2 and Chapter 305. More information and the required document templates can be found on this page. Notice must be filedwithin 30 days prior to filing the application. Notice must be given to abutters (unlesslocated one mile or more from the proposed activity) and the municipal office.

I certifty that:

A mailing of the Notice of Intent to File was sent to all abutters within 30 days prior to filing of the application; and
A mailing of the Notice of Intent to File and a duplicate copy of the application was sent to the town office of the municipality in which the project is located.

Copy of the notice and a list of persons to whom notice was provided

B_Public Notice Instructions & Certification - Individual permits.pdf - 02/04/2026 01:38 PM
C_ABUTTERS_MapLotU17061_1000ftBuffer.pdf - 02/04/2026 01:38 PM
A_Notice of Intent to File - Individual NRPA.pdf - 02/04/2026 03:31 PM

Comment

NONE PROVIDED

Certification

I understand and agree with the terms listed below

> *Discretionary authority. Notwithstanding compliance with the PBR applicability requirements and standards set forth in this chapter, the DEP may require an individual permit application to be filed in any case where credible evidence indicates that the activity: (1) May violate the standards of this rule or the NRPA (38 M.R.S.A. Section 480-D); (2) Could lead to significant environmental impacts, including cumulative impacts; or (3) Could adversely impact a resource of special concern.*
>
> "I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules..
>
> I understand that this PBR becomes effective 20 working days after receipt by the Department of this completed form, the required submissions, and fee, unless the Department approves or denies the PBR prior to that date.
>
> By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place."

Section Processing Fee

331.00

Fee Total

Total Processing Fees

331.00

Total Licensing Fees

0.00

Service Fee (per transaction)

2.00

Processing Fee Details

NRPA Permit by Rule: $331.00

Licensing Fee Details
No Licensing Fees

Total Fees
333.00

Online payment is required before submitting this application. Please pay online using the DEP Payment Portal for the list of products shown. Ensure that your total paid matches the total above. Enter your payment confirmation number below before submitting this application.

Payment Portal Products
Natural Resources Protection Act (Permit-by-Rule):$331.00

Receipt ID
17176

Payment Confirmations
PBR - DEP Payment Confirmation - 17176.pdf - 02/04/2026 01:46 PM
Comment
NONE PROVIDED

Payment Portal Amount Paid
333.00

Attachments

Date	Attachment Name	Context	Confidential?	User
2/4/2026 6:11 PM	WALL X-SECTION.pdf	Attachment	No	Tom Farmer
2/4/2026 6:10 PM	FEB_TSF_PROPOSED PLAN.pdf	Attachment	No	Tom Farmer
2/4/2026 6:09 PM	01_Therrien cover letter.pdf	Attachment	No	Tom Farmer
2/4/2026 3:31 PM	A_Notice of Intent to File - Individual NRPA.pdf	Attachment	No	Tom Farmer
2/4/2026 1:46 PM	PBR - DEP Payment Confirmation - 17176.pdf	Attachment	No	Tom Farmer
2/4/2026 1:38 PM	C_ABUTTERS_MapLotU17061_1000ftBuffer.pdf	Attachment	No	Tom Farmer
2/4/2026 1:38 PM	B_Public Notice Instructions & Certification - Individual permits.pdf	Attachment	No	Tom Farmer
2/4/2026 1:38 PM	RIPRAP DESIGN stamp.pdf	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7301.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7294.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7292.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7291.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7290.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7289.jpg	Attachment	No	Tom Farmer

Date	Attachment Name	Context	Confidential?	User
2/4/2026 1:31 PM	IMG_7288.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7286.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7282.jpg	Attachment	No	Tom Farmer
2/4/2026 1:31 PM	IMG_7280.jpg	Attachment	No	Tom Farmer
1/7/2026 1:11 PM	agent auth form, signed.pdf	Attachment	No	Tom Farmer

Status History

	User	Processing Status
1/7/2026 12:38:09 PM	Tom Farmer	Draft
2/4/2026 6:13:27 PM	Tom Farmer	Submitting
2/4/2026 6:13:37 PM	Tom Farmer	Submitted
2/4/2026 6:13:42 PM	Tom Farmer	In Process

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 25, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: 24 Town Landing Road Shoreland Zone Review

Public Works reviewed the subject application and have the following comments:

1. The plan currently shows all existing trees within the project area to remain in place. It's unclear how this will be possible with the required excavation for the riprap, stone, and fabric, particularly for the tree shown within the proposed riprapped area.

2. The plan shows areas of existing exposed soil erosion that are not being stabilized. We request the applicant explain the reason for not including the proposed work to these areas.

3. The slope protection detail calls for a "Biodegradable Filter Fabric" to be placed behind the proposed riprap. This is a design element that we have not familiar with and would like more clarification on the reasoning in using a biodegradable filter. The use of a geotextile behind the riprap is common practice to act as a separator (or filter) to prevent soil particles from migrating into the rock voids, while still allowing water to pass through. There is concern that soil migration from the subgrade will eventually occur without the presence of a barrier, after the filter fabric degrades, and thus weakening the riprap stabilization.

MBLU	Location	Owner Name	Co-Owner Name	Address 1	City, State, Zip
U17/ 60/ / /	20 TOWN LANDING RD	LHJ HOLDINGS LLC		20 TOWN LANDING RD	FALMOUTH, ME 04105
U17/ 61/ / /	24 TOWN LANDING RD	C-SPIRIT LLC		65 AQUAMARINE CT	AUBURN, ME 04210
U17/ 63/ / /	31 TOWN LANDING RD	STUDER JACQUELINE L	HOOTS BRENT F	31 TOWN LANDING RD	FALMOUTH, ME 04105
U17/ 64/ / /	29 TOWN LANDING RD	WHITE MADELINE		29 TOWN LANDING RD	FALMOUTH, ME 04105
U17/ 65/ / /	27 TOWN LANDING RD	DAVIDSON JOHN W	DAVIDSON BARBARA Q	27 TOWN LANDING RD	FALMOUTH, ME 04105
U17/ 72/ / /	23 TOWN LANDING RD	STECIUK MARK & RONDA		23 TOWN LANDING RD	FALMOUTH, ME 04105

Nicholas King

From: Daniel Marks
Sent: Tuesday, March 31, 2026 2:36 PM
To: Lisa Sangillo
Cc: Nicholas King; Mark Damon
Subject: RE: April 7, 2026 Planning Board Staff Review Memo

Hi Lisa and Nick,

Following are WW comments on this month's PB comments. We only have comments on 24 Town Landing. All other projects are not in public sewer area while some have private sewer systems.

24 Town Landing

- The sewer easement lines appear to be shown but are not labeled. It does not appear that any work is proposed within the sewer easement. Sewer pipe is not shown on the Proposed X-Section drawing, which we believe to be because the proposed work is outside of the sewer easement and therefore sewer pipe is at least 20' away from the proposed slope and work. Wastewater Department approval is based on these understandings. If these understandings are incorrect, please show impact to sewer infrastructure, including easement area, clearly on the plans and profiles.

Thank you,
Dan

Dan Marks (he/him)
Wastewater Superintendent
Town of Falmouth

"Pollution is nothing but resources we're not harvesting. We allow them to disperse because we've been ignorant of their value."
— R. Buckminster Fuller

From: Lisa Sangillo <lsangillo@falmouthme.org>
Sent: Tuesday, March 10, 2026 4:47 PM
To: Adam Causey <acausey@falmouthme.org>; Beth Pauls <bpauls@falmouthme.org>; Caleb Hemphill <chemphill@falmouthme.org>; Daniel Marks <dmarks@falmouthme.org>; David Young <dyoung@falmouthme.org>; Dwayne Brown <dbrown@falmouthme.org>; Ellen Planer <eplaner@falmouthme.org>; Ethan Croce <ecroce@falmouthme.org>; Howard Rice <hrice@falmouthme.org>; Jay Hallett <jhallett@falmouthme.org>; Jeffrey Buxton <jbuxton@falmouthme.org>; Jessica Costa <jcosta@falmouthme.org>; Justin Brown <jbrown@falmouthme.org>; Justin Early <jearly@falmouthme.org>; Lucky D'Ascanio <ldascanio@falmouthme.org>; Maggie Edson <medson@falmouthme.org>; Mark Damon <MDAMON@falmouthme.org>; Nathan Poore <npoore@falmouthme.org>; Nicholas King <nking@falmouthme.org>; Susan Holt <sholt@falmouthme.org>
Subject: April 7, 2026 Planning Board Staff Review Memo

Hi all,

Attached is the REVISED staff review memo for the April 7, 2026 Planning Board meeting. Please have all comments to Nick and me no later than Wednesday, April 1st. The link below is to the Staff Review folder where all the digitals are located. Caleb, you should have received a DropBox link. Fire/EMS, Public Works, and Wastewater paper copies are in your mailboxes here at Town Hall.

S:\common\StaffReview-Planning Board\2026\04-April

Let me know if anyone has any questions.

Thanks very much,
Lisa 😊

Lisa Sangillo, CMA
Administrative Coordinator
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105
207/781-5253, ext 5303
207/699-5303 (direct)
207/781-3640 (fax)
lsangillo@falmouthme.org

PLEASE NOTE: FALMOUTH TOWN HALL IS CLOSED EVERY FRIDAY.

Nicholas King

From: Justin Early
Sent: Tuesday, March 31, 2026 2:05 PM
To: Nicholas King
Subject: RE: FW: Settlement of Application Approval Fee – Shoreline Stabilization Proposal (24 Town Landing Road)

Hello Nick,

I am satisfied with the applicant's responses to my original comments (dated 3/25/26) and have no further comments.

Justin Early, P.E.
Assistant Director of Public Works/Town Engineer

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105
207-781-3919
jearly@falmouthme.org

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: 24 Town Landing **Agent:** Tom Farmer **Property Owner/Applicant:** Philip & Cynthia Therrien	**Map/Lot #:** U17-061';[ppp **Zoning District(s):** RA

Project Summary

This project at 24 Town Landing Road aims to stabilize an actively eroding coastal bluff located approximately 35 feet from the house. The shoreline is experiencing significant undercutting and slumping due to tidal forces, increasing the risk of slope failure. The site is also within a mapped flood hazard area (Zone VE) and identified as an unstable coastal bluff.

To address these conditions, the project proposes targeted riprap stabilization along less than 125 linear feet of shoreline. This includes replacing existing toe stones with larger boulders to improve stability and extending new riprap into previously unprotected areas. The stabilization will extend up the slope to elevation 19 feet (base flood elevation), with no encroachment beyond the high tide line.

Construction will occur from the beach using temporary access measures to minimize environmental impact. Existing trees will be preserved, with limited vegetation removal only where necessary for installation. Additional erosion control will be provided through a new vegetated buffer at the top of the slope.

The project has already received approval from the Maine DEP under a Permit-by-Rule prior to submitting an application with the Planning Board.

Applicable Ordinance Section:

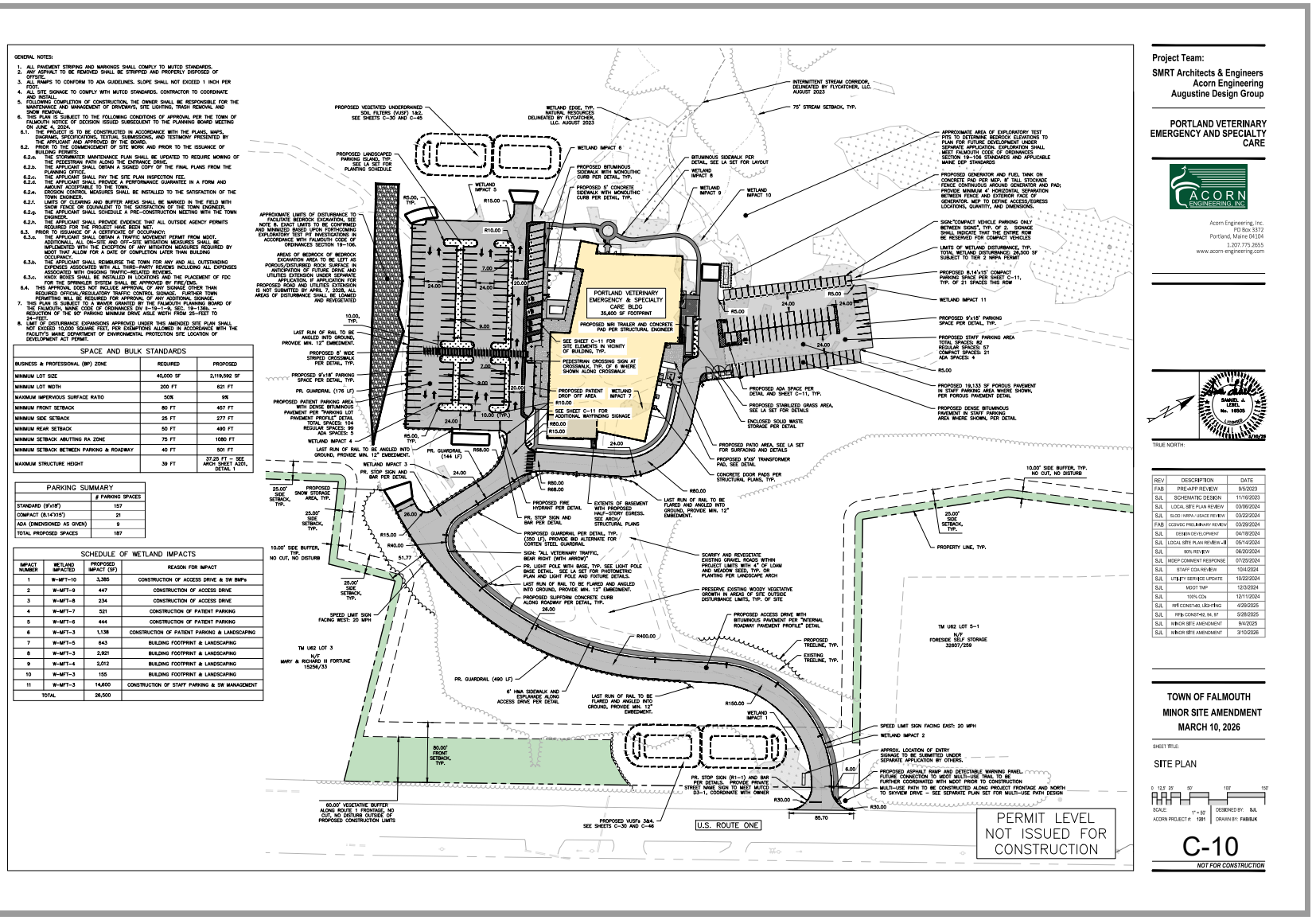
- Section 19-10 Residential A District (RC)
- Div. II-19-1-7 Shoreland Zoning (Limited Residential)

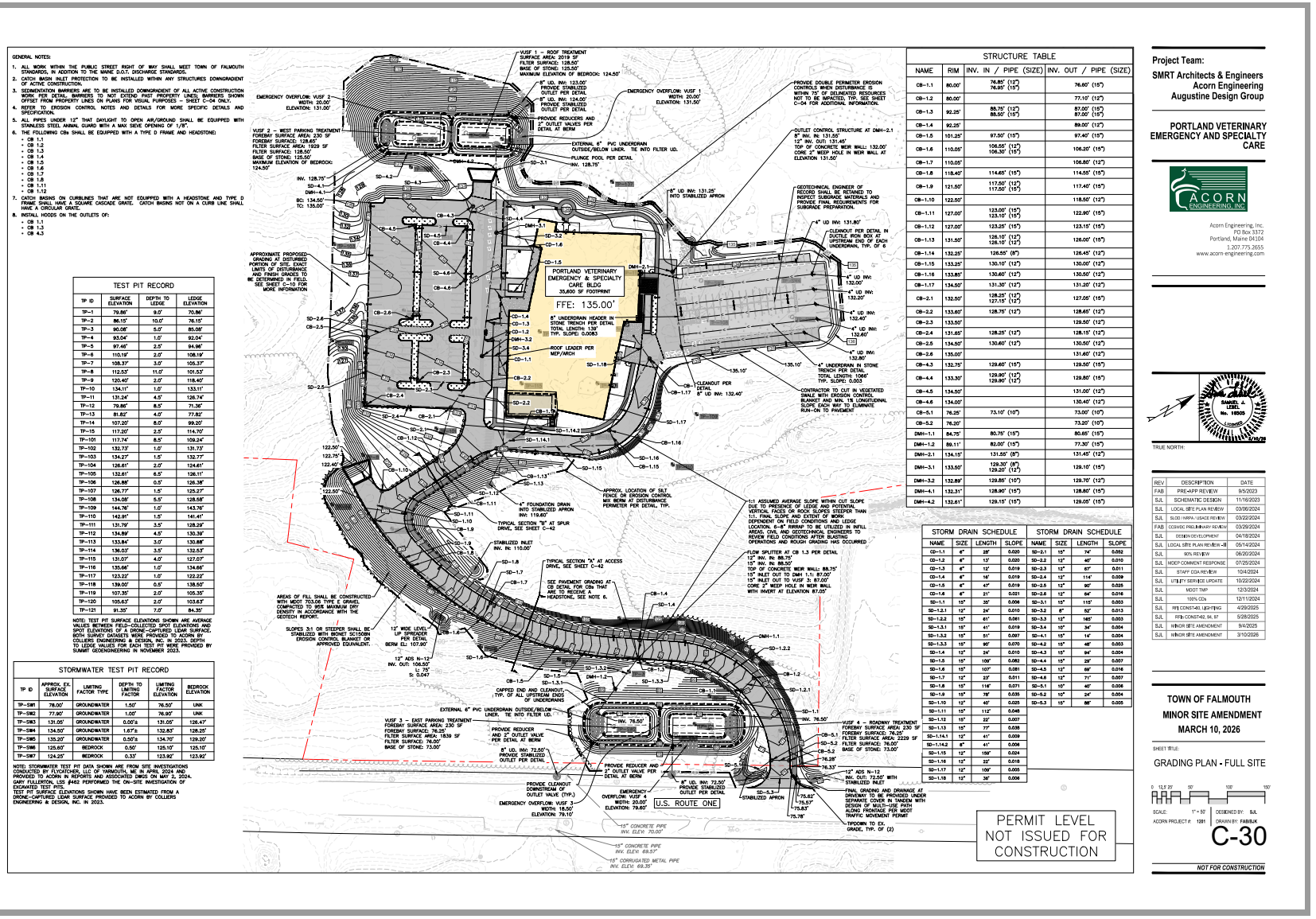
Staff support this item to be on the Administrative Action Item for the April Planning Board Meeting.

