



6 Church Street,
Gardiner, Maine 04345
Phone (207) 582-4200

Site Plan Review Application

Project Name: BHS Inc. Project Cost: \$600,000

Date of Submission: March 15, 2022 Received by: _____ Fees: \$250.00

A complete written description of the proposed project including all other local, state and federal permits required for the project. The applicant is proposing to construct three self-storage buildings on Brunswick Avenue. The buildings will have a total area of 13,200 sf with the building along Old Brunswick Road being two stories. A detention pond has been designed to handle the peak storm events and is located adjacent to Brunswick Ave.

Anticipated beginning/completion dates of construction: April 2022/September 2022

1. General Information:

Name of Property Owner: BHS Inc. (c/o Brandon Ellis)

Address: 683 Northern Avenue Farmingdale, ME 04344

Phone/Fax No: 207-592-0642

Applicant/Agent Name: BHS Inc. (c/o Brandon Ellis)

Address: 683 Northern Avenue Farmingdale, ME 04344

Phone/Fax No 207-592-0642

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475(p) / 207-623-0016(f)

Engineer Name: James Coffin (PE #8500)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475/207-623-0016

Surveyor Name: Kane Coffin (PLS #1292)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475/207-623-0016

Signature:  Date: March 15, 2022

2. Property Information:

Property Location: Brunswick Avenue
Deed Ref: Book 14218 Page 344 City Tax Map(s) 19 Lot(s) 49
Property Size/Frontage: Acres 1.0 Sq. Ft. 43,560 Road 168' Shore N/A
Zoning District(s): Planned Developed (PD)

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

a.) The existing conditions on the property including:

1. The property boundaries;
The property boundaries are shown on the Topographic Survey Plan and Site Plan.
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
The parcel is within the Planned Development (PD) District.
3. The location of required setbacks, buffers and other restrictions:
All setbacks and buffers are shown on the Site Plan.
4. The location of any easements or rights-of-way;
All easements and rights-of-way can be found on the Site Plan or Topographic Survey.
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
There are not any structures currently on site.
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
All utilities mentioned above can be found on the Topographic Survey Plan.
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
There is a fire hydrant near the proposed driveway off Old Brunswick Road and it is shown on the Site Plan.
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications.
A Topographic Survey Plan is included with this submission.
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and
There is a small section of wetlands along the east property line and are shown on the Topographic Survey Plan. There are not any deer wintering areas or Inland Water Fowl- Wading Bird Habitats on site according to the City's On-Line Mapping. A wetlands map is also included showing no wetlands on site.
10. The location and type of any identified historic or archeological resource on the property.
There are not any historical resources on the property.

b.) The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
A letter has been received from Paul Gray of the Gardiner Water District stating that the district doesn't have any concerns with the project. It should be noted that the applicant is not utilizing any water for the proposed project.
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
All surface water flows in a south to north direction towards a ditch along the north side of Brunswick Avenue.
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
These elements can be found on the site plan (C-1).
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
These elements can be found on the site plan (C-1) and detail sheets.
5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Vehicles can enter off from Brunswick Avenue and go in either direction around the first two self-storage buildings. The two-story building to the south can be accessed by Brunswick Avenue or Old Brunswick Road as shown on the site plan (C-1).
6. The location and details for any signs proposed to be install or altered;
There will be a free-standing sign near the entrance along Brunswick Avenue and some signage may be put on the two-story building to the south.
7. The location and details for any exterior lighting proposed to be installed or altered;
All exterior lights will be wall packs (dark sky) that are attached to the building.
8. Provisions for landscaping and buffering; and
Buffering is shown on the site plan (C-1).
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.
None at this time.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.

ES Coffin Engineering will obtain all pertinent permits needed.

Additional Information Required:

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

The applicant has provided cut sheets for the proposed buildings.

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

We have included a traffic report to show the a maximum of 3.8 peak hour trips associated with this development.

An erosion and sedimentation control plan; and

The erosion & sedimentation control plan is shown on Sheet C-2.

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

A stormwater report is included that indicates the post-development flows will be less than the pre-development flows for the 2-, 10- and 25-year peak storm events. A detention pond has been implemented to provide stormwater storage for the project.

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.

Building elevations are shown in the application.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.

Cut sheets are included depicting the proposed self-storage units.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

The topographic survey shows the parcel boundaries.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

The application is complete and the Site Plan Review fee of \$250.00 has been submitted.

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

The project conforms to all applicable provisions of the LUO.

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

The application contains all pertinent erosion and sediment control devices needed for the project. The majority of the runoff flows north to the proposed detention pond adjacent to Brunswick Avenue.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

The proposed use does not require sewer service, but the abutter (Ed Lawrence) to the south on the south side of Old Brunswick Road has an easement on the applicant's property for a sub-surface septic field. Mr. Lawrence has agreed to tie into public sewer on Brunswick Avenue and a letter is included from Mr. Lawrence verifying this. This use doesn't require any solid waste removal.

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

There are not any deer wintering areas or Inland Water Fowl- Wading Bird Habitats on site according to the City's On-Line Mapping. A wetlands map is also included showing no wetlands on site.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

There is a small strip of wetlands along the east property line and 335 sf of freshwater wetlands will be disturbed as a result of the project.

6.5.1.7 The proposal will provide for adequate storm water management.

A stormwater report is included that indicates the post-development flows will be less than the pre-development flows for the 2-, 10- and 25-year peak storm events. A detention pond has been implemented to provide stormwater storage for the project.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

The project is not within Shoreland Zoning and this section is not applicable.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

The project is not within the 100-year flood elevation and this section is not applicable.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

A letter has been received from Paul Gray of the Gardiner Water District indicating that the district has no issues with the project.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

The project will not utilize public water or sewer services and groundwater quality & quantity will not be adversely affected with the proposed project.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
The proposed site is being utilized for self-storage. Vehicles can adequately maneuver on site to get to their unit, but pedestrians will not be able to walk around on site as this is a storage facility.

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

A letter has been sent to Jerry Douglass (Public Works Director) asking if the project will have any negative impacts to the public works department.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

E.S. Coffin Engineering & Surveying has the technical ability to complete the project. The applicant will provide a financial statement indicating that they have adequate financing to complete the project.

6.5.2 Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

The parcel has residential houses to the east and west and is bordered by streets along the north and south sides of the property. Adequate screening will be implemented to provide a visual barrier along all four property lines.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

The property has never been developed and has been vacant for years. Self-storage is a permitted use within the Planned Development District and the developed parcel should only increase property values in the immediate area.

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

The project is required to implement a partial screen along all property lines per the Land Use Ordinance. The project will not have an adverse impact on neighboring properties. A fence will be installed along the south, east and west property lines while a berm with 9 shrubs per 100' will be utilized along the north property line abutting Brunswick Avenue.

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

The proposed project involves the erection of three self-storage buildings extending in an east-west direction. The lot slopes in a south-north direction with an average slope of about 8%. The applicant will cut the elevation along the south side of the property and add fill along the north side of the property to help balance the cut/fills.

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

The site has been graded in such a way where the cuts/fills are somewhat balanced due to the topography of the site. There is a small section of wetlands along the east property line and are shown on the Topographic Survey Plan. There are not any deer wintering areas or Inland Water Fowl - Wading Bird Habitats on site according to the City's On-Line Mapping. A wetlands map is also included showing no wetlands on site.

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project;

There are not any sidewalks on either Brunswick Avenue or Old Brunswick Road. The project involves the erection of self-storage buildings where pedestrian access is not warranted. The entrances/exits into the site have been implemented in the most desirable locations.

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

The proposed buildings are situated on site within the building setback lines as shown on the site plan. There isn't any parking required for this use as vehicles will park adjacent to their storage unit and load or unload as needed.

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

There are not any parking spaces required and this section is not applicable.

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

The proposed buildings are oriented to both Brunswick Avenue and Old Brunswick Road as shown on the site plan.

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.

Although the buildings are longer than 50' they have overhead doors along both sides because of the proposed self-storage use. There can't be any landscaping adjacent to the buildings because of all the overhead doors.

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not be required to comply with this provision.

The proposed self-storage buildings will have earth tone colors and are made out of steel panels.

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

The proposed site is being utilized for self-storage where pedestrians will not be able to walk around on site as this is a storage facility.

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

There are no drive-thru lanes associated with the project and this section is not applicable.

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

In regard to the General Performance Standards in Section 8 of the LUO;

8.7 Exterior Lighting:

Wall-packs are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction. Electricity will be brought overhead across Old Brunswick Road to the two-story self-storage building.

8.8 Noise:

The only noise generated from the project will be from construction vehicles during the site work.

8.11 Bufferyard & Screening Standards:

The project is required to implement a partial screen along each property line. We are proposing to use Partial Screen-Option #1 along the south, east and west sides and Option #2 along the north side of the property.

In regard to Environmental Performance Standards in Section 9 of the LUO:

9.1 Air Quality:

Dust will be controlled during construction will be implemented by applying calcium and water as needed.

In regard to Special Activity Performance Standards in Section 10 of the LUO:

10.24.5.7.2 Free Standing Signs:

A free-standing sign will be installed adjacent to the entrance off from Brunswick Avenue.

6. Waivers

Waiver of Submission Requirements

The Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements provided such waiver will not unduly restrict the review process. The Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

We are asking for a waiver in regard to parking as the use does not warrant any.

March 11, 2022

Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
BHS Inc.
Brunswick Avenue

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding our Planning Board Application to the City of Gardiner for the proposed self-storage project located on Brunswick Avenue in Gardiner.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Ellis", written in a cursive style.

Brandon Ellis, Owner



**TRANSFER
TAX
PAID**

WARRANTY DEED

DLN: _____

TOPLINE BUILDERS, LLC, a Maine limited liability company with a place of business located at Sidney, ME for consideration paid, grants to **BHS INC.**, a Maine corporation with a mailing address of 683 Northern Avenue, Farmingdale, ME 04344, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated on the southeasterly side of the Brunswick Road, a.k.a. Route 201 and the northwesterly side of the Old Brunswick Road in the City of Gardiner, County of Kennebec, State of Maine and being more particularly described as follows:

Beginning at a 5/8" inch iron rebar with identification cap #2157 set on the southeasterly side of Brunswick Avenue. Said rebar being located S 02° 45' 43" E a distance of one hundred seventeen and twenty-two hundredths (117.22') feet from a highway monument found on the northwesterly side of said Brunswick Avenue.

Thence running N 67° 00' 31" E along the southeasterly side of said Brunswick Avenue, a distance of one hundred sixty-eight and nineteen hundredths (168.19') feet to a point. Said point being northwesterly corner of land of Octave J. Thiboutot & Peggy A. Thiboutot received by deed dated December 22, 1998 and recorded in the Kennebec County Registry of Deeds Book 5822, Page 320. Said point being also located N 29° 36' 21" (*sic*) a distance of seventy-seven hundredths (0.77') feet from a 5/8" iron rebar found.