Proposed Conditions of approval:

1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. Prior to commencement of site work and construction:
    a. The applicant shall pay the $200 Shoreland Zone inspection fee.

b. The applicant shall obtain a signed copy of the final approved plan set from the Planning Office.
c. Applicant shall update plans per Town Engineer's comments.
d. Applicant shall update plans per Wastewater comments.


GENERAL NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO MUTCD STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
4. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE WITH OWNER.
5. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
6. THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL PER THE TOWN OF FALMOUTH NOTICE OF DECISION ISSUED SUBSEQUENT TO THE PLANNING BOARD MEETING ON JUNE 4, 2024.
6.1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE BOARD.
6.2. PRIOR TO THE COMMENCEMENT OF SITE WORK AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
6.2.a. THE STORMWATER MAINTENANCE PLAN SHALL BE UPDATED TO REQUIRE MOWING OF THE PEDESTRIAN PATH ALONG THE ENTRANCE DRIVE.
6.2.b. THE APPLICANT SHALL OBTAIN A SIGNED COPY OF THE FINAL PLANS FROM THE PLANNING OFFICE.
6.2.c. THE APPLICANT SHALL PAY THE SITE PLAN INSPECTION FEE.
6.2.d. THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN.
6.2.e. EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER.
6.2.f. LIMITS OF CLEARING AND BUFFER AREAS SHALL BE MARKED IN THE FIELD WITH SNOW FENCE OR EQUIVALENT TO THE SATISFACTION OF THE TOWN ENGINEER.
6.2.g. THE APPLICANT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER.
6.2.h. THE APPLICANT SHALL PROVIDE EVIDENCE THAT ALL OUTSIDE AGENCY PERMITS REQUIRED FOR THE PROJECT HAVE BEEN MET.
6.3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
6.3.a. THE APPLICANT SHALL OBTAIN A TRAFFIC MOVEMENT PERMIT FROM MDOT.
6.3.b. ALL SITE WORK AND ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITH THE EXCEPTION OF ANY MITIGATION MEASURES REQUIRED BY MDOT THAT ALLOW FOR A DATE OF COMPLETION LATER THAN BUILDING OCCUPANCY.
6.3.b. THE APPLICANT SHALL REIMBURSE THE TOWN FOR ANY AND ALL OUTSTANDING EXPENSES ASSOCIATED WITH ALL THIRD-PARTY REVIEWS INCLUDING ALL EXPENSES ASSOCIATED WITH ONGOING TRAFFIC-RELATED REVIEWS.
6.3.c. KNOX BOXES SHALL BE INSTALLED IN LOCATIONS AND THE PLACEMENT OF FDC FOR THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE/EMS.
6.4. THIS APPROVAL DOES NOT INCLUDE APPROVAL OF ANY SIGNAGE OTHER THAN REQUIRED OFFICIAL/REGULATORY TRAFFIC CONTROL SIGNAGE. FURTHER TOWN PLANNING MUST BE REVIEWED FOR APPROVAL OF ANY ADDITIONAL SIGNAGE.
7. THIS PLAN SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 102 ARTICLE XXIII OF THE FALMOUTH, MAINE CODE OF ORDINANCES (SV 8-19-14-06, SEC. 19-1306). – REDUCTION OF THE 80' PARKING MINIMUM DRIVE AISLE WIDTH FROM 25-FEET TO 24-FEET.
8. LIMIT OF DISTURBANCE EXPANSIONS APPROVED UNDER THIS AMENDED SITE PLAN SHALL NOT EXCEED 10,000 SQUARE FEET, PER EXEMPTIONS ALLOWED IN ACCORDANCE WITH THE FACILITY'S MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION OF DEVELOPMENT ACT PERMIT.
SPACE AND BULK STANDARDS
BUSINESS & PROFESSIONAL (BP) ZONE | REQUIRED | PROPOSED
MINIMUM LOT SIZE | 40,000 SF | 2,119,592 SF
MINIMUM LOT WIDTH | 200 FT | 621 FT
MAXIMUM IMPERVIOUS SURFACE RATIO | 50% | 9%
MINIMUM FRONT SETBACK | 80 FT | 457 FT
MINIMUM SIDE SETBACK | 25 FT | 277 FT
MINIMUM REAR SETBACK | 50 FT | 490 FT
MINIMUM SETBACK ABUTTING RA ZONE | 75 FT | 1050 FT
MINIMUM SETBACK BETWEEN PARKING & ROADWAY | 40 FT | 501 FT
MAXIMUM STRUCTURE HEIGHT | 39 FT | 37.25 FT – SEE ARCH SHEET A201, DETAIL 1
PARKING SUMMARY
PARKING SPACES
STANDARD (9'x18') 157
COMPACT (8.14'x15') 21
ADA (DIMENSIONED AS GIVEN) 9
TOTAL PROPOSED SPACES 187
SCHEDULE OF WETLAND IMPACTS
IMPACT NUMBER | WETLAND IMPACTED | PROPOSED IMPACT (SF) | REASON FOR IMPACT
1 W-MFT-10 3,385 CONSTRUCTION OF ACCESS DRIVE & SW BMPs
2 W-MFT-9 447 CONSTRUCTION OF ACCESS DRIVE
3 W-MFT-8 234 CONSTRUCTION OF ACCESS DRIVE
4 W-MFT-7 521 CONSTRUCTION OF PATIENT PARKING
5 W-MFT-6 444 CONSTRUCTION OF PATIENT PARKING
6 W-MFT-3 1,138 CONSTRUCTION OF PATIENT PARKING & LANDSCAPING
7 W-MFT-5 643 BUILDING FOOTPRINT & LANDSCAPING
8 W-MFT-3 2,921 BUILDING FOOTPRINT & LANDSCAPING
9 W-MFT-4 2,012 BUILDING FOOTPRINT & LANDSCAPING
10 W-MFT-3 155 BUILDING FOOTPRINT & LANDSCAPING
11 W-MFT-3 14,600 CONSTRUCTION OF STAFF PARKING & SW MANAGEMENT
TOTAL 26,500
PORTLAND VETERINARY EMERGENCY & SPECIALTY CARE BLDG 30,400 SF FOOTPRINT
U.S. ROUTE ONE
PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION
Project Team:
SMRT Architects & Engineers
Acorn Engineering
Augustine Design Group
PORTLAND VETERINARY EMERGENCY AND SPECIALTY CARE
ACORN ENGINEERING INC
Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104
1.207.775.2655
www.acorn-engineering.com
SAMUEL A. LEBEL No. 14505
TRUE NORTH:
REV | DESCRIPTION | DATE
FAB | PRE-APP REVIEW | 8/3/2023
SJL | SCHEMATIC DESIGN | 11/16/2023
SJL | LOCAL SITE PLAN REVIEW | 03/08/2024
SJL | SLOD / NRPA / USACE REVIEW | 03/22/2024
FAB | FIRE/TOWN PRELIMINARY REVIEW | 03/29/2024
SJL | DESIGN DEVELOPMENT | 04/18/2024
SJL | LOCAL SITE PLAN REVIEW -II | 05/14/2024
SJL | 90% REVIEW | 06/20/2024
SJL | MDEP COMMENT RESPONSE | 07/25/2024
SJL | STAFF COA REVIEW | 10/4/2024
SJL | UTILITY SERVICE UPDATE | 10/22/2024
SJL | MDOT TMP | 12/3/2024
SJL | 100% CDs | 12/11/2024
SJL | RFI CONST-40, LIGHTING | 4/29/2025
SJL | RFI CONST-42, 34, 37 | 5/28/2025
SJL | MINOR SITE AMENDMENT | 9/4/2025
SJL | MINOR SITE AMENDMENT | 3/10/2026
TOWN OF FALMOUTH
MINOR SITE AMENDMENT
MARCH 10, 2026
SHEET TITLE:
SITE PLAN
SCALE: 1" = 50'
DESIGNED BY: SJL
ACORN PROJECT #: 1201
DRAWN BY: FAB/BJK
C-10
NOT FOR CONSTRUCTION



GENERAL NOTES:

1. ALL WORK WITHIN THE PUBLIC STREET RIGHT OF WAY SHALL MEET TOWN OF FALMOUTH STANDARDS, IN ADDITION TO THE MAINE D.O.T. DISCHARGE STANDARDS.
2. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
3. REDEMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK. PER DETAIL, BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES - SHEET C-04 ONLY.
4. REFER TO EROSION CONTROL NOTES AND DETAILS FOR MORE SPECIFIC DETAILS AND SPECIFICATIONS.
5. ALL PIPES UNDER 12" THAT DAYLIGHT TO OPEN AIR/GROUND SHALL BE EQUIPPED WITH STAINLESS STEEL ANIMAL GUARD WITH A MAX SIEVE OPENING OF 1/8".
6. THE FOLLOWING CBs SHALL BE EQUIPPED WITH A TYPE D FRAME AND HEADSTONE:
   - CB 1.1
   - CB 1.2
   - CB 1.3
   - CB 1.4
   - CB 1.5
   - CB 1.6
   - CB 1.7
   - CB 1.8
   - CB 1.11
   - CB 1.12
7. CATCH BASINS ON CURBLINES THAT ARE NOT EQUIPPED WITH A HEADSTONE AND TYPE D FRAME SHALL HAVE A SQUARE CASCADE GRATE. CATCH BASINS NOT ON A CURB LINE SHALL HAVE A CIRCULAR GRATE.
8. INSTALL HOODS ON THE OUTLETS OF:
   - CB 1.1
   - CB 1.3
   - CB 4.3

TEST PIT RECORD

TP ID	SURFACE ELEVATION	DEPTH TO LEDGE	LEDGE ELEVATION
TP-1	79.86'	9.0'	70.86'
TP-2	86.15'	10.0'	76.15'
TP-3	90.08'	5.0'	85.08'
TP-4	93.04'	1.0'	92.04'
TP-5	97.46'	2.5'	94.96'
TP-6	110.19'	2.0'	108.19'
TP-7	108.37'	3.0'	105.37'
TP-8	112.53'	11.0'	101.53'
TP-9	120.40'	2.0'	118.40'
TP-10	134.11'	1.0'	133.11'
TP-11	131.24'	4.5'	126.74'
TP-12	79.86'	8.5'	71.36'
TP-13	81.82'	4.0'	77.82'
TP-14	107.20'	8.0'	99.20'
TP-15	117.20'	2.5'	114.70'
TP-101	117.74'	8.5'	109.24'
TP-102	132.73'	1.0'	131.73'
TP-103	134.27'	1.5'	132.77'
TP-104	126.61'	2.0'	124.61'
TP-105	132.61'	6.5'	126.11'
TP-106	126.98'	0.5'	126.39'
TP-107	126.77'	1.5'	125.27'
TP-108	134.08'	5.5'	128.58'
TP-109	144.76'	1.0'	143.76'
TP-110	142.91'	1.5'	141.41'
TP-111	131.79'	3.5'	128.29'
TP-112	134.89'	4.5'	130.39'
TP-113	133.84'	3.0'	130.88'
TP-114	136.03'	3.5'	132.53'
TP-115	131.07'	4.0'	127.07'
TP-116	135.96'	1.0'	134.96'
TP-117	123.23'	1.0'	122.23'
TP-118	139.00'	0.5'	138.50'
TP-119	107.35'	2.0'	105.35'
TP-120	105.63'	2.0'	103.63'
TP-121	91.35'	7.0'	84.35'

NOTE: TEST PIT SURFACE ELEVATIONS SHOWN ARE AVERAGE VALUES BETWEEN FIELD-COLLECTED SPOT ELEVATIONS AND SPOT ELEVATIONS OF A DRONE-CAPTURED LIDAR SURFACE. BOTH SURVEY DATASETS WERE PROVIDED TO ACORN BY COLLIERS ENGINEERING & DESIGN, INC. IN 2023. DEPTH TO LEDGE VALUES FOR EACH TEST PIT WERE PROVIDED BY SUMMIT GEOENGINEERING IN NOVEMBER 2023.

STORMWATER TEST PIT RECORD

TP ID	APPROX. EX. SURFACE ELEVATION	LIMITING FACTOR TYPE	DEPTH TO LIMITING FACTOR	LIMITING FACTOR ELEVATION	BEDROCK ELEVATION
TP-SW1	78.00'	GROUNDWATER	1.50'	76.50'	UNK
TP-SW2	77.90'	GROUNDWATER	1.00'	76.90'	UNK
TP-SW3	131.05'	GROUNDWATER	0.00'±	131.05'	126.47'
TP-SW4	134.50'	GROUNDWATER	1.67'±	132.83'	128.25'
TP-SW5	135.20'	GROUNDWATER	0.50'±	134.70'	129.20'
TP-SW6	125.60'	BEDROCK	0.50'	125.10'	125.10'
TP-SW7	124.25'	BEDROCK	0.33'	123.92'	123.92'

NOTE: STORMWATER TEST PIT DATA SHOWN ARE FROM SITE INVESTIGATIONS CONDUCTED BY FLYCATCHER, LLC OF YARMOUTH, ME IN APRIL 2024 AND PROVIDED TO ACORN IN REPORTS AND ASSOCIATED EMOS ON MAY 7, 2024. CARY FULLERTON, LSS #462 PERFORMED THE ON-SITE INVESTIGATION OF TEST PITS SW1-SW7.
TEST PIT SURFACE ELEVATIONS SHOWN HAVE BEEN ESTIMATED FROM A DRONE-CAPTURED LIDAR SURFACE PROVIDED TO ACORN BY COLLIERS ENGINEERING & DESIGN, INC. IN 2023.

STRUCTURE TABLE

NAME	RIM	INV. IN / PIPE (SIZE)	INV. OUT / PIPE (SIZE)
CB-1.1	80.00'	76.85' (12") 76.85' (15")	76.60' (15")
CB-1.2	80.00'		77.10' (12")
CB-1.3	92.25'	88.75' (12") 88.50' (15")	87.00' (15") 87.00' (15")
CB-1.4	92.25'		89.00' (12")
CB-1.5	101.25'	97.50' (15")	97.40' (15")
CB-1.6	110.05'	106.50' (12") 106.30' (15")	106.20' (15")
CB-1.7	110.05'		106.80' (12")
CB-1.8	118.40'	114.65' (15")	114.55' (15")
CB-1.9	121.50'	117.50' (12") 117.50' (15")	117.40' (15")
CB-1.10	122.50'		118.50' (12")
CB-1.11	127.00'	123.00' (15") 123.10' (15")	122.90' (15")
CB-1.12	127.00'	123.25' (15")	123.15' (15")
CB-1.13	131.50'	126.10' (12") 126.10' (12")	126.00' (15")
CB-1.14	132.25'	126.55' (8")	126.45' (12")
CB-1.15	133.25'	130.10' (12")	130.00' (12")
CB-1.16	133.85'	130.60' (12")	130.50' (12")
CB-1.17	134.50'	131.30' (12")	131.20' (12")
CB-2.1	132.50'	128.25' (12") 127.15' (12")	127.05' (15")
CB-2.2	133.60'	128.75' (12")	128.65' (12")
CB-2.3	133.50'		129.50' (12")
CB-2.4	131.65'	128.25' (12")	128.15' (12")
CB-2.5	134.50'	130.60' (12")	130.50' (12")
CB-2.6	135.00'		131.60' (12")
CB-4.3	132.75'	129.60' (15")	129.50' (15")
CB-4.4	133.30'	129.90' (12") 129.90' (12")	129.80' (15")
CB-4.5	134.50'		131.00' (12")
CB-4.6	134.00'		130.40' (12")
CB-5.1	76.25'	73.10' (10")	73.00' (10")
CB-5.2	76.20'		73.20' (10")
DMH-1.1	84.75'	80.75' (15")	80.65' (15")
DMH-1.2	89.11'	82.00' (15")	77.30' (15")
DMH-2.1	134.15'	131.55' (8")	131.40' (12")
DMH-3.1	133.50'	129.30' (8") 129.20' (12")	129.10' (15")
DMH-3.2	132.89'	129.85' (10")	129.70' (12")
DMH-4.1	132.31'	128.90' (15")	128.80' (15")
DMH-4.2	132.61'	129.15' (15")	129.05' (15")

STORM DRAIN SCHEDULE

NAME	SIZE	LENGTH	SLOPE
CD-1.1	6"	28'	0.020
CD-1.2	6"	13'	0.020
CD-1.3	6"	13'	0.019
CD-1.4	6"	16'	0.019
CD-1.5	6"	47'	0.019
CD-1.6	6"	21'	0.021
SD-1.1	15"	35'	0.006
SD-1.2.1	15"	24'	0.010
SD-1.2.2	15"	61'	0.061
SD-1.3.1	15"	41'	0.019
SD-1.3.2	15"	51'	0.097
SD-1.3.3	15"	90'	0.070
SD-1.4	12"	24'	0.010
SD-1.5	15"	109'	0.082
SD-1.6	15"	107'	0.081
SD-1.7	12"	23'	0.011
SD-1.8	15"	116'	0.071
SD-1.9	15"	75'	0.035
SD-1.10	12"	40'	0.025
SD-1.11	12"	112'	0.048
SD-1.12	15"	22'	0.007
SD-1.13	15"	77'	0.038
SD-1.14.1	12"	41'	0.009
SD-1.14.2	8"	41'	0.006
SD-1.15	12"	159'	0.024
SD-1.16	15"	22'	0.018
SD-1.17	12"	109'	0.055
SD-1.18	15"	26'	0.006

STORM DRAIN SCHEDULE

NAME	SIZE	LENGTH	SLOPE
SD-2.1	15"	74'	0.052
SD-2.2	12"	40'	0.010
SD-2.3	12"	87'	0.011
SD-2.4	12"	114'	0.009
SD-2.5	12"	90'	0.025
SD-2.6	12"	66'	0.016
SD-3.1	15"	115'	0.003
SD-3.2	8"	52'	0.013
SD-3.3	12"	165'	0.003
SD-3.4	15"	34'	0.004
SD-4.1	15"	14'	0.004
SD-4.2	15"	48'	0.003
SD-4.3	15"	94'	0.004
SD-4.4	15"	23'	0.007
SD-4.5	12"	69'	0.016
SD-4.6	12"	71'	0.007
SD-5.1	15"	40'	0.006
SD-5.2	15"	24'	0.004
SD-5.3	15"	88'	0.005