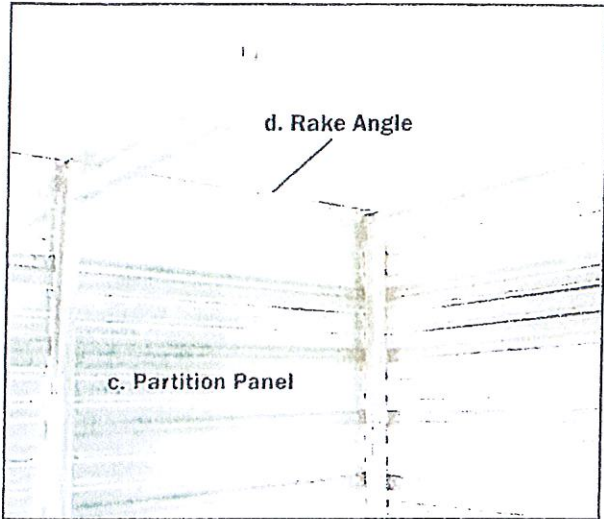
Thence running S 29° 36' 21" E along the southwesterly line of said Thiboutot, a distance of two hundred forty-two and twenty-two hundredths (242.22') feet to a 5/8" iron rebar found on the northwesterly side of Old Brunswick Avenue.

Thence running S 64° 00' 10" W along said Old Brunswick Avenue, a distance of one hundred eighty-seven and seven hundredths (187.07') feet to a 5/8" iron rebar with identification cap #2157 set. Said rebar being located N 64° 00' 10" E, a distance of ninety-nine and seventy-six hundredths (99.76') feet from a 1" iron pipe found. Said rebar also being the southeasterly corner of land of Mary L. Perkins received by Deed dated January 7, 1982 and recorded in said Registry Book 2445, Page 215.

Thence running N 25° 06' 51" W along the northeasterly line of said Perkins, a distance of two hundred fifty and fifty-nine hundredths (250.59') feet to the point of beginning.

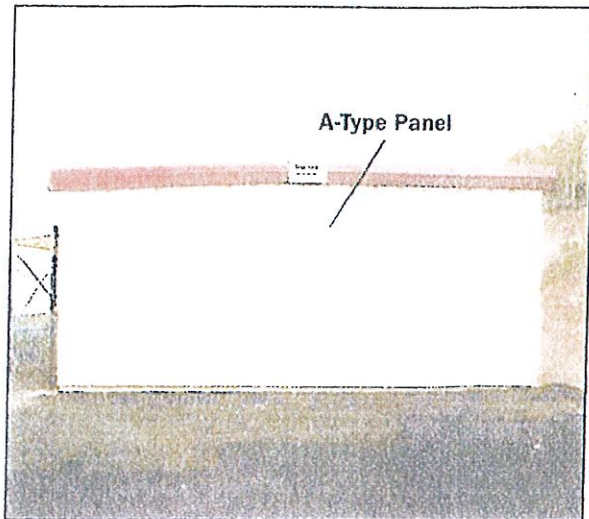
② Robert Allen

Trachte Self-Storage Building

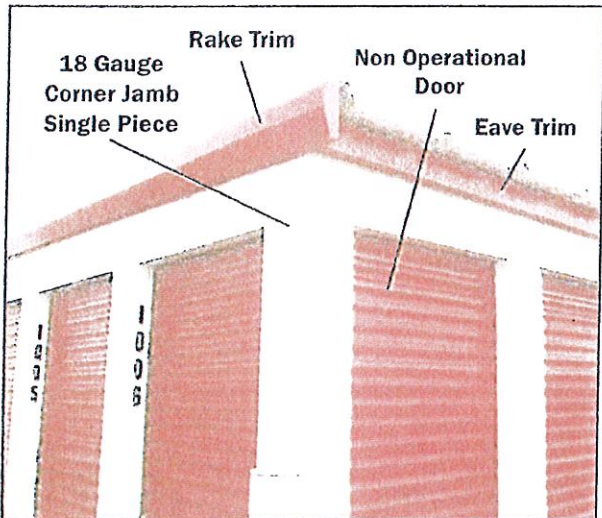


c. 29 gauge galvalume horizontal partition panel.

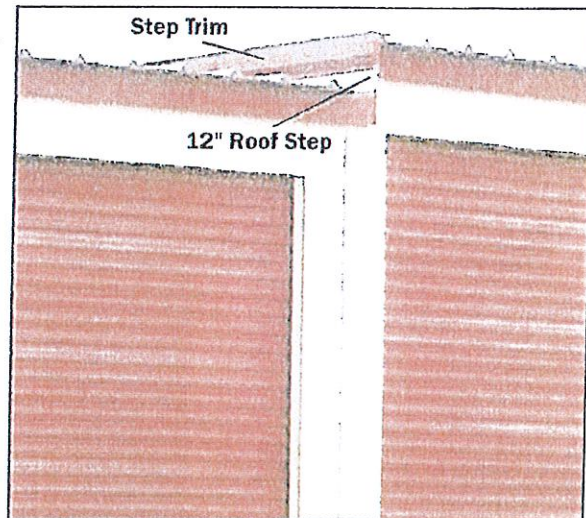
d. Rake angles close the gap between the partition panel and the underside of the roof.




e. 26 gauge A-Type Panel is used at wall locations that do not have doors.



f. Rake trim covers the end of the building while eave trim covers the side. Both rake and eave trims are used to accent the building and are normally the same color as the doors.



g. When there is a change in foundation grade, building steps will be required. For steps 12" or less, the step trim color will be determined by the rake trim color and the starter strip color will be determined by the roof color. For steps greater than 12", additional rake trim and A-Type panel will be included at step. The starter strip color will be determined by roof color. Contact a Trachte Regional Manager if you have any questions about building steps.

LITEPAK SERIES LNC2	Cat.# LNC2 12L U 4K 4		 HUBBELL Outdoor Lighting
	Job	Type	

SPECIFICATIONS

Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L configuration
- Electronic drivers: One in 5L, 7L, 9L and 12L units Two drivers in 18L units
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

LED(s) CCT:

- 3000K CCT nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available see page 2 for electrical and photometric details

Optical:

Type II, III and IV distributions with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

Options:

Controls:

- Button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (includes factory installed back box)

Egress (includes factory installed back box):

- Battery back-up option - 12L configuration only
- Provides 1 fc minimum over 10' x 10' at 11' mounting height (exceeds NEC requirement)
- 1,546 initial lumens in battery mode
- Meets UL924 90 minute discharge schedule
- -20°C to 30°C operating temperature

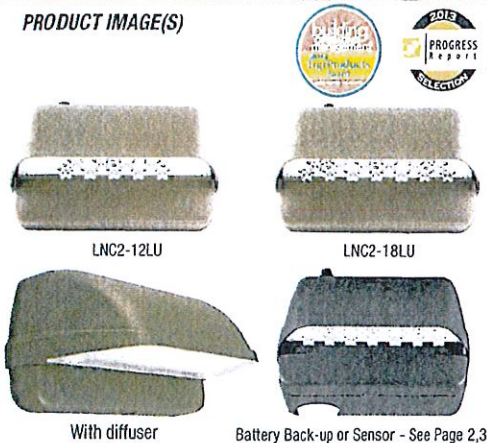
Listings:

- DLC Qualified (Types III and IV) Consult DLC website for details: <http://www.designlights.org/OPL>
- Listed to UL 1598 for use in wet locations, 40' C ambient environments

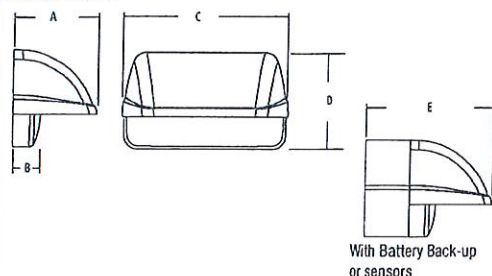
Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)
- IES Progress Award Winner - 2013
 - Building Operating Management 2014 Top Products Award - LNC2-18LU

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

SHIPPING INFORMATION

Catalog Number	G.W.(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

CERTIFICATIONS/LISTINGS



C US

Turtle Friendly

DLC

UL

*3000K and warmer CCTs only

ORDERING INFORMATION – ORDERING EXAMPLE: LNC2-12LU-5K-3-1

SERIES	NUMBER OF LEDs	VOLTAGE ¹	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2	5L 5 LEDs	U 120V-277V	3K ² 3000K nominal 80 CRI	2 ² Type II	1 Bronze	PC Photocontrol
	7L 7 LEDs	1 120V	4K 4000K nominal 70 CRI	3 Type III	2 Black	BBU ^{4,5} Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C
	9L 9 LEDs	2 208V	5K 5000K nominal 67 CRI	4 Type IV	3 Gray	SCP ^{4,5,6} Programmable motion sensor, factory default dimming is 10% light output
	12L ³ 12 LEDs	3 240V	AM Amber (590 nm available for "Turtle Friendly"/observatory applications, 350 mA (18L only versions)		4 White	
	18L 18 LEDs	4 277V			5 Platinum	
	12L5 12 LEDs, 480V	5 480V (12L only)				
	12LF 12 LEDs, 347V	F 347V (12L only)				

¹ Battery backup only available on 12L models, not available for Canada

² Does not qualify for DLC

³ Replace U with 1 for 120V or 4 for 277V for 12L with BBU

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only

⁵ PC option not applicable, included in sensor

⁶ BBU and motion sensor options cannot be combined

SPECIFY SCP HEIGHT

8F Up to 8ft mount height
20F Up to 20ft mount height



Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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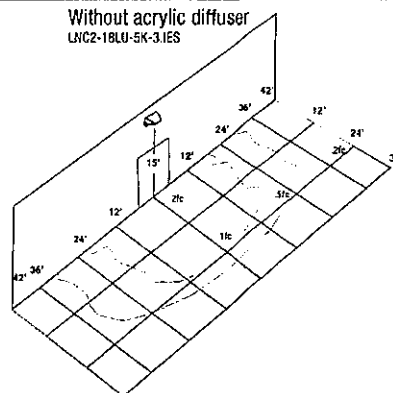
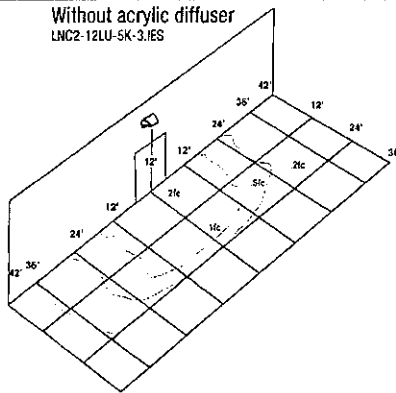
LARE00LNC2-SPEC 3/17

REPLACEMENT PART/ACCESSORIES

CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, XX = specify finish, eg. Dark Bronze - DB
LCN2-SCBB-XX	Plate to be used with GEO-BB-XX surface conduit box, XX=finish (see page 3)

*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and differential time delay settings, 120V or 277V only

PHOTOMETRICS



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)	
				LUMENS	LPW ¹	LUMENS	LPW ¹	LUMENS	LPW ¹
5	STD. (700mA)	13W	2	1,150	88.5	1,052	81	883	68
			3	1,132	87	1,077	83	833	64
			4	1,146	88	1,053	81	849	65
7	17W	2	1,515	89	1,369	80.5	1,272	75	
		3	1,500	88	1,539	90.5	1,392	82	
		4	1,557	91.5	1,535	90	1,425	84	
9	22W	2	2,069	94	2,033	92	1,588	72	
		3	2,024	92	1,989	90	1,623	74	
		4	2,095	95	2,059	93.5	1,680	76	
12	28w	2	2,869	102.5	2,465	88	2,047	73	
		3	2,868	102.5	2,662	95	2,160	77	
		4	2,716	97	2,715	97	2,104	75	
18	42.7w	2	4,166	97.5	3,631	85	3,304	77	
		3	4,106	96	3,806	89	3,128	73	
		4	3,995	93.5	3,998	93.5	3,122	73	