Project Team:
SMRT Architects & Engineers
Acorn Engineering
Augustine Design Group

PORTLAND VETERINARY EMERGENCY AND SPECIALTY CARE

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104
1.207.775.2655
www.acorn-engineering.com

SHAWN A. LEBEL, P.E. No. 14505 — 3/10/26

TRUE NORTH:

REV	DESCRIPTION	DATE
FAB	PRE-APP REVIEW	8/5/2023
SJL	SCHEMATIC DESIGN	11/16/2023
SJL	LOCAL SITE PLAN REVIEW	03/05/2024
SJL	SLOD / NRPA / USACE REVIEW	03/22/2024
FAB	CEIWOC PRELIMINARY REVIEW	03/29/2024
SJL	DEMOLITION/DEVELOPMENT	04/18/2024
SJL	LOCAL SITE PLAN REVIEW - III	05/14/2024
SJL	90% REVIEW	06/20/2024
SJL	MOEP COMMENT RESPONSE	07/25/2024
SJL	STAFF CDA REVIEW	10/4/2024
SJL	UTILITY SERVICE UPDATE	10/22/2024
SJL	MDOT TMP	12/3/2024
SJL	100% CDs	12/11/2024
SJL	RFI CONST-60, LIGHTING	4/29/2025
SJL	RFI CONST-62, 64, 67	5/28/2025
SJL	MINOR SITE AMENDMENT	9/4/2025
SJL	MINOR SITE AMENDMENT	3/10/2026

TOWN OF FALMOUTH
MINOR SITE AMENDMENT
MARCH 10, 2026

SHEET TITLE:
GRADING PLAN - FULL SITE

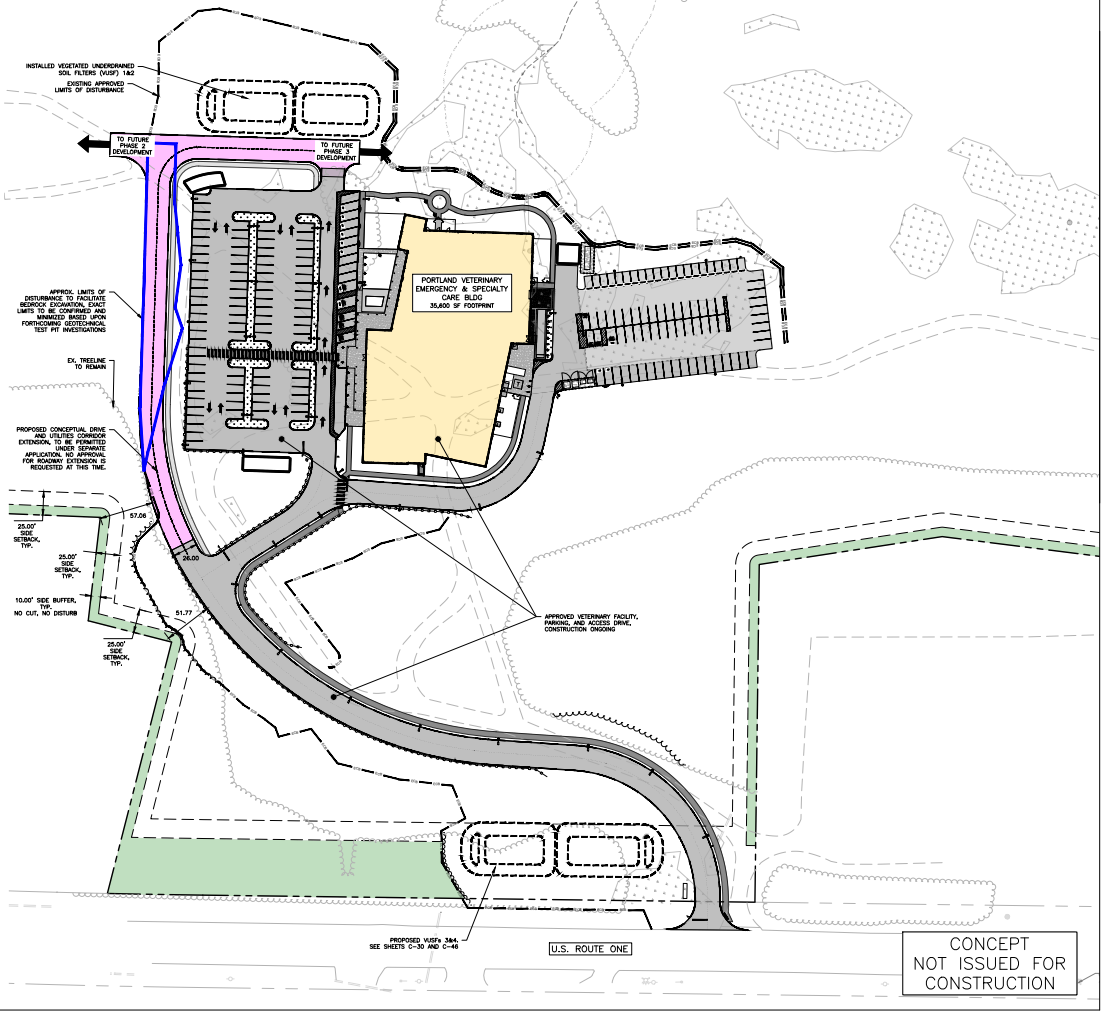
0 12.5' 25' 50' 100' 200'

SCALE: 1" = 50' | DESIGNED BY: SJL
ACORN PROJECT #: 1201 | DRAWN BY: FAB/SJK

C-30

NOT FOR CONSTRUCTION

THIS PLAN IS INTENDED TO CONVEY A CONCEPTUAL FUTURE CONDITION FOR THE PURPOSES OF CONTEXTUALIZING PROPOSED MINOR SITE GRADING MODIFICATIONS AND BLASTING. NO ROADWAY OR UTILITIES EXTENSION IS REQUESTED OR PROPOSED AT THIS TIME. THE APPLICANT IS NOT REQUESTING APPROVAL OF SCHEMATIC ROADWAYS DEPICTED ON THIS PLAN SHEET.



Project Team:

SMRT Architects & Engineers
Acorn Engineering
Augustine Design Group

PORTLAND VETERINARY EMERGENCY AND SPECIALTY CARE

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104
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TRUE NORTH:

REV	DESCRIPTION	DATE
FAB	PRE-APP REVIEW	8/5/2023
SJL	SCHEMATIC DESIGN	11/16/2023
SJL	LOCAL SITE PLAN REVIEW	03/05/2024
SJL	SLOD / NRPA / USACE REVIEW	03/22/2024
FAB	CCSWDC PRELIMINARY REVIEW	03/29/2024
SJL	DEMO/DEVELOPMENT	04/18/2024
SJL	LOCAL SITE PLAN REVIEW - #2	05/14/2024
SJL	90% REVIEW	06/20/2024
SJL	MOEP COMMENT RESPONSE	07/25/2024
SJL	STAFF COA REVIEW	10/4/2024
SJL	UTILITY SERVICE UPDATE	10/22/2024
SJL	MDOT TWP	12/3/2024
SJL	100% CDs	12/11/2024
SJL	RFI CONST-60, LIGHTING	4/29/2025
SJL	RFIs CONST-62, 64, 67	5/28/2025
SJL	MINOR SITE AMENDMENT	9/4/2025
SJL	MINOR SITE AMENDMENT	3/10/2026

TOWN OF FALMOUTH
MINOR SITE AMENDMENT
MARCH 10, 2026

SHEET TITLE:

CONCEPTUAL ROADWAY EXTENSION POTENTIAL FUTURE CONDITION

0 12.5' 25' 50' 100' 150'

SCALE: 1" = 50' | DESIGNED BY: SJL
ACORN PROJECT #: 1201 | DRAWN BY: FAB/SJK

C-12

NOT FOR CONSTRUCTION

A C O R N
ENGINEERING, INC.

Nick King, Planner
Planning Division - Town of Falmouth, Maine
271 Falmouth Road
Falmouth, ME 04105

March 10, 2026

Subject: Minor Site Plan Amendment
Proposed Multispecialty Veterinary Hospital - US Route 1, Falmouth, Maine

Dear Mr. King and members of the Planning Board,

Acorn Engineering, Inc. (Acorn) is pleased to submit this minor site plan amendment application on behalf of Dr. Marta Agrodnia of Portland Veterinary Emergency and Specialty Care (PVESC) and NDVH Maine Realty, LLC. The Major Site Plan project located on US Route 1 (U62-001) was approved on June 4th, 2024. This submission is seeking approval for minor modifications to the approved site and grading plans to facilitate localized bedrock blasting and excavation.

Construction of the approved veterinary hospital is underway and the facility anticipates opening in the fourth quarter of 2026. At this time, the Ownership and Development team is contemplating, at a concept level, future uses of the property. Future development will require extension of the approved site access drive and utility corridor on the property. Due to high bedrock elevations in the footprint of the concept roadway and utility corridor extension, bedrock blasting will need to occur. Construction of a roadway and utilities extension which avoids blasting is technically infeasible considering normally-accepted roadway safety standards and utility depth requirements.

Although we are not seeking approval for construction of any additional access drive or utility extension at this time, we are requesting approval to conduct localized bedrock blasting and test pit/boring exploration to prepare for future roadway extension under a separate permit and approval. Conducting the blasting work in spring/summer 2026, prior to the veterinary hospital's opening, will accomplish the following:

- Avoid interruption of delicate, technical surgical procedures once the veterinary hospital has opened in its 24/7 operational capacity.
- Reduce stress and disruption on veterinary hospital patients and staff.
- Reduce the likelihood of structural damage to the parking lot and building, once fully constructed.
- Allow the Contractor to conduct this work now, while they are mobilized to the site with their heavy equipment.

Conducting this work in summer 2026 is seen as a sensible solution by the design, Ownership, and Development team to prepare for future development while minimizing future disruptions to the operating hospital. Blasting would occur directly adjacent to the south extent of the approved facility's parking lot and would result in no greater than 10,000 SF of additional disturbed area.

A C O R N Engineering, Inc. • www.acorn-engineering.com
207-775-2655 • PO Box 3372 • Portland • Maine • 04104

This expansion is allowable through our existing Maine DEP Site Location of Development Act permit without amendment, which we have confirmed with Department staff. Additionally, we have identified areas of proposed test pit/boring exploration to confirm bedrock surface elevations, and, ultimately, inform design of future roadway corridors to serve commercial development, and potential residential development contingent upon establishment of a contract zone or potential amendment to Permitted Uses in the BP zone.

We are proposing that the blasted area be left as a stabilized rock surface, which will provide a similar or improved permeability rate as it is essentially a porous surface. Instead of spending the time, resources, fossil fuels, and money to fill, grade, loam, and vegetate this area now only for it to be likely disturbed in the future, we are proposing that the Board consider a Condition of Approval that would require the Applicant to loam and seed the area if development permits for roadway and utilities extension are not submitted by April 7, 2028.

To supplement this letter, we have provided revised C-10 (Site Plan) and C-30 (Grading & Drainage Plan) sheets for Board approval, as well as a concept drawing (C-12) depicting the future drive extension corridor, for context. C-10 and C-30 show the approximate area of disturbance, along with the rough grading and erosion and sedimentation controls that will be installed in tandem with these activities.

We appreciate Staff and the Board's review of our submitted materials and look forward to discussing the proposed amendments with you. If you have any questions regarding these materials, please do not hesitate to contact us.

Sincerely,

Samuel J. Lebel, P.E.
Senior Project Manager
Acorn Engineering, Inc.

Finn A. Bondeson, P.E.
Associate Project Manager
Acorn Engineering, Inc

The following drawings are included in this submission:

- Attachment 1: Revised Site & Grading/Drainage Plans – *for Board approval*
- Attachment 2: Conceptual Roadway Extension Plan – *for context*

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: **NDVH Maine Realty, LLC. c/o Dr. Marta Agrodnia, DVM, DACVS**

Fax: **n/a** E-Mail: **martaagrodnia@gmail.com** Alt. Phone # _____

Full Address: **43 Stonegate Road, Cape Elizabeth, ME 04107**

Address of Property to be Developed: (if different) **424 US Route 1, Falmouth, ME 04105**

Map: **U62** Lot: **001** Zone: **BP**

Property Owner (if other): _____

Full Address: _____ Phone: _____

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

_____ **Pre-application Sketch Plan Review**

_____ **Minor Subdivision**

_____ **Private Way**

_____ **Sign Permit**

_____ **Fill Permit**

_____ **Major Subdivision**

_____ **Site Plan Review**

_____ **Shoreland Zone Permit**

_____ **Contract Zoning**

_____ **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: 03/10/2026

Printed name: **Finn Bondeson, PE, Acorn Engineering, Inc. fbondeson@acorn-engineering.com**

Please identify yourself (check one): Agent* [x] Property Owner [ ] Phone: **(207) 775-2655**

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

Amended March 22, 2021

Falmouth VESC Pre-application materials

From: Marta Agrodnia <martaagrodnia@gmail.com>
Sent: Tuesday, September 5, 2023 10:17 AM
To: Finn Bondeson <fbondeson@acorn-engineering.com>
Cc: Aaron Agrodnia <agrodni1@msu.edu>; Sam Lebel <slebel@acorn-engineering.com>
Subject: Re: Falmouth VESC Pre-application materials

Attention: Mr. Nicholas King, and the Town of Falmouth Land Use Planning Board

I am authorizing Acorn Engineering to prepare and submit an application for the use of Parcel 1 on the northwesterly side of Route 1 on behalf of NDVH Maine Realty, LLC to build a multispecialty veterinary hospital.

Marta D. Agrodnia, DVM, DACVS
Owner, Portland Veterinary Emergency and Specialty Care

March 19, 2026

Lisa,

March 10, 2026 Planning Department Memorandum.

The Fire Department offers the following responses to the item:

1 Congressional Drive- Golf Traditions Inc- No comments at this time.

Old Mill Road- Mussel Cove Association- No comments at this time.

Clapboard Island- Tim Forrester representing Clapboard Island Family LLC- No comments at this time.

24 Town Landing Road- Phillip & Cynthia Therrin- No comments at this time.

5 Ellrose Lane- Eric & Shannon Johannessen- No comments at this time.

422 US Route 1- NDVH Maine Realty LLC- No comments at this time.

If you have any questions or concerns, feel free to contact me.

Jay S. Hallett

Assistant Fire Chief
Falmouth Fire-EMS
8 Bucknam Road
Falmouth, ME 04105
(207)781-2610 ext. 5256
Fax (207)699-5268

Email: jhallett@falmouthme.org

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law

Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105

Date: March 26, 2026
To: Nicholas King, Land Use Planner
From: Justin Early, Assistant Director of Public Works/Town Engineer
Re: Planning Board Review: 422 US Route One (PVESC) Site Plan Amendment Review

Public Works reviewed the subject application and have no comments.

The following attachment is not a PDF, so a link to the native file format is being provided instead:

422 US Route 1 Abutter List.xlsx (LINK)

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: US Route 1 **Agent:** Acorn Engineering **Property Owner/Applicant:** NDVH Maine Realty, LLC	**Map/Lot #:** U62-001 **Zoning District(s):** BP

Project Summary

This amendment is for the approval of minor modifications to the approved site and grading plans to allow for localized blasting. This request is limited to allowing targeted ledge removal and subsurface investigations in an area where future site access and utility infrastructure may be extended. No new roadway or utility construction is proposed at this time. The need for ledge removal is driven by shallow bedrock conditions that would prevent compliant roadway grades and utility installation depths if left unaddressed.

The timing of this work is intentional, as it allows these activities to be completed prior to the veterinary hospital becoming operational in late 2026. Advancing the work now will help prevent future conflicts with around-the-clock medical operations, avoid disruption to staff and animals, and reduce the risk of impacts to completed site features. It also allows the work to occur while construction equipment is already on-site.

The proposed disturbance area is limited in size (approximately 10,000 square feet) and is located near the southern portion of the approved parking area. This activity remains consistent with the existing Maine DEP permit. Following completion, the area will be left in a stable condition as exposed ledge, rather than temporarily restored, to avoid redundant site work if future development proceeds.

A condition is proposed that would require final stabilization with loam and seed if permits for the anticipated future improvements are not submitted by April 2028.

Updated plan sheets have been provided to illustrate the limits of work and associated erosion control measures, along with a conceptual exhibit showing how the area may function as part of a future site expansion

Staff support this item to be on the Administrative Action Item for the April Planning Board Meeting.

Primary Applicable Regulatory Provisions:

- Section 19-12 Business and Professional (BP) District

- Division II-19-1-9 Planning Board Site Plan Review

Proposed Conditions of Approval:

1. The project is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. All Conditions of approval from the June 2024 Planning Board Approval still apply.
3. Prior to the commencement of blasting and earthwork in this area, the applicant shall update the site plan with a note memorializing that if approvals and permits have not been issued by April 2028, than the applicant will be required to finalize stabilization with loam and seed.
4. Final plans shall be submitted for review to the Planning Office prior to commencement of work related to this approval.

Amendment to Ch.II-19 of the Code of Ordinances
Prohibit Self-Storage Facilities in the MUC District
Council Introduction: February 23, 2026

Sec. 19-13 Mixed Use Cluster District (MUC) [Amended 4/25/22; 12/11/23; 4/24/24]

To establish within the Town of Falmouth areas for well-planned mixed use developments with access to the region's major highway system.

Permitted Structures and Uses	**Conditional Uses**
A. Accessory structures & uses [Amended 7/25/22] B. Accessory Dwelling Unit C. Business and professional offices D. Wholly enclosed places of assembly, amusement, recreation, culture, and government E. Wholesale establishments F. Warehouses G. Light manufacturing H. Retail and service establishments[1] I. Two family dwellings [Amended 12/11/23] J. Research facilities K. Restaurants (including carry-out or drive through restaurants)[Amended 11/14/12] L. Residential planned developments[5] M. Municipal buildings and uses N. Tradesman's offices O. Single Family Detached Dwellings (only in established residential areas and except on lots fronting on Gray Road) [Adopted 5/28/96] P. Tier I Personal Wireless Service Facilities [Adopted, 4/25/05] Q. Tier II Personal Wireless Service Facilities [Adopted, 4/25/05] R. Commercial Schools [Adopted 5/27/08] S. Grocery retail [2] [Adopted 11/26/12] T. Essential Services [Adopted, 7/28/2014] U. Hotels[3] V. Art and Craft Studios W. Day Care Centers X. Veterinary Clinics Y. Multi-family Dwellings[4] [Adopted 4/24/24] Z. Affordable Housing Developments[4] [Adopted 4/24/24] AA. ~~Self Storage Facilities~~	A. Outdoor recreation facilities B. *[Repealed 4/25/22]* C. Place of Worship D. Excavating Business E. Land reclamation F. Processing of Mineral materials for resale [Amended, 4/25/88] G. *[Repealed 4/25/22]* H. *[Repealed 1/10/22]* I. Day Care Homes [Adopted, 7/23/01] J. Kennels [Amended 4/13/20]

[1]Maximum ground floor tenant area 50,000 square feet [2]Maximum ground floor tenant area 60,000 square feet [3]Maximum building footprint 20,000 square feet [4] Only on lots that are wholly within the MUC District and which abut Woods Road [5] Notwithstanding Div.II-19-1-2, Residential Planned Developments on lots that are wholly within the MUC District and which abut Woods Road may include Multi-family Dwellings	

Summary

Public Hearing regarding an amendment to Div. II-19 of the Code of Ordinances to remove self-storage facilities as an allowed land use in the MUC Zoning District.

Description

During the CDC's refinement and finalization of the Route One North amendment, the CDC discussed the Route One North amendment's proposed prohibition of self-storage facilities in the BP/Route One North District. The CDC discussed the fact that there are already two existing self-storage facilities in town and a third self-storage facility currently under construction. The CDC questioned whether there was a need or a desire for Falmouth to have any additional self-storage facilities, beyond these three facilities, in town.

The CDC's work has been guided by multiple tasks and implementation strategies related to land use from the Town's new Comprehensive Plan, including the following direction from the Plan:

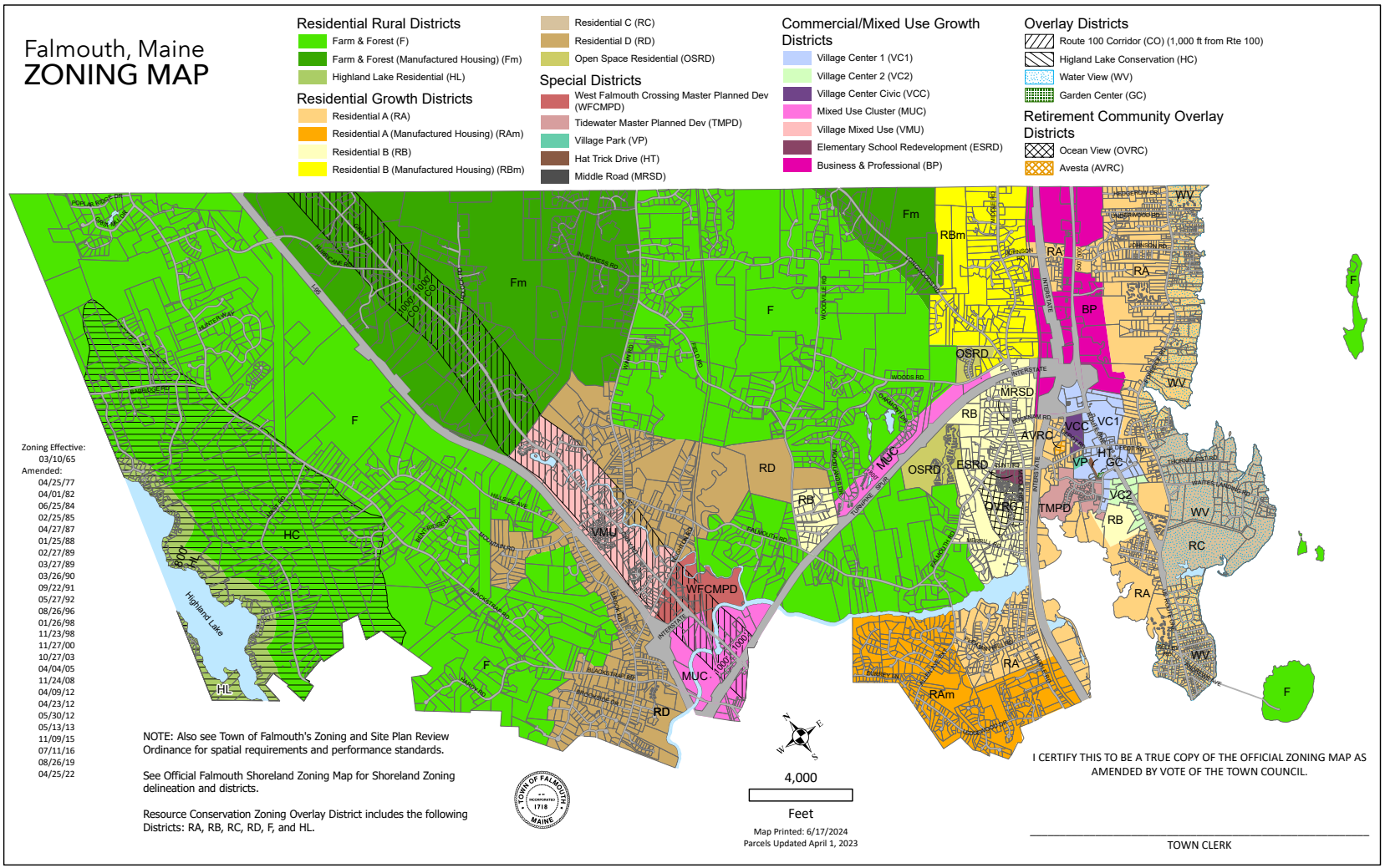
1. Revise land use and zoning regulations to encourage a variety of housing types and increased density in designated growth areas;
2. Direct growth to growth areas to support the type of development and uses that will encourage/enhance village centers;
3. Allow higher-density development in designated areas to help enhance walkability and minimize vehicle trips;
4. Concentrate new development in growth areas in a pattern and style that will support vibrant community centers. Direct growth in a way that allows greater walkability, additional housing opportunities, and more amenity businesses.

In the context of the Comprehensive Plan's goals and strategies around land use, the CDC determined that self-storage facilities are a type of use that is incongruous with the community's current vision for land use and development. Accordingly, the CDC is recommending this ordinance amendment to remove self-storage facilities as an allowed land use in the MUC District.

Because self-storage facilities are currently only allowed in the BP District (which is being re-named the "Route One North District") and in the MUC District, and because the Route One North amendment already proposes to remove self-storage facilities in the BP/Route One North District, the effect of removing self-storage facilities as an allowed land use type in the MUC District will be that new self-storage facilities will not be allowed to be constructed anywhere in town.

Attachments associated with this agenda item include:

- A redlined ordinance amendment;
- The Town's Zoning Map;


Falmouth, Maine
ZONING MAP
Residential Rural Districts
Farm & Forest (F)
Farm & Forest (Manufactured Housing) (Fm)
Highland Lake Residential (HL)
Residential Growth Districts
Residential A (RA)
Residential A (Manufactured Housing) (RAm)
Residential B (RB)
Residential B (Manufactured Housing) (RBm)
Residential C (RC)
Residential D (RD)
Open Space Residential (OSRD)
Special Districts
West Falmouth Crossing Master Planned Dev (WFCMPD)
Tidewater Master Planned Dev (TMPD)
Village Park (VP)
Hat Trick Drive (HT)
Middle Road (MRSD)
Commercial/Mixed Use Growth Districts
Village Center 1 (VC1)
Village Center 2 (VC2)
Village Center Civic (VCC)
Mixed Use Cluster (MUC)
Village Mixed Use (VMU)
Elementary School Redevelopment (ESRD)
Business & Professional (BP)
Overlay Districts
Route 100 Corridor (CO) (1,000 ft from Rte 100)
Higland Lake Conservation (HC)
Water View (WV)
Garden Center (GC)
Retirement Community Overlay Districts
Ocean View (OVRC)
Avesta (AVRC)
Zoning Effective:
03/10/65
Amended:
04/25/77
04/01/82
06/25/84
02/25/85
04/27/87
01/25/88
02/27/89
03/27/89
03/26/90
09/22/91
05/27/92
08/26/96
01/26/98
11/23/98
11/27/00
10/27/03
04/04/05
11/24/08
04/09/12
04/23/12
05/30/12
05/13/13
11/09/15
07/11/16
08/26/19
04/25/22
NOTE: Also see Town of Falmouth's Zoning and Site Plan Review Ordinance for spatial requirements and performance standards.
See Official Falmouth Shoreland Zoning Map for Shoreland Zoning delineation and districts.
Resource Conservation Zoning Overlay District includes the following Districts: RA, RB, RC, RD, F, and HL.
4,000
Feet
Map Printed: 6/17/2024
Parcels Updated April 1, 2023
I CERTIFY THIS TO BE A TRUE COPY OF THE OFFICIAL ZONING MAP AS AMENDED BY VOTE OF THE TOWN COUNCIL.
TOWN CLERK

Background to Proposed Zoning Amendment
Little League "Snack Shack" & Parks and Community Programs Garage at Legion Fields
March 23, 2026 Council Meeting

Background

Falmouth Little League (FLL) is seeking to tear down and replace the existing "snack shack" at Legion Fields with a new building, and is also seeking to obtain an associated long term ground lease with the Town. FLL would like the new snack shack to be similar in size to the existing building, located in the same general location as the existing building, and to include permanent public rest rooms. The current snack shack building is shared with, and utilized by, the Town's Parks and Community Programs Department for storage space, including storage to accommodate the Town's equipment used to maintain the Little League fields. Because Parks and Community Programs will eventually be losing its storage space within the snack shack, Parks and Community Programs will need to construct a new storage building at Legion Fields to replace the lost storage space.

Existing Snack Shack Location at Legion Fields (Building circled in green)



December 2025 Town Council Resolution

At the Council's December 8, 2025 meeting, the Council discussed FLL's proposed plans for a new snack shack and the associated need for a new Parks and Community Programs storage building. That discussion identified some of the challenges that a new snack shack and a new Parks storage building might have in fully complying with certain of the Town's ordinance requirements. To help address these challenges, and to memorialize the Council's support for facilitating the development of these two new buildings, the Council approved a Resolution that indicated support for the following:

1. Development of a long-term ground lease with FLL;
2. The expenditure of funds to develop preliminary designs for a Parks and Community Programs storage building at Legion Fields;
3. Having the CDC develop an ordinance amendment that would be compatible with the desired use, location, and design of a new Little League snack shack and Parks and a new Parks and Community Programs storage building.

Preferred size, location, and design of a future snack shack building

As stated above, FLL's preference is to tear down and rebuild a new snack shack in the same general location as the existing snack shack, which is located approximately 200 feet away from Depot Road. All new buildings in the Village Center Civic (VCC) District are required to be constructed within 20 feet of a public street right of way or within 20 feet of an "internal drive" as that term is defined in the ordinance. The only exemption from this 20 foot maximum setback requirement is for accessory buildings that do not allow any public access. In order to construct a new snack shack in the building's current location, zoning relief from the VCC District's 20 foot maximum setback requirement would be necessary.

Separate from needing relief from the 20 foot maximum setback, FLL has indicated that it is interested in having the Council consider granting relief from various VCC District design standards, such as the District's architectural standards, because it is unclear as to whether FLL's preferred building design will conform to all of the ordinance's various design standards. The most recent snack shack building plans, just recently updated in February 2026, are attached to this agenda item for reference purposes to give a general sense of what the new building may look like. These plans show a proposed building footprint size of approximately 1,600 square feet. While FLL has indicated that their preferred building design and size may be subject to further modification, they have indicated that any further increase in the size of the building would be minimal in nature.

Preferred size, location, and design of a future Parks and Community Programs building

As of this writing, the preferred size, location, and design of the future Parks and Community Programs storage building are still undetermined. Preliminary analysis has indicated that the building would likely not exceed 1,600 square feet in size. A preliminary review of some potential preferred building locations indicates that those locations would likely be at interior locations on the site and not in compliance with the zoning district's maximum 20 foot setback from the street. Architectural drawings for the building have not yet been produced.

Proposed ordinance amendment

The CDC discussed this item at its 2/11/2026 and 3/11/2026 meetings, and the CDC is now proposing an ordinance amendment that attempts to fulfill the Council's request from the December 2025 Council Resolution. The proposed ordinance amendment is narrowly-tailored to exempt buildings located on Town-owned property in the VCC District from certain of the zoning district's performance standards (e.g. architecture, site and streetscape design, landscaping, parking) if the buildings are smaller than 2,000 square feet in size. The ordinance amendment would not exempt buildings from having to meet the zoning district's standards for signage, lighting, and buffering/screening for service and trash areas.

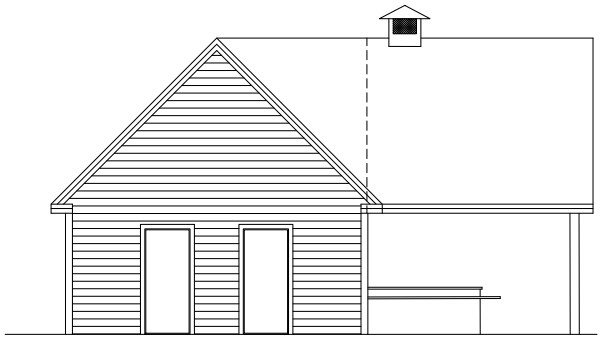
In addition to exempting the snack shack and the Parks storage building, the 2,000 square foot building size exemption would also accommodate future flexibility for the other various buildings on the site, such as the scorer's sheds, in the event that those other buildings need to be reconstructed at some point in the future. As a practical matter, there are only a limited number of circumstances where this proposed amendment could be utilized because there are only four properties in the VCC District, and only two properties that are owned by the Town: The Legion Fields/Bucknam Fire Station property and the library property.

Council ability to retain control over building design

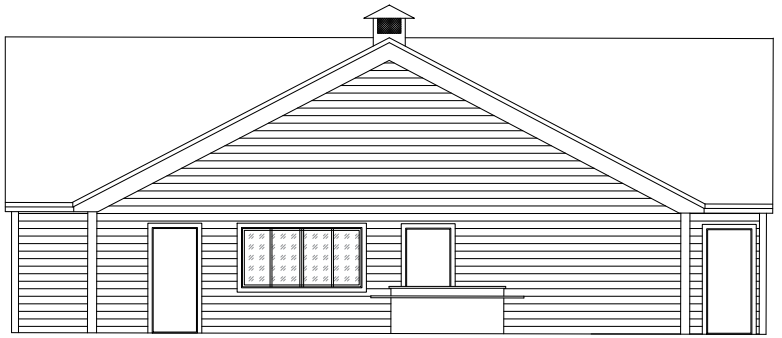
Since the proposed ordinance amendment has been drafted to apply narrowly to only Town-owned parcels, the Town will still be able to maintain some degree of control over what types of buildings may be constructed notwithstanding the fact that the buildings will be exempt from certain of the ordinance's design standards. This is because buildings on Town property will either be constructed by the Town itself or, in the case of the snack shack, subject to another entity (FLL) being required to obtain the Town's permission to construct a permanent building on Town property. The latest draft of the proposed lease between FLL and the Town contains a placeholder for an Exhibit to the lease which will include the proposed snack shack building drawings. The draft lease also contains a provision stating: *"The design and location of all buildings and improvements shall be subject to approval of the Falmouth Town Council."*

Assuming that these aforementioned provisions do not get removed from the version of the lease that is ultimately approved by the Council, the Council will still be able to maintain control over the design of the new snack shack through the lease and its associated exhibits. Mechanically speaking, the Council could refine the lease language, and/or the language in the Council Order when the lease is approved, to spell out in specific detail the requirements for the Town's review of the building design that FLL ultimately submits to the Code Office for permitting. By way of example, this language could condition the issuance of a building permit upon FLL submitting a building design for permitting that is in substantial conformance with the building elevations that are approved by the Council in the lease exhibit. The language should, further, specify the Town entity responsible for making the judgment that the building design is in substantial conformance with the elevations in the lease. (e.g. The Council Chair; the Town Manager in consultation with the Council Chair; etc.)

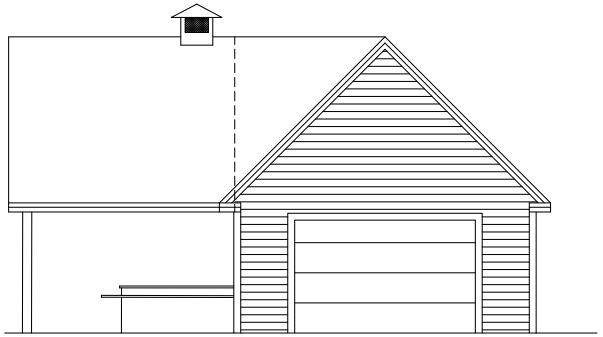
Structuring the lease and/or Council Order in this manner would allow for the Council to still maintain some control over the building design, ensure that the design is still aesthetically acceptable even if not in strict conformance with all of the VCC ordinance standards, and provide predictability for FLL and the Town regarding what type of building will ultimately get constructed on the site.