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. LNC2-12LU battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
7	STD. (700mA)	120	-	18
		277	-	18
9	120	277	0.183	22
		277	0.09	22.1
12	120	277	0.24	28.9
		277	0.10	27.7
		347	0.10	33.7
		480	0.06	28.9
18	120	277	0.35	41.0
		277	0.15	41.5
18 Amber		120	2.68	32.0

MOTION SENSOR OPTION



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information



HUBBELL Outdoor Lighting

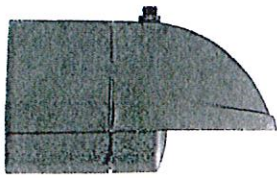
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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

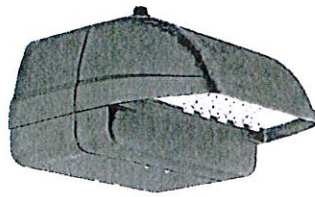
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LAREDLNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

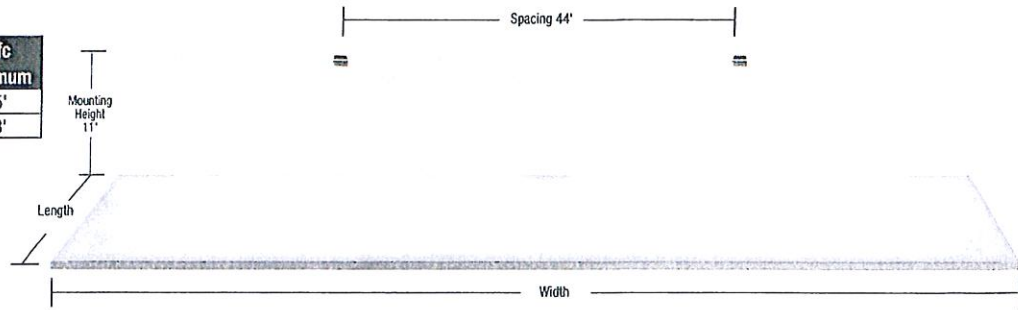


Side View

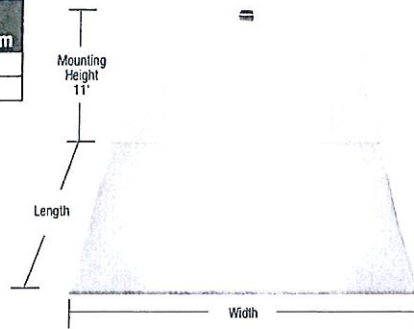


3/4 View

Multi Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	112'	68'



Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'

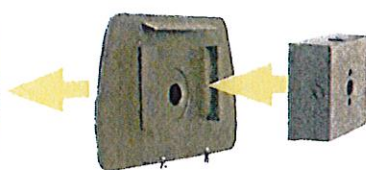


Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.
Diagrams for illustration purposes only, please consult factory for application layout.

LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE

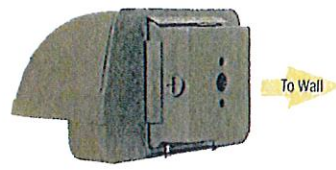


LNC2 FIXTURE



LNC2-SCBB-XX

BB-GEO-XX



LNC2-SCBB-XX and BB-GEO-XX SHOWN ATTACHED TO FIXTURE



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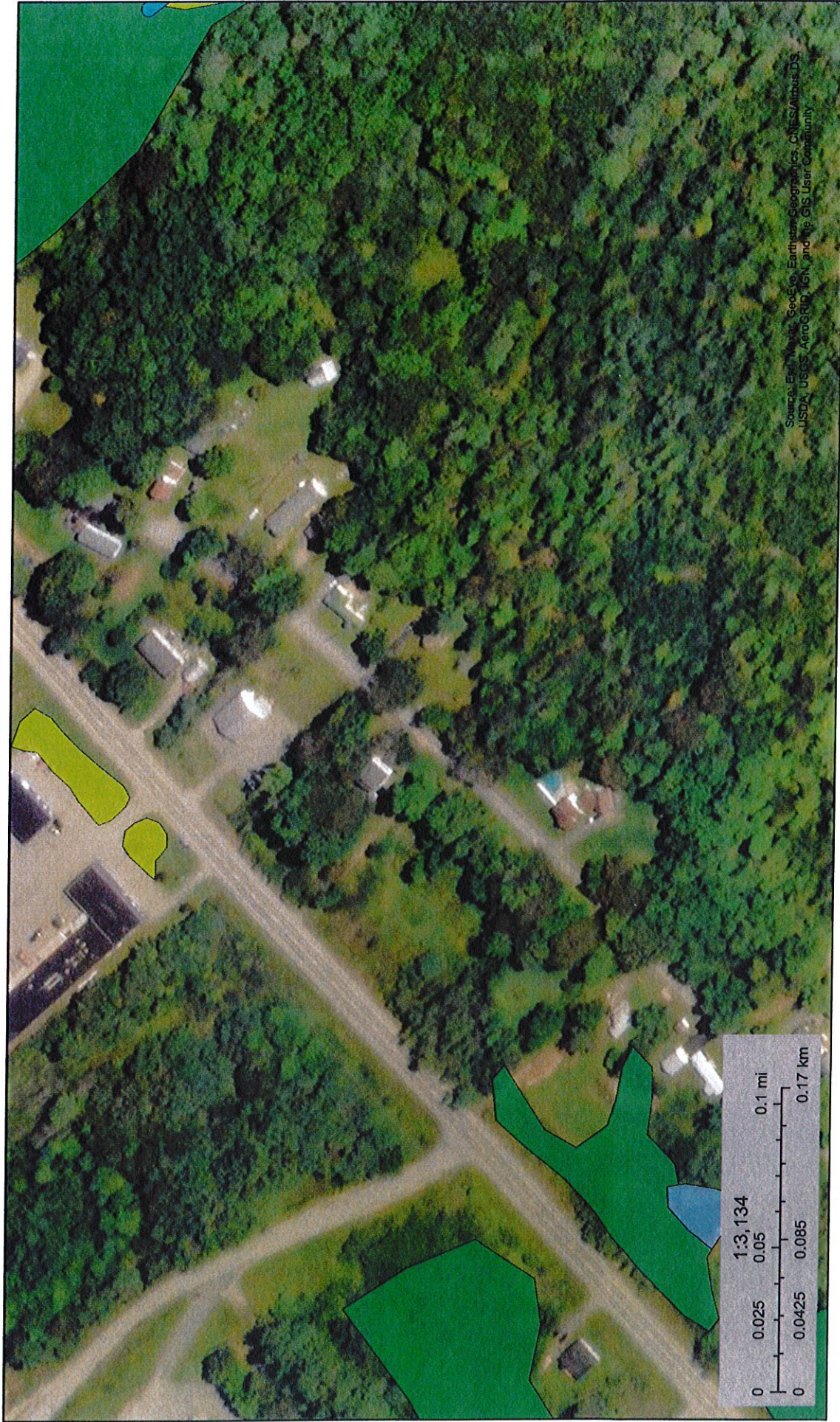
LAREB0LNC2-SPEC 3/17