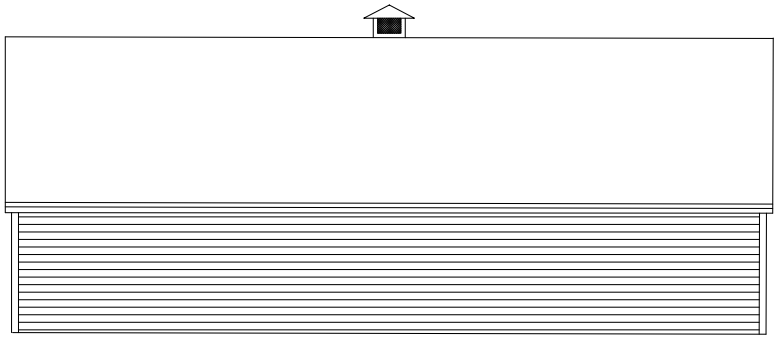
Left Elevation
Snack Shack



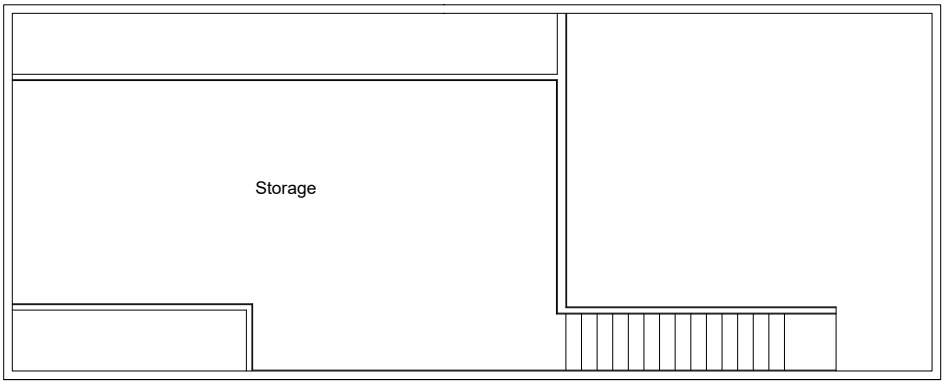
Front Elevation
Snack Shack



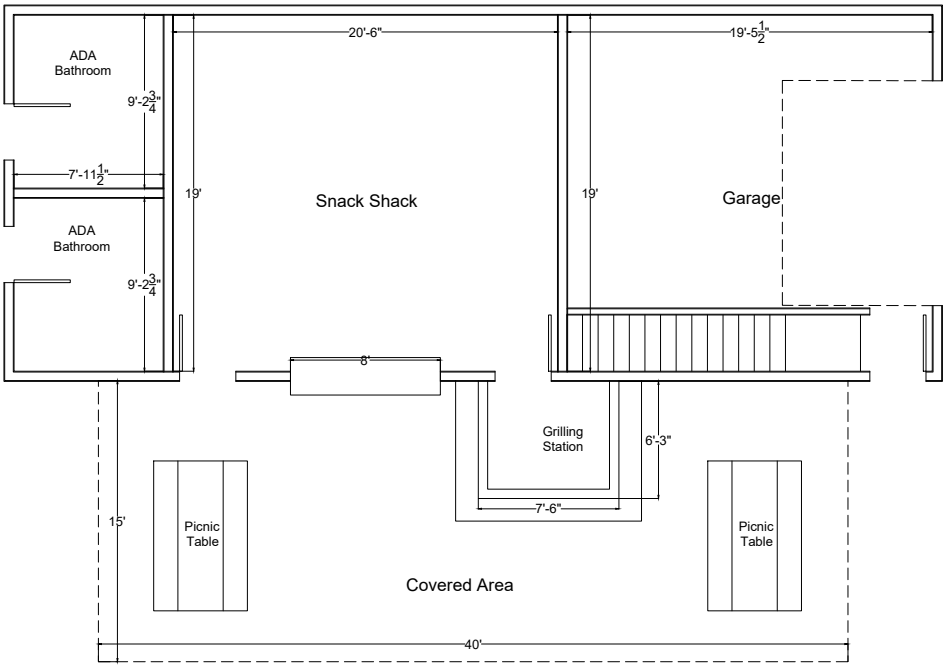
Right Elevation
Snack Shack



Rear Elevation
Snack Shack



2nd Floor
Snack Shack



Ground Floor
Snack Shack

Resolution 67-2026

TOWN OF FALMOUTH RESOLUTION

Falmouth Little League

WHEREAS, Falmouth Little League has been a long-standing community partner in Falmouth, offering opportunities for Falmouth youth for many decades; and

WHEREAS, Falmouth Little League wants to replace the worn snack shack with a new modern facility in exchange for a long-term ground lease with the Town; and

WHEREAS, Falmouth Little League, Legion Fields and a new snack shack will include opportunities for more community gatherings, consistent with the Falmouth Comprehensive Plan; and

WHEREAS, The current snack shack building includes storage space for the Town of Falmouth Parks and Community Programs Department, including storage for equipment used for maintaining Little League fields; and

WHEREAS, Falmouth Parks and Community Programs will need to construct a new building for equipment storage at Legion Fields to replace the storage space at the existing snack shack; and

WHEREAS, The Town of Falmouth Zoning Ordinance includes some standards and restrictions that would be incompatible with the desired location and design of either/both a new Falmouth Little League snack shack and Parks and Community Programs storage building; and

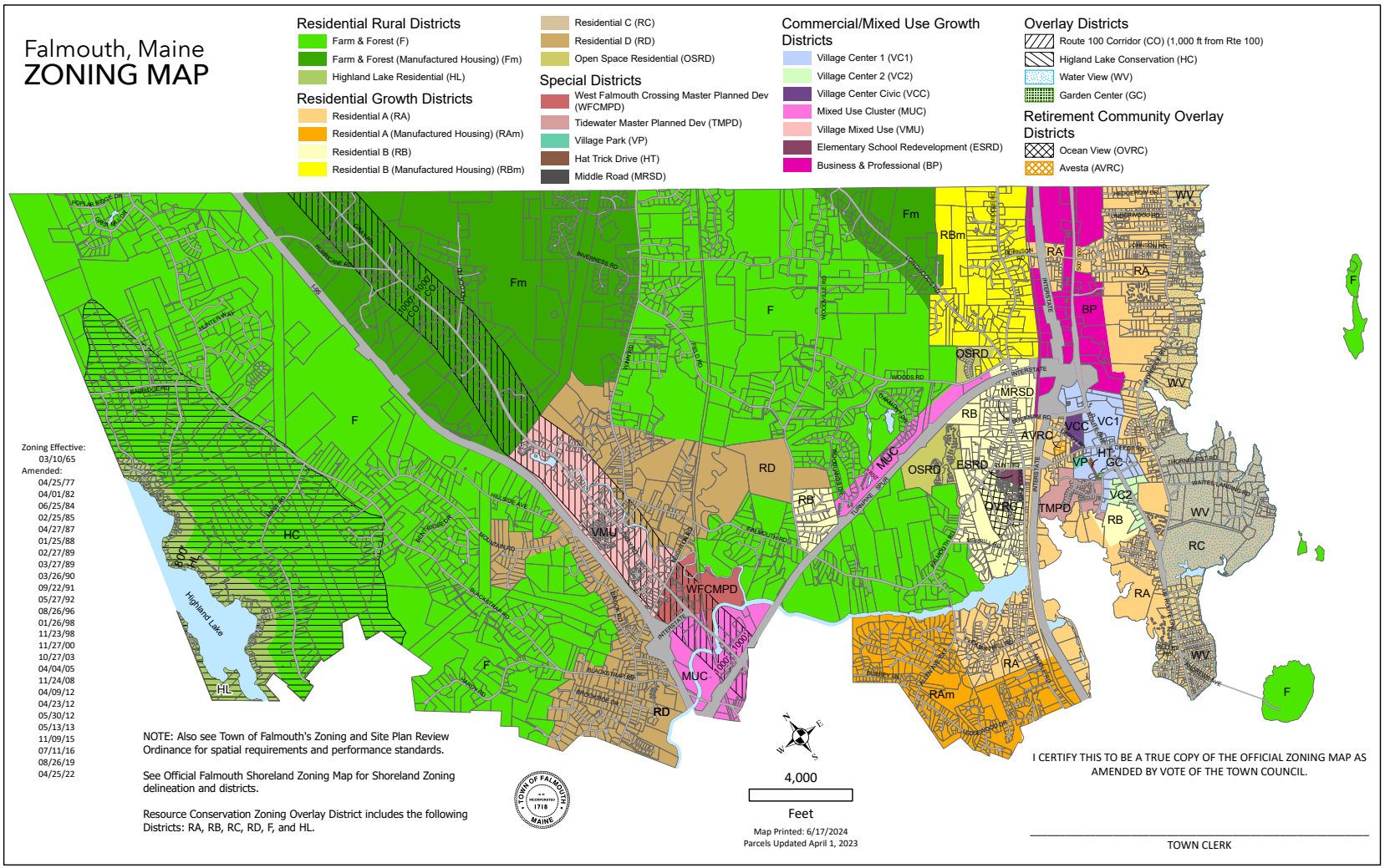
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FALMOUTH ASSEMBLED THIS 8TH DAY OF DECEMBER, 2025, THAT:

1. The Town Council is supportive of a long-term ground lease with Falmouth Little League and authorizes the town manager to develop a lease that serves the best interest of the town and Falmouth Little League, and

2. The Town Council is supportive of the expenditure of funds to develop preliminary design of a Parks and Community Development storage building at Legion Fields; and

3. The Town Council requests the Council's Community Development Sub-committee to develop ordinance amendments that would be compatible with the desired use, location, and design of a new Little League snack shack and Parks and Community Programs storage building.

Attest: _____ Date: _____
Ellen Planer, Town Clerk


Falmouth, Maine
ZONING MAP
Residential Rural Districts
Farm & Forest (F)
Farm & Forest (Manufactured Housing) (Fm)
Highland Lake Residential (HL)
Residential Growth Districts
Residential A (RA)
Residential A (Manufactured Housing) (RAm)
Residential B (RB)
Residential B (Manufactured Housing) (RBm)
Residential C (RC)
Residential D (RD)
Open Space Residential (OSRD)
Special Districts
West Falmouth Crossing Master Planned Dev (WFCMPD)
Tidewater Master Planned Dev (TMPD)
Village Park (VP)
Hat Trick Drive (HT)
Middle Road (MRSD)
Commercial/Mixed Use Growth Districts
Village Center 1 (VC1)
Village Center 2 (VC2)
Village Center Civic (VCC)
Mixed Use Cluster (MUC)
Village Mixed Use (VMU)
Elementary School Redevelopment (ESRD)
Business & Professional (BP)
Overlay Districts
Route 100 Corridor (CO) (1,000 ft from Rte 100)
Higland Lake Conservation (HC)
Water View (WV)
Garden Center (GC)
Retirement Community Overlay Districts
Ocean View (OVRC)
Avesta (AVRC)
Zoning Effective:
03/10/65
Amended:
04/25/77
04/01/82
06/25/84
02/25/85
04/27/87
01/25/88
02/27/89
03/27/89
03/26/90
09/22/91
05/27/92
08/26/96
01/26/98
11/23/98
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TOWN CLERK

Amendment to Sec.19-11.5 of the Code of Ordinances
Exempting Certain Buildings in the VCC District from Certain Ordinance Standards
Town Council Introduction 3/23/2026

CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT
Div. II-19-1-3. ESTABLISHMENT OF DISTRICTS
Sec. 19-11 Village Center Districts (VC1, VC2 and VCC)

Sec. 19-11.5. Village Center Performance Standards
These standards govern the development and re-development of properties within the Village Center Districts and are intended to be integrated with 2013 Route One South Infrastructure Plan. These standards apply to any new development or redevelopment requiring site plan approval under Div. II-19-1-9 of this ordinance. Standards are required unless expressly noted that the approval authority may grant waivers.

Notwithstanding the foregoing, buildings on Town-owned property in the VCC District are exempt from the requirements in Sections 19-11.5.1.1, 19-11.5.2, 19-11.5.3, 19-11.5.5, 19-11.5.6, 19-11.5.7, and 19-11.5.10, provided that the building's footprint does not exceed 2,000 square feet in size.

Sec. 19-11.5.1 General Dimensional Requirements

1. VC1 and VCC lot requirements:
   a. Front setback from a public ROW or the sidewalk of an internal drive for buildings – minimum of 0 and maximum of 20 feet. Accessory structures and buildings are exempt provided that no access by the public is permitted.
   b. Side and rear setbacks – none
2. VC2 lot requirements
   a. Front setback from a public ROW or the sidewalk of an internal drive for buildings – minimum of 0 and maximum of 55 feet. Accessory structures and buildings are exempt provided that no access by the public is permitted.
   b. Side and rear setbacks – none
3. The maximum height of buildings in all districts is 45 feet at which height use of elements such as projecting parapets, cornices, upper level step backs, or pitched roof lines is required. [Amended by 11/7/2023 referendum vote on citizen petition - Effective 11/17/2023]

Sec. 19-11.5.2 General Site Planning. The goal is to create a village area of well-sited, attractive and functional buildings with an emphasis on building interaction with the streetscape. New buildings shall be designed as integral elements in the creation of a village scale landscape and shall be oriented toward a public street or internal drive.

The site and buildings shall be designed to create the highest practicable concentration of pedestrian activity in areas directly adjacent to, and visible from, adjacent public streets and internal drives. Without limitation, some examples of design methods that may be used to help buildings interact with the streetscape and bring pedestrian activity to the street include the following: Siting outdoor dining areas, pedestrian plazas, or sitting areas adjacent to the street; placing active ground floor

uses, such as retail and restaurant uses, on the facades of buildings facing the street; placing building entrances that are expected to be utilized by a high volume of the building's customers on building facades facing the street; and/or other design methods deemed appropriate by the permitting authority. [Amended 9/27/2023]

1. Corner Lots - Buildings located on a lot fronting more than one street or internal drive shall be placed at the intersection of the streets or internal drive so that the front setback is met for all frontages unless the site plan designates a future building site at the intersection.
2. New buildings on lots that have at least 70% of the frontage length within eighty (80) feet of the front lot line developed with buildings are exempt from meeting the setbacks provided that the existing buildings remain in place.
3. Businesses that provide shopping carts shall provide designated cart storage both in the parking lot and inside the store.
4. Outdoor retail display shall meet the following standards:
    a. Shall be in a dedicated area;
    b. Shall not interfere with approved parking areas, landscaping, stormwater management structures or vehicle and pedestrian circulation;
    c. Shall only be open to the public during the same hours as the primary use;
    d. The outdoor display of merchandise shall not exceed a maximum height of six (6' 0") feet; and
    e. Areas immediately adjacent to a public right(s) of way shall be enclosed with a solid fence or wall to screen views from the right(s)-of-way. The maximum height of the enclosure shall be ten (10' 0") feet. The design of the fencing enclosure shall be compatible with the main building(s) and surrounding development.
5. Internal drives are encouraged to develop street frontage for existing buildings and provide more opportunity for infill development.
6. Neighborhood Compatibility –Sites developed adjacent to residential district boundaries shall be designed, where possible, so that service areas, parking lots, outdoor storage yards and other similar features do not face toward the district boundary. If orienting these areas toward adjacent residential district boundaries is unavoidable, adequate year round screening and noise reduction shall be provided. (See Section 19-11.5.7, Landscaping and Screening)
7. 2013 Route One South Infrastructure Plan – The 2013 Route One South Infrastructure Plan (Plan) is hereby adopted as an addendum to this Ordinance. The permitting authority shall rely on the Plan as a guide for access management and streetscape improvements. The permitting authority shall have the authority to modify the improvements if it is determined that the goal of the improvement can be achieved by some other method and that the modifications are in the best interest of the Town and is of equal or greater benefit to the Town.

Sec. 19-11.5.3 Streetscape–Site planning and architectural design shall complement and be integrated with the improvements made by the Town and recommended in the Plan. Buildings at or near the street edge are a necessary component of a village streetscape. Development along all street frontages should encourage pedestrian interest and provide safe movement.

A. When there is a gap between the sidewalk/proposed sidewalk on Route One or side streets and the front property line, the applicant shall confer with the Town regarding improvements within the right of way to provide a transition.

B. Street trees, curbing, pedestrian lighting and sidewalks are required components on both sides of all side streets. Where improvements are not installed by the Town as part of the Plan, the property owner shall be responsible for the installation of improvements.

C. Street Furnishings – Street furnishings, including outdoor seating or space for pedestrians and patrons are encouraged and may be placed in the public right-of-way with the permission of the Town if not provided on site adjacent to the street. Street furnishings are also encouraged on private property and should be located between the building and the sidewalk. They may include bicycle racks, benches, planters or other similar furnishings. Materials shall be durable and able to withstand heavy public use and Maine climate conditions. Street furnishings shall be secured in such a manner that they cannot be removed easily.

Sec. 19-11.5.4 Internal Drives– Internal drives may be constructed to bring existing buildings into conformance with front setbacks, to provide street frontage and access for new buildings, to provide alternate routing to existing public streets and to provide pedestrian mobility.

If an internal drive is proposed to satisfy a building's maximum front setback requirements in Sec.19-11.5.1, the internal drive design standards must extend, at a minimum, across the entire building frontage and must connect to a public street or to an existing internal drive that connects to a public street. [Amended 9/27/2023]

1. Internal drives shall be designed with measures to provide maximum mobility for pedestrians and cyclists as well as motorists.
2. Internal drives may be used for loading zones provided the volume and frequency of deliveries can be accommodated.
3. Internal drives are subject to the construction standards in the Subdivision Ordinance, Appendix 5, (F), (G) and (I). The permitting authority may waive standards to promote traffic calming and pedestrian safety, mobility and comfort.
   a. Lane widths – Travel lanes shall be no narrower than 9 feet and no wider than then 11 feet.
   b. Sidewalks - Sidewalks shall be installed on both sides of the internal drive. Sidewalks shall be a minimum of five feet in width and must be separated from the drive by vertical curbing. Where existing development provides a sidewalk along the frontage of existing buildings, no additional sidewalk is required along that portion of drive frontage and no additional curbing shall be required.
   c. Street trees – Trees shall be located at an interval of 30 feet on center and shall be of a species listed in the Shade Tree List published by the Town.
   d. Pedestrian lighting – Pedestrian lighting shall be installed at an interval of 60 feet on center and with a height of no greater than 14 feet.
   e. On street parking – On street parking is encouraged. If provided, parking spaces shall have minimum dimensions of 7 feet x 20 feet.
   f. Curbing and structured drainage facilities shall be provided.
4. Notwithstanding the provisions of this section, Hat Trick Drive, as constructed by the Town, is an internal drive for purposes of this ordinance.[Adopted 11/24/2014]

Sec. 19-11.5.5 Architecture for new building development and redevelopment of existing buildings–A high level of architectural quality is expected. The standards below apply to any new building or building expansion. Existing buildings are encouraged to be renovated to meet the standards.

1. General Design Standards

a. All buildings and building additions shall be designed by a Maine Licensed Architect unless otherwise waived by the Planning Board.

b. No particular architectural style is required but all styles shall incorporate good architectural design with respect to scale, proportion, massing and balance. They shall be human scaled and designed to create a positive contribution to the street upon which they sit. Architectural styles shall not be mixed on a single building.

c. Corporate, franchise or trademark architecture. Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements. These architectural design elements shall not define the character or style of the building or development.

d. [Repealed/Reserved 9/27/2023]

e. At least one customer entrance shall be provided along a building face that fronts a public street or internal drive. Where frontages are on both a public street and a internal drive, one entrance shall be located on the public street.

f. Main customer entrances to buildings shall be located on either public streets or internal drives unless deemed impractical or undesirable by the permitting authority after taking into account the context of the overall design of the site. Any main customer entrances not located on a public street or internal drive shall be connected to the street and/or internal drive by a well-defined and visually appealing pedestrian walkway designed to encourage pedestrian traffic into the site from the street and/or internal drive and to enhance connectivity to the streetscape. To accomplish these design goals, some examples of design elements the permitting authority may require to be incorporated into the walkway include, without limitation: landscaping elements; pedestrian scale lighting; additional walkway width; placement of plazas or seating areas directly adjacent to the walkway; and/or change in walkway materials, textures, or colors. The walkway shall provide as direct and as convenient of a route between the street/internal drive and entrances as possible and shall be a minimum of eight feet in width unless the permitting authority determines that a narrower width is acceptable due to site constraints. [Amended 9/27/2023]

2. Standards specific to redevelopment of and additions to nonconforming buildings due to setback requirements. Expansions shall not result in the increase of any nonconformity of the building. For purposes of this section increased nonconformity includes reducing the linear feet of a building which is parallel to and closest to a street frontage.

a. Additions shall be limited to 50% of the first floor gross square footage of nonconforming buildings as of the date of the adoption of this ordinance. Additions greater than 50% shall be considered a new building.

b. Additions of 50% or less made to existing nonconforming buildings are exempt from the maximum front setback provided that the area between the building and the street is improved in such a manner to promote and encourage pedestrian access to the building entrances from the street. This may include but is not limited to sidewalk extensions, patios, outdoor seating, and street furniture. The Planning Board shall have authority to determine the extent of improvements necessary. [Amended 9/27/2023]

c. Existing nonconforming buildings may be partially demolished. If more than 75% of the existing building, as of the date of the adoption of this section, is demolished and replaced, the resulting building is required to meet the setbacks and is considered a new building.

d. Parking areas between an existing building and the street may remain as long as screening as required in Section 19-11.5.10., Parking Areas is provided.

3. Exterior Wall Materials –Durable building materials shall be used such as brick, clapboard, wood shingles or stone. Synthetic or composite siding materials are acceptable if they are substantially identical in appearance as natural materials and of equal or greater durability. Concrete block, split face block, multi-colored brick, asphalt shingles, T-111, plywood, and metal siding are prohibited.
    a. Highly reflective materials (e.g. plastic panels, brushed aluminum, bronzed glass) are permitted only for windows and doorways.
    b. Stain or paint shall be applied to wood building materials in such a manner that completely covers knotholes or other imperfections in the siding.
4. Façade design – Facades for buildings are to provide visual interest at the street level and shall be proportioned to human scale.
    a. Foursquare Design – All sides of a building should be equally attractive. Architectural details such as texture, pattern, color, and building form used on the front façade should be incorporated on all building facades.
    b. Primary entrances to buildings shall be emphasized by detailing, massing, changes in materials, or other architectural methods. Entrances shall be proportional to the scale of the building.
    c. Design elements that add depth and visual interest to building facades such as mixing materials and colors, decorative trim and molding, cornice details, stepped facades, and columns are encouraged. Decorative elements shall be consistent with the architectural character of the building and scaled appropriately.
    d. Façade articulation – Façade articulations are required to reduce the apparent length, monotony and mass of larger buildings, creating the illusion of several smaller buildings with common walls and a consistent rhythm of facades. All buildings shall have sufficient relief which interrupts the horizontal and vertical plane of each wall. No wall surface shall exceed 50 feet without an interruption in the horizontal plane of the wall of a minimum of three feet.
    e. Repeating Façade Treatments – Building facades shall include in their detailing some form of a repeating pattern that includes no less than one of these design elements that shall repeat horizontally: color change, texture change and material module change.
    f. Multi-story Treatment - A building's style shall be consistent throughout; details from different eras and inconsistent styles shall not be mixed on a single building.
        1. Multistory buildings shall be designed to accommodate a pedestrian scale by providing a sense of "base," "middle" (where applicable), and "top."
        2. Standards:
            a. Ground-level facades along public streets or internal drives shall be given a "stronger" appearance than upper floors. Distinction of ground-level facades from other floors shall occur by incorporating a minimum of two of the following features: color change, texture change and material module change.
            b. Ground floor ceiling height shall be taller than upper stories to emphasize the ground floor as the "base" of the buildings. Ground floor ceiling heights shall be a minimum of 10 feet.
            c. Middle floors of the building shall be made distinct from the ground floor by a change in material or color, window treatment, incorporation of balconies, stepbacks, and signage.

d. Horizontal moldings, belt courses, or other features shall be utilized to create visual separation between each story of the building. Alignment of horizontal moldings shall be considered and relate to the moldings of adjacent building facades that are consistent with these standards, where feasible.

e. The top of the building shall emphasize a prominent edge when viewed against the sky, utilizing elements such as projecting parapets, cornices, upper level stepbacks, or pitched rooflines.

g. Murals – Murals may be used to treat existing blank facades and may include realistic architectural style detail similar to that on the front façade or artwork. Murals shall be approved by the permitting authority and may not be used as signage.

h. Marquees and Awnings – Marquees and awnings are permitted on buildings at a first floor entrance facing a public street or an internal drive. They may project over a public ROW

provided that proof of insurance is provided. A minimum clearance of ten feet shall be maintained between the ground surface and the lowest element of the marquee or awning.

i. Functional Elements – All vents, down spouts, flashing, electrical conduits, meters, service connections and other functional elements shall be treated as integral parts of the design. Where appropriate, these elements shall be painted to match the color of the adjacent surface, unless used expressly as an accent.

j. Auxiliary structures, including freestanding pad structures, shall be architecturally consistent with the primary structures on the site in the use of color, material and detailing.

5. Fenestration – The patterns of windows and doorways shall be designed to reflect the internal function of the building in a fashion that complements its façade and form.

a. Transparency Standards - Facades facing a public street or internal drive shall have a minimum of 30% of window space between the height of 3 and 8 feet. Retail buildings are encouraged to have a minimum of 70% of window space.

b. Windows shall generally be vertical or square in proportion rather than a horizontal ribbon window or other long horizontal window arrangements. Window frames should be recessed into the wall and shall have prominent detailing around the opening such as sills, shutters, relief, trim boards to create a frame around the opening.

c. Awnings – Fixed or retractable awnings are permitted at ground floor levels to provide protection for pedestrians. Awnings shall be designed as an integral part of the building façade and should be sized to match window and doorway openings.

6. Roofs

a. Flat roofs are allowed only on multi-story buildings. Mechanical equipment on flat roofs shall be hidden from view from any public street and from six feet above the ground level of adjacent properties by an enclosed parapet a minimum of 42 inches high or higher if necessary. The Planning Board may approve alternative screening methods if it can be demonstrated that complete screening of the equipment with a parapet is impractical and if the alternative screening method is architecturally compatible with the overall design of the building and results in complete screening of the equipment. [Amended 9/27/2023]

b. Cool or green roofs are encouraged for flat roofs.

c. Where the roof will be visible, the roofing materials shall be selected to complement the color and texture of the building's façade.

d. Roof design shall minimize the potential for snow to unload into the front setback or public right of way.

e. Gas Stations and Service Garage Canopies – Pitched roofs and fascia trim are required for canopies.

7. Service bays shall be oriented so that the openings are not directly accessed from Route One or a side street and are screened from view from the street. The Planning Board may waive this requirement if it determines that there is no other alternative.

Effective on: 9/27/2023

Sec. 19-11.5.6 Pedestrian and Bicycle Movement Development shall include a well-defined safe circulation system that encourages walking and cycling within the Village Center with connections to adjacent neighborhoods. This should be provided with pathways between sidewalks, sidewalks on public streets and sidewalks on internal drives.

1. Pedestrian circulation systems shall provide connectivity between internal pathways, sidewalks on adjacent public and internal streets, buildings and parking lots.
2. Sidewalks and pathways shall avoid crossing parking lots at entrances, service areas and other potential points of conflict where possible. Where such crossings are unavoidable, they shall be as direct as possible.
3. Pedestrian islands shall be installed in streets, drives and driveways where the crossing distance is greater than 32 feet. Pedestrian refuge islands shall be a minimum of six feet wide.
4. Where crosswalks occur, a change in materials, textures or colors shall be provided to emphasize the crossing and enhance visibility.
5. Bike racks shall be provided at a minimum of one at each customer entrance of a building and be placed so to minimize bicycle-pedestrian conflicts. Bike racks may be placed in a public right of way with permission of the Town.

Sec. 19-11.5.7 Landscaping and Screening– A landscaping plan shall be designed to complement the proposed or redeveloped buildings, reinforce pedestrian circulation, highlight transitions between parking and the building, provide shade to parking areas, provide stormwater treatment, add seasonal interest to the property and provide appropriate screening to adjacent residential properties and districts.

1. The plan shall be developed in accordance with Section 19-70 of this Ordinance.
2. An emphasis should be made to use indigenous species that are insect and disease resistant.
3. Invasive species of plants are prohibited.
4. Where appropriate, landscaping should be integrated with water quality treatment measures.
5. Plantings shall be integrated with the installation of underground utilities and lighting. Mature size of plantings shall be considered in relationship to lighting and signage.
6. Fence materials, where used, shall be durable and of high quality. Materials may include wrought or cast iron, stone, masonry, heavy-gauge aluminum, wood, galvanized steel or other similar material. Fences shall not exceed a height of six feet unless approved by the permitting authority.
7. Landscape elements shall be designed in conjunction with the lighting plan to eliminate dark spots and possible hiding places.
8. Machinery, HVAC equipment, trash collection, truck loading areas, utility meters and other service functions shall be incorporated into the overall design of the building and site so that

the visual and acoustic impacts of these functions are fully contained and out of view of a public right of way, internal drive and abutting residential districts. Screening shall be of equal quality of the principal materials of the buildings and landscape and may consist of vegetation, berming or fencing or a combination of these elements to provide a year round opaque screen a minimum of six feet high or of sufficient enough height to block the view from an adjacent pedestrian.

9. Screening between sites in the VC Districts and adjacent residential districts shall provide a visual and acoustic buffer for uses within those residential districts, provide a transition between development in the two districts, shade paved and unpaved surfaces, and screen nighttime light from adjacent property. Screening shall consist of, at a minimum, a year round opaque screen a minimum of six feet high and ten feet deep consisting of a mix of landscaping, berming or fencing. The permitting authority may require additional screening if determined that the minimum does not provide adequate screening.

Sec. 19-11.5.8 Lighting– In addition to the standards in Section 19-149, the following standards shall be met. Where the standards differ, the standards in this section shall prevail. The minimum level of lighting shall be provided to provide security, safety and visual appeal for both pedestrians and motorists.

1. The placement of lighting fixtures shall be at a pedestrian scale, downwardly directed, and shielded or reflected so as to avoid direct line of sight from pedestrians to the light source unless the light source is very low wattage and issues of glare do not exist.
2. The use of "shoe box" fixtures is prohibited.
3. Lighting from store windows, entryways, marquis, canopies, awnings, soffits, and other integral building features shall be integrated with and enhance sidewalk lighting.
4. Materials used in the light fixtures, poles, and bases shall be of a uniformly high quality.
5. Luminaires shall be housed in a luminaire that is classified by IESNBA as a cut-off distribution. Maximum wattage is 250 watts or the lumen equivalent, except for pedestrian spaces where the maximum wattage is 100 watts or the lumen equivalent.
6. Non cut-off luminaires may be used but are limited to 100 watts or the lumen equivalent.
7. Maximum mounting height, including the base, is 20 feet for parking areas and 14 feet for pedestrian areas.
8. Parking Lot lighting:
    a. Light poles shall be incorporated in landscaped areas wherever possible to avoid damage from vehicles.
    b. Light poles installed in non-protected areas of lots may include a base no greater than one foot in height to prevent damage to the pole.

Sec. 19-11.5.9 Signage–Buildings shall be marked with attractive, legible signs that complement the architecture and site detailing. Permitting of signs shall be as required in Section 19-44 of this ordinance except where provisions for permitting are noted in this section.

1. [Repealed/Reserved 9/27/2023]
2. Freestanding Signs
    a. Quantity
        1. VC1and VCC - One sign only is permitted at each intersection of an internal drive with a public street and at the intersections of a commercial driveway with a public street or an

internal street. Signs may be placed in the ROW with the permission of the Town. No more than one sign is permitted for each public street frontage.

2. VC2 - No more than two signs per lot per street or internal drive frontage. A minimum separation of 100 feet shall be maintained between all signs, measured along the abutting right of way or edge of an internal drive.

b. Letter and character height shall be a minimum of five inches and a maximum of 15 inches.c.

Sign area

1. VC1 and VCC - Maximum size is 64 square feet.
2. VC2 – Maximum size is 100 square feet.

d. Height – Total height measured includes all framing and posts.

1. VC1 and VCC - Maximum height is 12 feet
2. VC2 – Maximum height is 16 feet

e. Simple geometric shapes are required.

3. Projecting Signs are permitted in VC1, VC2 and VCC.
   a. May be projected over the public right of way with an annual certificate of insurance naming the Town of Falmouth as an additional insured.
   b. May be mounted on the first and second story only.
   c. Maximum size of 9 square feet.
   d. Shall be a minimum of 8 feet above the sidewalk, measured from the lowest point of the sign.
   e. Limited to one per building facade for each business tenant on the first floor. [Amended 9/27/2023]
4. Canopy, gas station are permitted in VC1 and VC2. Signs are limited to two faces of the canopy and a maximum of 16 square feet on any one canopy side.
5. Wall Signs are permitted in VC1, VC2 and VCC.
   a. Wall signs shall be incorporated into the façade of the building and shall not obscure architectural details. Signage shall be mounted on vertical surfaces without projecting above the fascia trim.
   b. Wall signs are limited to two per business, with no more than one wall sign per business located on any one façade. [Amended 9/27/2023]
   c. Wall signs shall be a minimum of eighteen inches (18") from the edge of a vertical wall.
   d. Maximum size shall not exceed 64 square feet.
   e. Maximum gross display area of all wall signs on any given wall shall not exceed ten (10%) percent of the wall area to which they are attached.
   f. Letters and characters shall be a minimum of five inches in height.
   g. The maximum size of letters and characters shall be determined by taking into account the sign's location and its relationship to the street. Lettering shall be sized so as not to overwhelm the building facade and large-scale lettering is generally discouraged where

buildings are located at or near a street or internal drive. Where buildings are located farther from a street or internal drive lettering size may be larger to increase the sign's visibility.

6. Marquee Signs are permitted in VC1 and VC2.
   a. Manual reader boards are permitted.
   b. Letter and character height shall be a minimum of five and a maximum of 15 inches.
   c. Maximum size – 64 square feet
   d. Quantity – The sign may occupy all faces of the marquee.
   e. Sign area shall be included as part of the calculation of wall area in Section 19-11.5.9.5.e.
   f. Letters and characters shall be a minimum of five and a maximum of 15 inches in height.
7. Materials for all signs shall be limited to matte or dull finishes, except for lettering and accent gilding.
8. Directional signs are permitted where necessary for maintaining public safety on to and within the site. The display area of a directional sign shall not exceed two square feet and free standing signs shall not exceed four feet in height. Content shall be limited to directional text such as "enter", "exit", "drive-thru" or the like. Logos are limited to twenty-five percent (25%) of the sign face. Signs shall be reviewed under Section 19-127 as part of Planning Board Site Plan Review or Minor Site Plan Review as required.
9. Nonconforming signs may be maintained in their current configuration and location. Content may be altered with approval from the Community Development Director or their designee. The Code Enforcement Officer may approve the relocation of a nonconforming sign provided that the relocation does not increase the nonconformity of the sign.
10. Electronic and manual reader boards are expressly prohibited except as provided for in Section 19-11.5.9.6 above. Existing nonconforming reader boards may be maintained but may not be altered or replaced.
11. No signs are permitted above the second story, including signs in windows, with the exception that wall signs, are permitted on the third or fourth story.
12. No sign shall have visible moving parts or consist of banners, ribbons, streamers, spinners or other similar devices.
13. No off-premise sign, including business directional signs as defined in 23 MRSA §1903, shall be erected in a VC District, other than as allowed under Section 19-11.5.9.2 above.
14. Externally Lit Signs
    a. Illumination level on the vertical surface of the sign shall be bright enough to provide a noticeable contrast with the surrounding building or landscape without causing undue spillover and glare.
    b. Lighting fixtures illuminating signs shall be top mounted where possible and aimed and shielded so that light is directed only onto the sign facade.
    c. Outlining signs is prohibited.
15. Internally Lit Signs
    a. Internally lit signs shall consist of light lettering or symbols on a dark background. Letters and symbols shall constitute no more than 40% of the surface area of the sign.

b. Internally lit individual letters and symbols are preferred over whole panels that are internally lit.

Sec. 19-11.5.10 Parking Areas (see also Section 19-38-19-39 and Section 19-136-19-139 of this ordinance)– Parking areas within the Village Center shall be designed to accommodate adequate parking while minimizing impervious surface.

1. Parking shall be located to the maximum extent practicable toward the rear of buildings and located along property lines where joint use or combined parking areas with abutting properties are proposed, exist or are anticipated.
2. Parking shall be visually broken up to create a series of smaller outdoor spaces with no more than 20 cars grouped without separation. Landscaped islands between areas or banks of parking stalls shall be a minimum of 6 feet in width.
3. Vehicle accommodation is not permitted between any public street or internal drive and new buildings in the VC1 District.
4. One bank of parking and/or one access lane may be located between the street or internal drive and new buildings in the VC2 District. A bank of parking may only be allowed on one street frontage for buildings placed at or within 100 feet of the corner of a lot with frontage on two streets/internal drives.
5. Parking lots shall be designed to accommodate snow storage on site or a plan for off-site storage shall be approved.
6. Landscaping within parking lots shall be designed to create spaces, define edges, provide shading, add seasonal interest and provide water quality treatment for runoff.
7. Shade trees shall be planted to meet a minimum ratio of 1 tree for every 5 spaces. Trees shall be evenly distributed and planted to maximize the shading effect.
8. Shade trees shall be a species as listed on the Shade Tree List published by the Town or other suitable species as approved by the permitting authority.
9. The development of on-street parking on public streets in collaboration with the Town is strongly encouraged.
10. Shared parking is strongly encouraged to reduce vehicular traffic, minimize impervious surface and encourage pedestrian movements between buildings.
11. If parking is located adjacent to a public street or internal drive it shall be screened with a year round screen between the parking and the sidewalk. The screen shall have a height between 36" and 42" and consist of a combination of landscaping and fencing. Screening areas shall be between 4 and 7 feet in depth. Pedestrian access to the parking lot shall be provided from the sidewalk as well as from any internal drive or commercial driveway. Automobile headlight illumination from parking areas shall be screened from the street. Screening shall also be provided where parking is adjacent to buildings on adjacent lots unless there is approved shared parking.
12. Landscaped islands and strips may be designed to function as a storm water facility that captures, detains, absorbs and infiltrates storm water runoff and non-point pollutants originating on the parking surface being screened.