U.S. Fish and Wildlife Service

National Wetlands Inventory

BHS Inc.



Source: Earthstar Geographics, CNRS/Atmos D.S. USDA, USGS, AeroGRID, IGN, and the GIS User Community

March 11, 2022

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Riverine
- Freshwater Pond

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



**CITY OF
GARDINER**
KENNEBEC CO.
MAINE



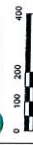
LEGEND

- Lot Hook
- Private Right of Way
- Sublot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not to be used for conveyances.

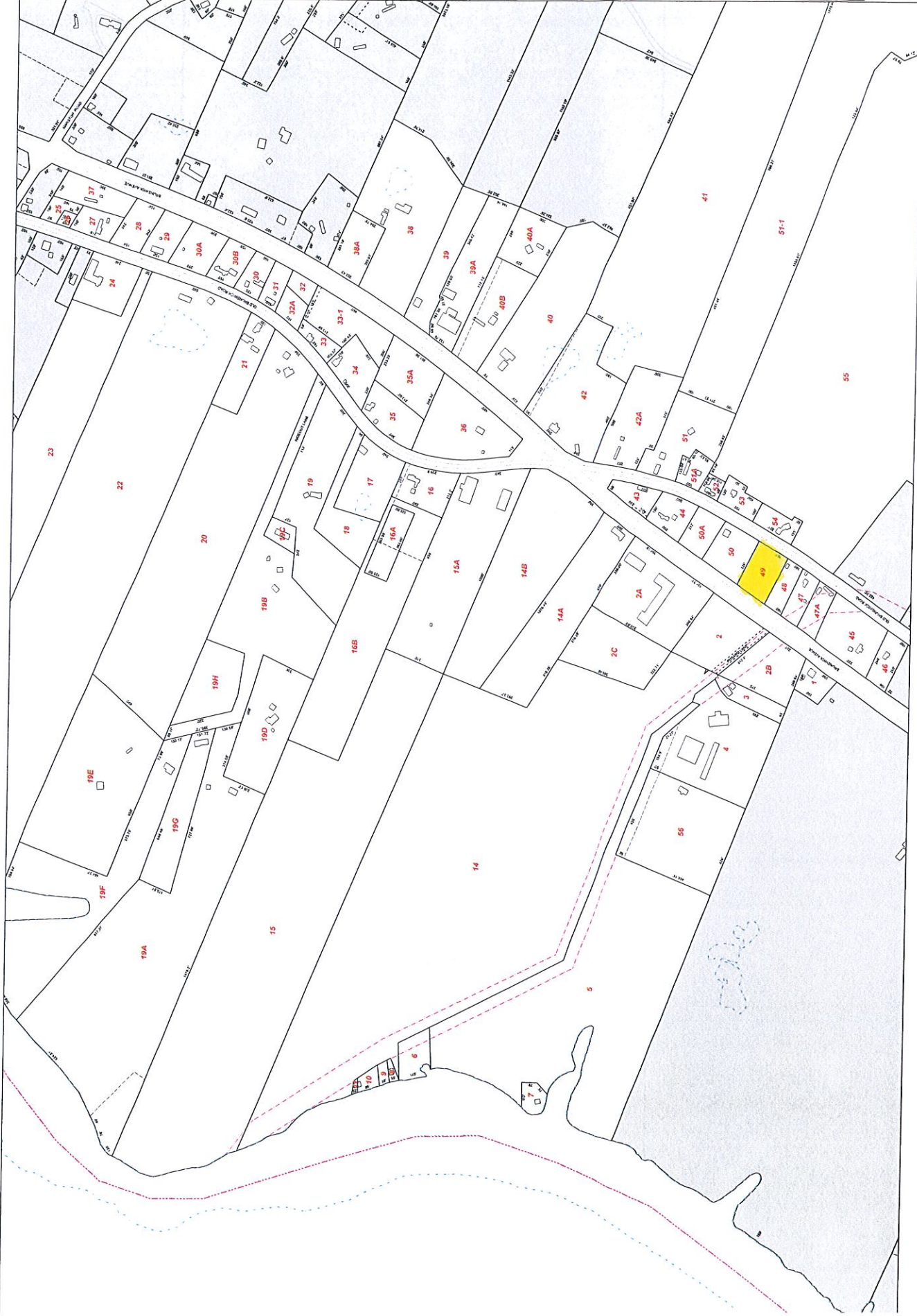


Cornerstone
Digital Survey Systems, Inc.
1000 Main Street
Portland, ME 04101
Tel: 603.761.1234



Map 19

Printed: 3/15/2021
Effective Date: 4/1/2021



National Flood Hazard Layer FIRMette



69°48'41"W 44°11'58"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>	Future Conditions 1% Annual Chance Flood Hazard <i>Zone A</i>	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone A</i>
OTHER AREAS	Area with Flood Risk due to Levee <i>Zone D</i>	Area of Minimal Flood Hazard <i>Zone B</i>	Effective LOMRS
GENERAL STRUCTURES	Area of Undetermined Flood Hazard <i>Zone C</i>	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall
OTHER FEATURES	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

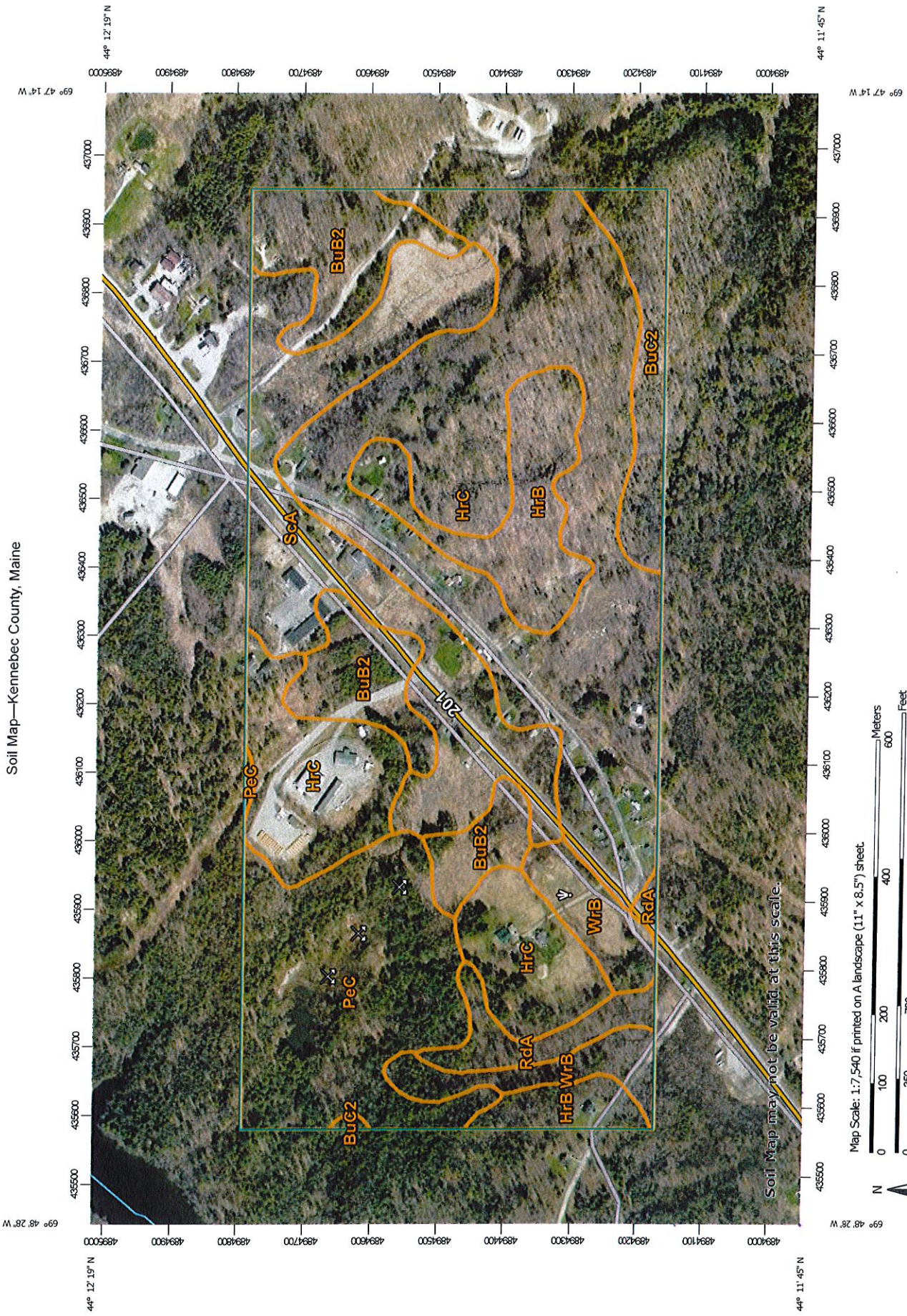
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **3/11/2022 at 1:33 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.

Soil Map—Kennebec County, Maine



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: Kennebec County, Maine
 Survey Area Data: Version 20, Aug 30, 2021

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

Date(s) aerial images were photographed: Data not available.

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

MAP LEGEND

Area of Interest (AOI)	Spoil Area
Soils	Stony Spot
Soil Map Unit Polygons	Very Stony Spot
Soil Map Unit Lines	Wet Spot
Soil Map Unit Points	Other
Special Point Features	Special Line Features
Blowout	Water Features
Borrow Pit	Streams and Canals
Clay Spot	Transportation
Closed Depression	Rails
Gravel Pit	Interstate Highways
Gravelly Spot	US Routes
Landfill	Major Roads
Lava Flow	Local Roads
Marsh or swamp	Background
Mine or Quarry	Aerial Photography
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB2	Lamoine silt loam, 3 to 8 percent slopes	21.3	10.1%
BuC2	Buxton silt loam, 8 to 15 percent slopes	8.5	4.0%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	16.3	7.7%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	84.8	40.1%
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	30.3	14.3%
RdA	Ridgebury very stony fine sandy loam	5.3	2.5%
ScA	Scantic silt loam, 0 to 3 percent slopes	34.5	16.3%
WrB	Woodbridge fine sandy loam, 3 to 8 percent slopes	10.4	4.9%
Totals for Area of Interest		211.4	100.0%



GARDINER WATER DISTRICT

P.O. Box 530 • Gardiner, Maine 04345 • Tel: 482-5500 • Fax: 482-5403

March 14, 2022

James Coffin P. E.
Coffin Engineering
PO Box 4687
432 Cony Rd
Augusta Me. 04330

Dear Mr. Coffin,

In regards to the proposed storage buildings to be built on Brunswick Ave by BHS builders, this project will have no negative impact on operations of the Gardiner Water District. Please contact me if I can be of further assistance.