Effective on: 12/9/2013

Sec. 19-11.5.11 Service Areas– Provisions for servicing buildings, including loading docks, service entrances, trash disposal, utilities and mechanical equipment shall be provided in such a way that minimizes visual blight, offensive odors and excessive noise.

1. Accommodation of deliveries is encouraged to be provided at the front door or other shared entrance rather than a dedicated area.
2. Where deliveries are of such a magnitude that dedicated areas are required, they shall be located in such a manner as to minimize the impact to adjacent streets, buildings, residential uses and districts.
3. Service areas shall be sheltered and/or screened with complementary architectural elements or landscape buffers to minimize visibility from adjacent properties, internal streets and public ways. Building materials shall consist of high quality wood fencing and gates, natural or painted, or masonry or cast-in-place concrete walls with exterior veneer to match architectural features of the primary building.

Effective on: 12/9/2013

Sec. 19-11.5.12 Stormwater Management Facilities– Stormwater management facilities shall be treated as an integral and attractive part of the landscape and be generally compliant with the recommendations of the 2013 Route One Stormwater Management Grant Report or other stormwater management plan as may be adopted by the Town. The location of bioretention areas, rain gardens, filter strips, swales, and constructed wetlands is permitted in required setback areas, parking islands and in buffer strips.

Effective on: 12/9/2013

Sec. 19-11.5.13 Focal Points–Focal points may be established at corners or intersections to create a sense of place, provide pedestrian continuity along the street, provide wayfinding and provide a more varied visual experience for pedestrians and motorists.

1. Focal points may include freestanding small structures, artwork and landscaping. Examples include pedestrian shelters, gazebos, bandstands, shade structures, bus stops, free-standing sculptures, flower gardens, flagpoles and fountains.
2. Focal points should be sized to reflect the importance of the transition.
3. With approval of the Town, they may be placed in the public right of way.
4. Focal points may include water quality treatment.

Effective on: 12/9/2013

Sec. 19-11.5.14 Outdoor Spaces– Human scaled outdoor spaces such as courtyards, outdoor seating, bus stops and pedestrian refuges are encouraged. If provided they should be designed to encourage pedestrian mobility, provide attractive visual features and provide for functional outdoor spaces. If constructed:

1. Spaces shall be highly visible to provide safety and presence.
2. Spaces shall be durable and maintained year round.
3. Spaces shall be well lit, either by street and pedestrian lighting or special lighting to assure safety during use.
4. Furnishings for spaces shall be chosen for their compatibility with the design elements of the 2013 Route One South Infrastructure Plan and be of durable materials able to withstand severe weather conditions and retain their appearance with minimal maintenance.

Summary
Public Hearing regarding amendment to Section 19-11.5 of the Code of Ordinances to exempt certain buildings on Town-owned property in the VCC District from certain of the VCC District ordinance standards.

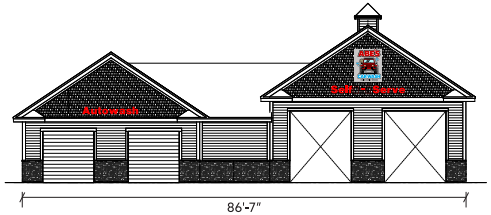
Description
At its February 24, 2025 and December 8, 2025 meetings, the Council discussed the Falmouth Little League's proposal to tear down the existing "snack shack"/storage garage at the Legion Fields site and replace it with a new snack shack. The Council also discussed the need to construct a new Parks and Community Programs storage building to replace the storage space currently being utilized by the Town within the existing snack shack. At the December 8 Council meeting, the Council also discussed some of the challenges that a new snack shack and new Parks storage building might have in meeting all of the ordinance requirements for new buildings in the VCC Zoning District.

To help proactively address these ordinance challenges, the Council approved a Resolution that, among other things, requested the Community Development Committee (CDC) to develop an ordinance amendment that "*would be compatible with the desired use, location, and design of a new Little League snack shack and Parks and Community Programs storage building*."

In accordance with the Council's request, the CDC has developed an ordinance amendment that would facilitate the construction of a new snack shack and storage building by exempting buildings on Town-owned property in the VCC District from certain of the zoning district's performance standards if the buildings have footprints not exceeding 2,000 square feet in size. The memo associated with this agenda item provides further background information for this proposed ordinance amendment.

Attachments associated with this agenda item include:

- The Town Council's Resolution adopted on 12/8/2025
- A background memo
- A redlined ordinance amendment (Note, the only proposed ordinance changes are on page 1 of this document. The remainder of the document is included for reference purposes only)
- The Little League's most recent draft building design
- The Town's Zoning Map



CUSTOMER COMPOSITE NOT TO SCALE - SOUTH ELEVATION



CUSTOMER COMPOSITE NOT TO SCALE - NORTH ELEVATION

VINYL COLORS

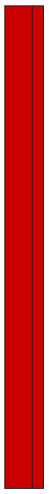
- PMS COOL GRAY 3C
- ALL OTHER COLORS TBD1

TBD *APPROVED*

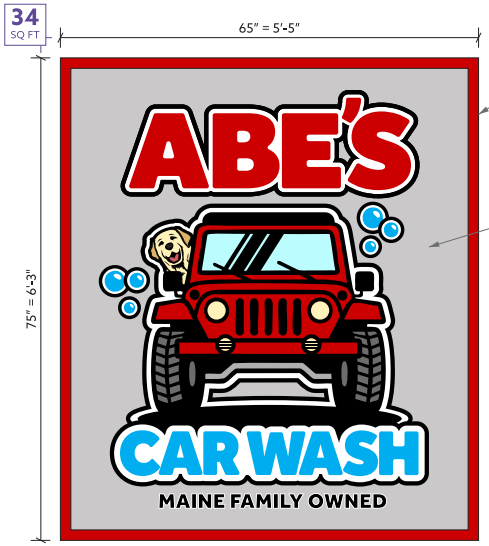
1. VERIFY COLORS ☐



NIGHT VIEW



SIDE VIEW



CABINET
FABRICATED ALUM CABINET, LED LIT, PAINTED [RED (TBD1)]

GRAPHIC
OPAQUE VINYL PRINTED [PMS COOL GRAY 3C], WITH KNOCK-OUT AREA FOR PRINT/CUT TRANS VINYL LOGO (TBD1)

MOUNTING
MOUNTED ON GABLE, 10" ABOVE LETTERS (@15844-3)

SINGLE FACE INT-ILLUM. CABINET
SCALE: ¾"=1'-0" (4) REQUIRED

NEOKRAFT SIGNS

Neokraft Signs, Inc.
647 Pleasant St | 70 Commercial St
Lewiston, Maine 04240
207.782.9654 | neokraft.com

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed $1500 in compensation for time and effort entailed in creating these plans.

PRESENTATION

ABE'S CAR WASH
@15844

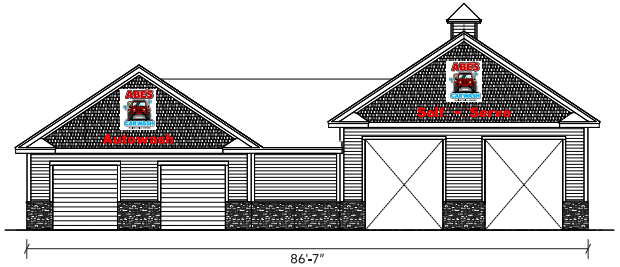
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LOCATION:	WEST FALMOUTH CROSSING
	LOT 3
	FALMOUNTH ME 04105
DRAWING NO:	1 OF 1
DRAWN BY:	IH REP.: CB
DATE:	01.30.2026
REVISED:	03.05.2026, 03.09.2026
QUOTE:	@15844
GEN REF:	

CUSTOMER APPROVAL

Drawing does not present exact color matches; refer to specified colors. By signing below, customer is responsible for art choices, spelling, punctuation. Changes after start of production may incur additional charges.

X _____

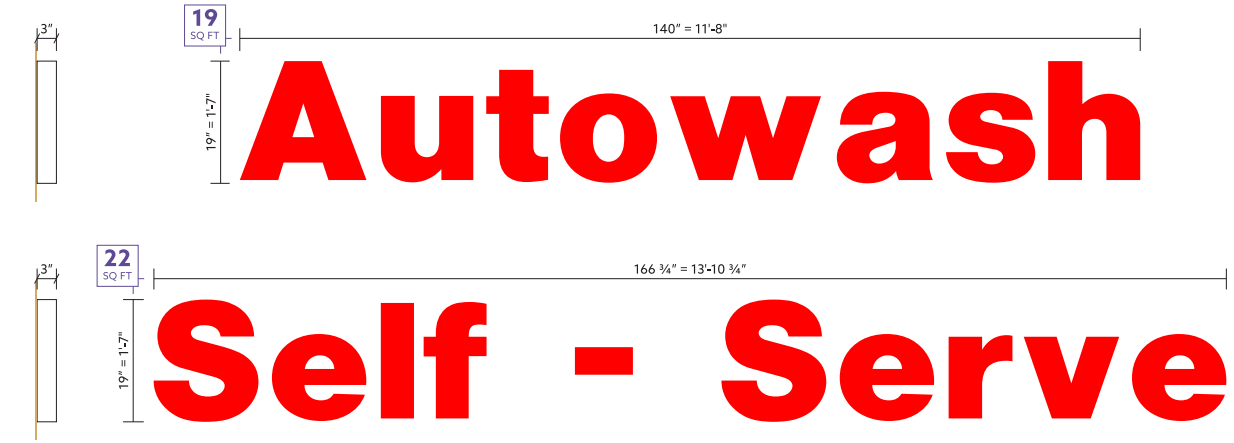
©COPYRIGHT 2025, BY NEOKRAFT SIGNS, INC. – V25



CUSTOMER COMPOSITE NOT TO SCALE - SOUTH ELEVATION



CUSTOMER COMPOSITE NOT TO SCALE - NORTH ELEVATION



SIDE VIEW

CHANNEL LETTERS

3"D ALUM CHANNEL LETTERS, [WHITE] TRIM CAP & RETURNS, RED ACRYLIC FACES, RED LED LIT

MOUNTING

MOUNTED ON GABLE, 10" UNDER CABINET (@15844)

SINGLE FACE INT-ILLUM. CABINET

SCALE: ¾"=1'-0" (2) SETS EACH REQUIRED

NEOKRAFT SIGNS

Neokraft Signs, Inc.
647 Pleasant St | 70 Commercial St
Lewiston, Maine 04240
207.782.9654 | neokraft.com

Custom Sign Fabrication

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PRESENTATION

ABE'S CAR WASH
@15844-3

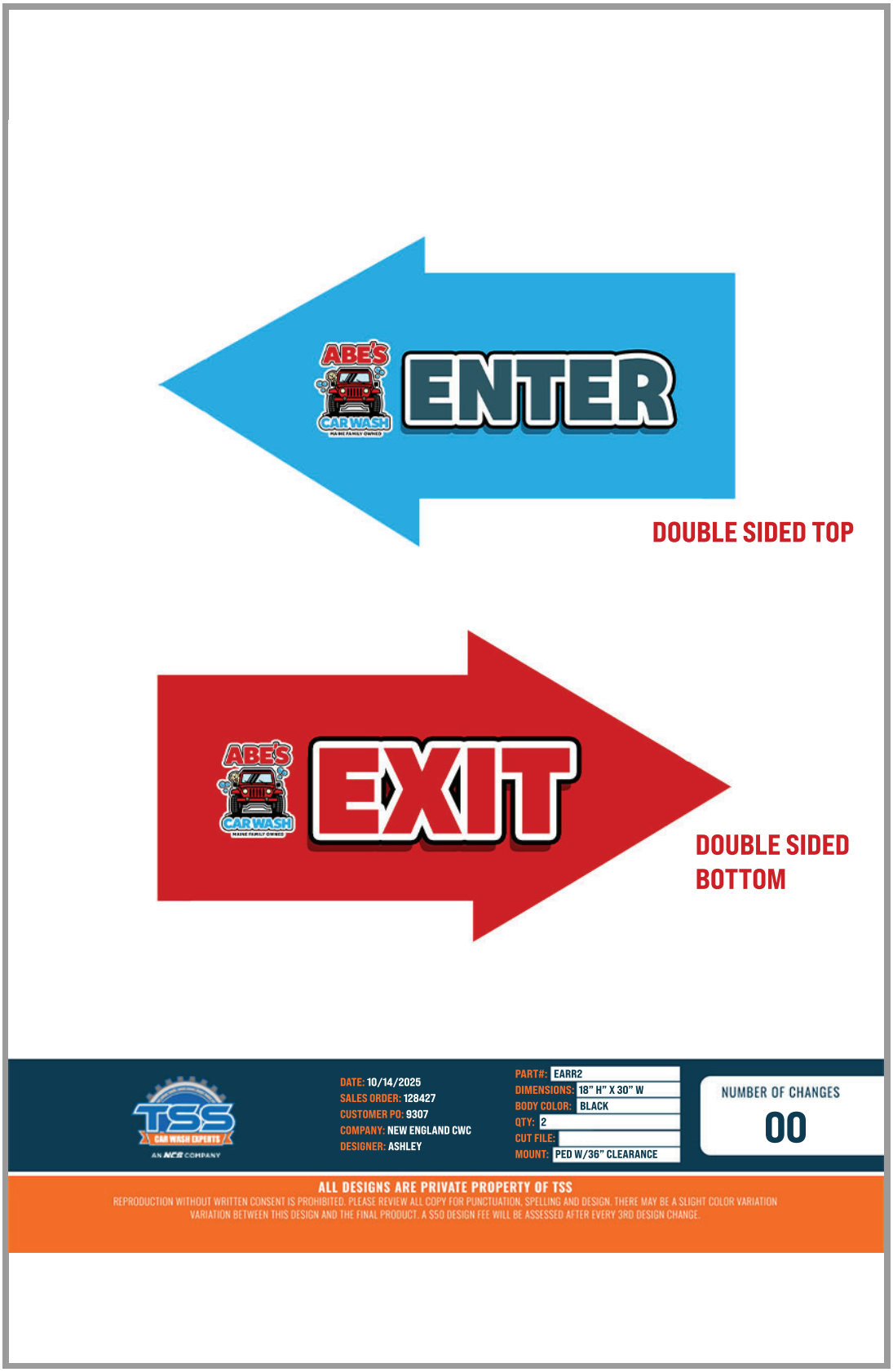
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LOCATION:	WEST FALMOUTH CROSSING
	LOT 3
	FALMOUNTH ME 04105
DRAWING NO:	1 OF 1
DRAWN BY:	IH REP.: CB
DATE:	01.30.2026
QUOTE:	@15844-3
GEN REF:	

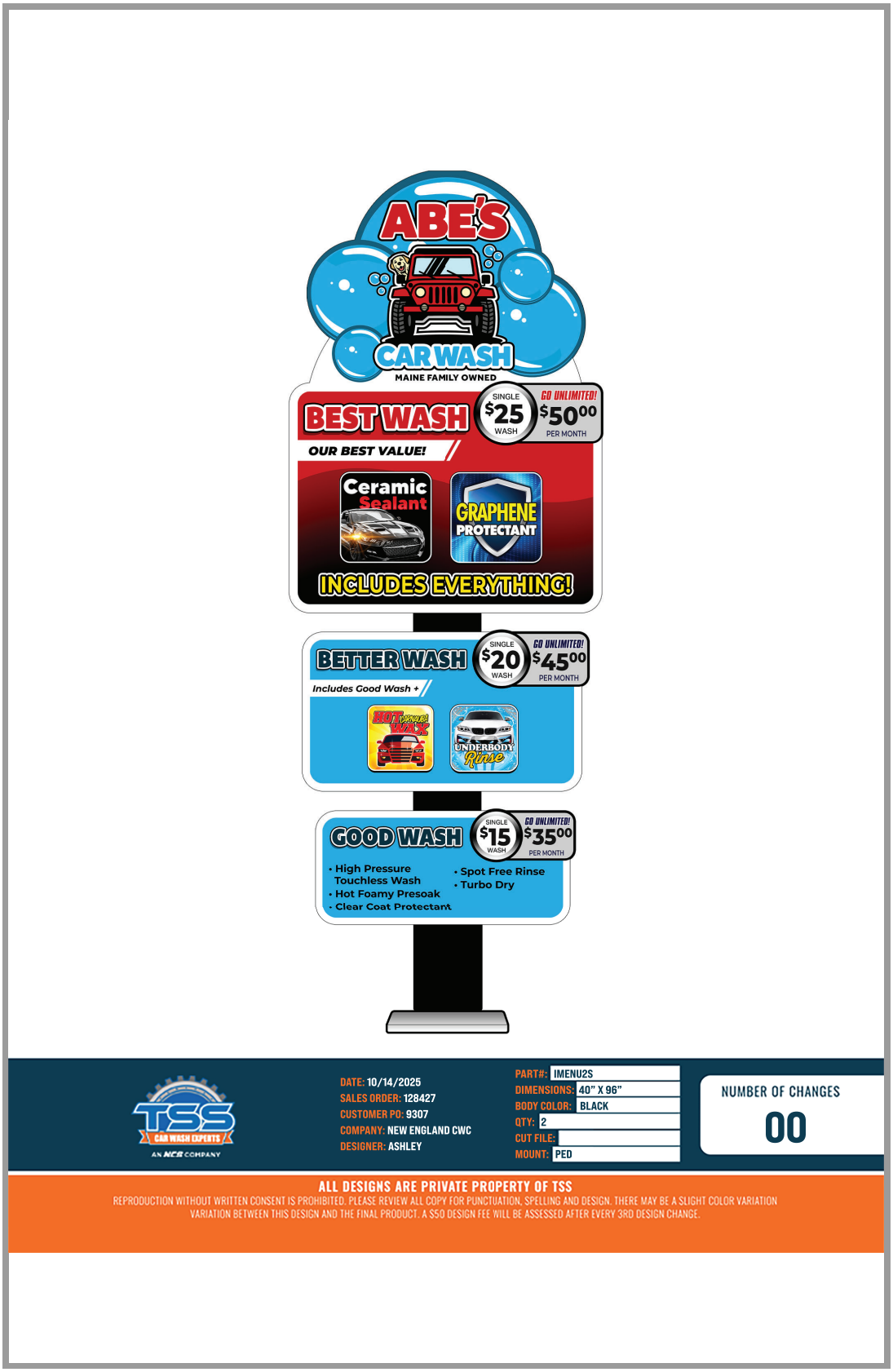
CUSTOMER APPROVAL

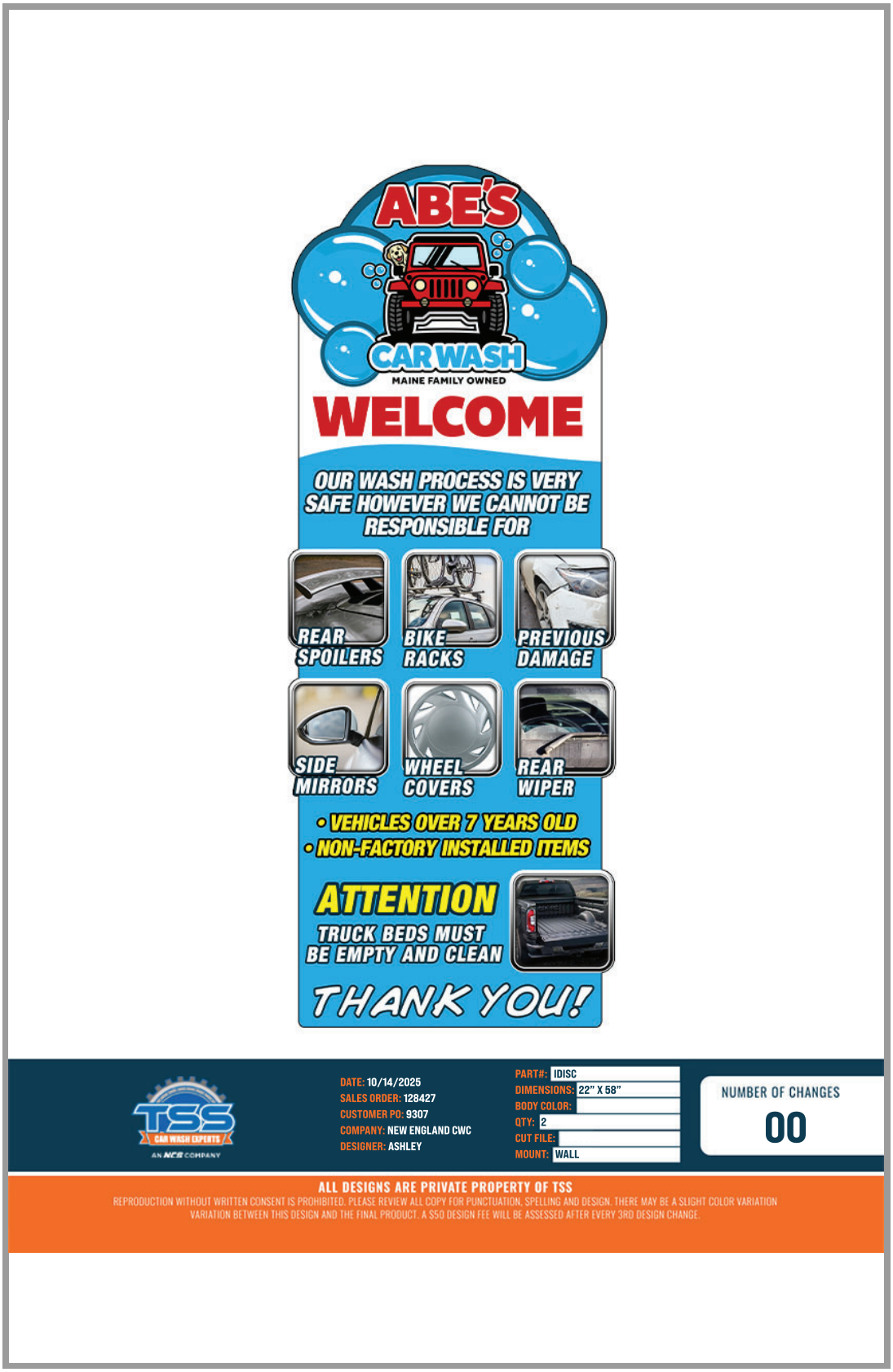
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X _____

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ABE'S
CAR WASH
ENTER
DOUBLE SIDED TOP
ABE'S
CAR WASH
EXIT
DOUBLE SIDED
BOTTOM
TSS
CAR WASH EXPERTS
AN NCS COMPANY
DATE: 10/14/2025
SALES ORDER: 128427
CUSTOMER PO: 9307
COMPANY: NEW ENGLAND CWC
DESIGNER: ASHLEY
PART#: EARR2
DIMENSIONS: 18" H" X 30" W
BODY COLOR: BLACK
QTY: 2
CUT FILE:
MOUNT: PED W/36" CLEARANCE
NUMBER OF CHANGES
00
ALL DESIGNS ARE PRIVATE PROPERTY OF TSS
REPRODUCTION WITHOUT WRITTEN CONSENT IS PROHIBITED. PLEASE REVIEW ALL COPY FOR PUNCTUATION, SPELLING AND DESIGN. THERE MAY BE A SLIGHT COLOR VARIATION
VARIATION BETWEEN THIS DESIGN AND THE FINAL PRODUCT. A $50 DESIGN FEE WILL BE ASSESSED AFTER EVERY 3RD DESIGN CHANGE.


ABE'S
CAR WASH
MAINE FAMILY OWNED
BEST WASH
SINGLE $25 WASH
GO UNLIMITED! $50.00 PER MONTH
OUR BEST VALUE!
Ceramic Sealant
GRAPHENE PROTECTANT
INCLUDES EVERYTHING!
BETTER WASH
SINGLE $20 WASH
GO UNLIMITED! $45.00 PER MONTH
Includes Good Wash +
HOT FOAMY WAX
UNDERBODY Rinse
GOOD WASH
SINGLE $15 WASH
GO UNLIMITED! $35.00 PER MONTH
• High Pressure Touchless Wash
• Hot Foamy Presoak
• Clear Coat Protectant
• Spot Free Rinse
• Turbo Dry
TSS CAR WASH EXPERTS
AN NCS COMPANY
DATE: 10/14/2025
SALES ORDER: 128427
CUSTOMER PO: 9307
COMPANY: NEW ENGLAND CWC
DESIGNER: ASHLEY
PART#: IMENU2S
DIMENSIONS: 40" X 96"
BODY COLOR: BLACK
QTY: 2
CUT FILE:
MOUNT: PED
NUMBER OF CHANGES
00
ALL DESIGNS ARE PRIVATE PROPERTY OF TSS
REPRODUCTION WITHOUT WRITTEN CONSENT IS PROHIBITED. PLEASE REVIEW ALL COPY FOR PUNCTUATION, SPELLING AND DESIGN. THERE MAY BE A SLIGHT COLOR VARIATION
VARIATION BETWEEN THIS DESIGN AND THE FINAL PRODUCT. A $50 DESIGN FEE WILL BE ASSESSED AFTER EVERY 3RD DESIGN CHANGE.


ABE'S
CAR WASH
MAINE FAMILY OWNED
WELCOME
OUR WASH PROCESS IS VERY SAFE HOWEVER WE CANNOT BE RESPONSIBLE FOR
REAR SPOILERS
BIKE RACKS
PREVIOUS DAMAGE
SIDE MIRRORS
WHEEL COVERS
REAR WIPER
• VEHICLES OVER 7 YEARS OLD
• NON-FACTORY INSTALLED ITEMS
ATTENTION
TRUCK BEDS MUST BE EMPTY AND CLEAN
THANK YOU!
TSS
CAR WASH EXPERTS
AN NCS COMPANY
DATE: 10/14/2025
SALES ORDER: 128427
CUSTOMER PO: 9307
COMPANY: NEW ENGLAND CWC
DESIGNER: ASHLEY
PART#: IDISC
DIMENSIONS: 22" X 58"
BODY COLOR:
QTY: 2
CUT FILE:
MOUNT: WALL
NUMBER OF CHANGES
00
ALL DESIGNS ARE PRIVATE PROPERTY OF TSS
REPRODUCTION WITHOUT WRITTEN CONSENT IS PROHIBITED. PLEASE REVIEW ALL COPY FOR PUNCTUATION, SPELLING AND DESIGN. THERE MAY BE A SLIGHT COLOR VARIATION
VARIATION BETWEEN THIS DESIGN AND THE FINAL PRODUCT. A $50 DESIGN FEE WILL BE ASSESSED AFTER EVERY 3RD DESIGN CHANGE.

SALES ORDER #
128427

CANOPY
HEAVY DUTY

NUMBER OF CHANGES
AFTER THE 3RD CHANGE A $50 DESIGN FEE WILL BE ASSESSED
00

ORDER INFO

DATE: 10/14/2025
SALES ORDER#: 128427
COMPANY: NEW ENGLAND CWC
PO#: 9307
DESIGNER: ASHLEY

CANOPY INFO

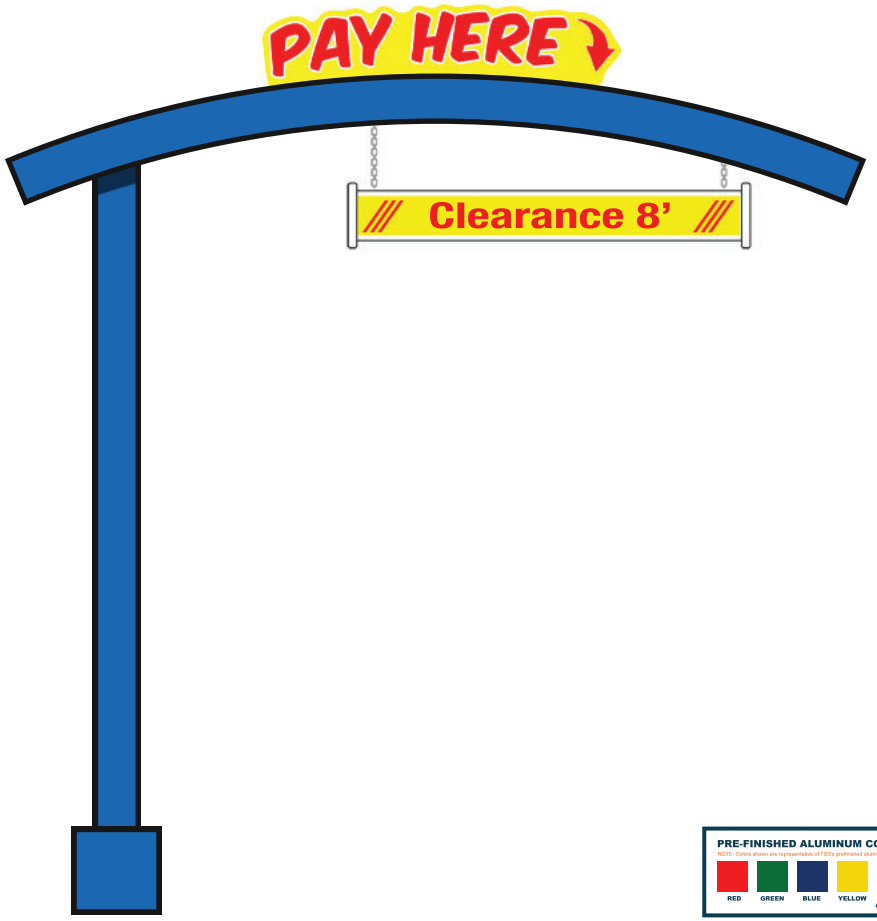
PART #: CPSHD
QTY: 1
CANOPY COLOR: SUNOCO BLUE
POST COLOR: SUNOCO BLUE
FOOT PAD COLOR: SUNOCO BLUE

ADDITIONAL DETAILS
Info Info

MEASUREMENTS MAY HAVE A TOLERANCE OF +/- 2 INCHES

ALL DESIGNS ARE PRIVATE PROPERTY OF TSS
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A $50 design fee will be assessed after every 3rd design change.



PRE-FINISHED ALUMINUM COLOR CHART
NOTE: Colors shown are representative of TSS's prefinished aluminum colors, but not necessarily exact matches.
RED GREEN BLUE YELLOW CLEAR ANODIZED BLACK WHITE

GORRILL PALMER
An LJB Engineering Company

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(207) 772-2515 | GorrillPalmer.com

March 17, 2026

Mr. Ethan Croce

Director of Community Development
Town of Falmouth
271 Falmouth Rd
Falmouth, ME 04105

Subject: West Falmouth Crossing - Lot 3
Signage Plan Application – Resubmission of Materials
Applicant – CBPC Holdings LLC

Dear Ethan:

On behalf of **CBPC Holdings LLC,** Gorrill Palmer is providing this letter and revised materials in support of the Sign Permit Application for the car wash facility located on Lot #3 in the West Falmouth Crossing Development. At the March 3rd Planning Board meeting, we presented our original signage designs for the development to the Board in comparison to the Exit 10 Design Guidelines. The Board provided constructive feedback which we have incorporated into this revised submission. Below, we have summarized the changes made to the sign permit materials based on Staff and Planning Board feedback. The revised signage materials are attached with this letter.

Proposed Signage Revisions:

1. **Removed (2) of the primary "Abe's Car Wash" signs**

   Two (2) of the four (4) total primary signs have been removed; one from each side of the building. Now, there will only be one sign underneath the larger gable end on the front and rear sides of the building. This revision is in response to a general Planning Board comment noting the signs to be repetitive and unnecessary.

2. **Revised primary "Abe's Car Wash" sign to include opaque background**

   The primary "Abe's Car Wash" signs have been revised to include a grey opaque vinyl printed background. The rest of the "Abe's" logo will remain translucent as identified by the Board and in agreement with the Exit 10 Design Guidelines.

   We note there was additional discussion with the Board regarding potential options to revise this sign. Those included changing to a "bubble" type lettering and removing the background, altogether, or simply removing the white translucent background and utilizing a dark opaque background. Aesthetically, the grey color chosen is similar to the building material colors being utilized and will blend in with the building but will

cover up the shingle siding used on the gable ends. This background will provide a solid matte finish allowing a simpler view of the "Abe's Car Wash" logo and its' finer details.

Further, the Applicant's decision to go with a grey opaque background, panel sign appears in line with the Exit 10 Guidelines for internally illuminated signs as follows:

- *Internally Illuminated signs should be allowed provided that they do not create glare or unduly illuminate the surrounding area.*

  The logo portion of the sign will be of a printed or cut vinyl and the background will be an opaque vinyl printed panel. The vinyl is noted to have a low-glare matte finish that will reduce glare and also will not give off excessive brightness from the underlying lights.

- *General. Internally Illuminated signs should not constitute light fixtures in their own right, and should consist of translucent lettering and/or symbols on a dark opaque background.*

  The primary "Abe's" panel signs will now only include translucent vinyl for the lettering and logo and the remainder of the sign will be a grey, opaque background. The revised graphics provided include a typical view during daytime and also a "night view" to depict the view of the sign at night.

- *Illumination. Internally illuminated letters and symbols are preferred over whole panels that are internally lit. Where panel signs are used, the letter/symbols should not constitute a majority of the surface area of the sign.*

  The letters and symbols on the panel sign are approximately 50% of the total sign area and do not constitute a majority of the sign.

3. **Removed yellow "Pay Here" sign from both entrance canopies**

   Based on discussion with the Board, the Applicant has elected to remove the "Pay Here" signs from the proposed canopies completely.

4. **Removed "Abe's Car Wash" logo from directional Enter/Exit signs**

   Based on discussion with the Board and to make these signs more simple and concise, the Applicant has removed the "Abe's" logo from the Enter/Exit signs.

GORRILL PALMER
An LJB Engineering Company

CLOSURE

We are providing three (3) copies of this letter and accompanying materials for your consideration and distribution to the Planning Board. We understand the Sign Permit fee has already been submitted, however, if you require additional funds, please do not hesitate to contact me or the Applicant directly. We look forward to reviewing this project with you and the Planning Board at the next available meeting.

If you have any questions with the information being submitted, please contact our office.

Sincerely,

GORRILL PALMER

Kaleb Bourassa, PE
Project Manager
Phone 207-772-2515 x297
KBourassa@GorrillPalmer.com

Attachments: Revised Sign Diagrams

cc: Marc Fishman, CBPC Holdings LLC
Joe Goodspeed, Doten's Construction

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Car Wash Abutter List.xlsx (LINK)

Planning Office Review Notes for Planning Board Meeting of April 7, 2026

Site Address: Lot 3, West Falmouth Crossing **Agent:** Gorrill Palmer **Applicant/Property Owner:** CBPC Holdings, LLC	**Map/Lot #:**R05-044-003 **Zoning District(s):** WFCMPD

Project Summary

This sign application was in front of the Planning Board at the March meeting for approval for twenty (20) new signs for the newly developed carwash being built on Lot 3 of the West Falmouth Crossing Subdivision. The proposal consisted of a combination of directional, wall, and free-standing signs. At the March meeting, the Planning Board found that some of the proposed signage did not meet the Exit 10 Design Guidelines and tabled the application to allow the applicant to respond to the feedback from the Board.

The applicant has updated the signage plans by reducing the number of signs from 20 to 18 and made minor design changes to the signs per feedback from the March meeting. Staff summarize changes below.

- Reduced the number of Primary Business wall signs from 4 to 2 signs.
- Revised the design of the primary logo wall sign to add an opaque background. The original proposal had a white illuminated background; the proposal now calls for a gray background that will not be illuminated.
- Removed the "Pay Here" sign from the top of the free-standing clearance signs.
- Removed the "Abe's Car Wash" logo from the entrance and exit signs.

Updated Sign Count:

- (8) Wall signs
- (4) Directional Signs
- (6) Free-standing signs

Applicable Ordinance Sections

The following represent the primary applicable ordinance criteria for this application:

- Section 19-44 Permanent Signs-General Provisions
- Section 19-19.2 Exit 10 Design Guidelines
- Section 19-19.3 Master Development Plan Sign Controls
- Section 19-44 through 19-52 Sign Ordinance

Proposed Condition of Approval:

1. The project is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. Prior to installation of signage, the applicant shall obtain a sign permit from the Code Enforcement Officer.