Sincerely,

Paul Gray Supt. GWD

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

March 11, 2022

City of Gardiner
Ms. Debbie Willis, Planning Board Chairwoman
Gardiner City Hall
6 Church Street
Gardiner, Maine 04345

Subject: Traffic Report
BHS Inc.
Brunswick Avenue

Dear Ms. Willis,

BHS Inc., herein called the applicant is proposing erect three self-storage buildings on Brunswick Avenue in Gardiner. The parcel is identified as Lot 49 on Tax Map 19 in the City of Gardiner Tax Maps and is in the Planned Development (PD) District as shown on the City's Zoning Map. The applicant is proposing to construct three self-storage buildings, which have a total footprint of 13,200 sf. A site plan has been included for your use.

Traffic is required to be evaluated under the Land Use Ordinance. The 8th Edition of the Institute of Transportation Engineers (ITE) Manual, have a "Mini-Warehouse" section that is described as buildings in which a number of storage units are rented for the storage of goods. They are typically referred to "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Mini Warehouse" and is shown below:

Based on Building Size (13,200 sf):

Weekday AM Peak Hour Rate = 0.28

$(13,200 \text{ sf}/1,000 \text{ sf}) \times 0.28 = 3.7$ peak hour trips.

Weekday PM Peak Hour Rate = 0.29

$(13,200 \text{ sf}/1,000 \text{ sf}) \times 0.29 = 3.8$ peak hour trips.

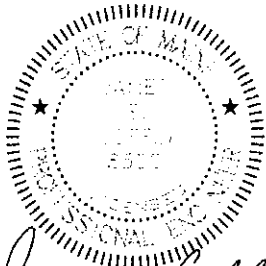
Maximum Peak Hour Trips = 3.8 (Weekday PM)

The maximum generator based on building size occurs during the PM peak hour (3.8 peak hour trips) for the proposed project. The project will not require a turning movement permit from the MDOT because there are less than 100-trips. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



Mini-Warehouse (151)

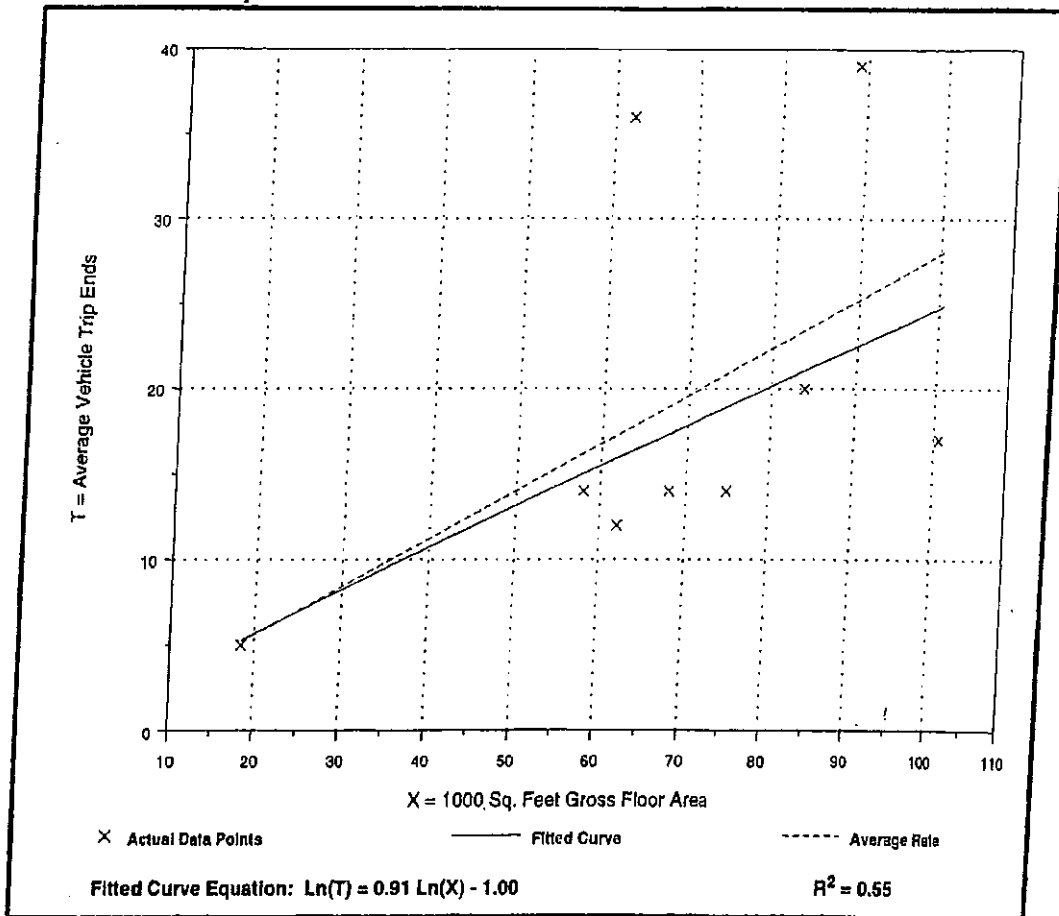
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 9
Average 1000 Sq. Feet GFA: 69
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.28	0.17 - 0.58	0.54

Data Plot and Equation



Mini-Warehouse (151)

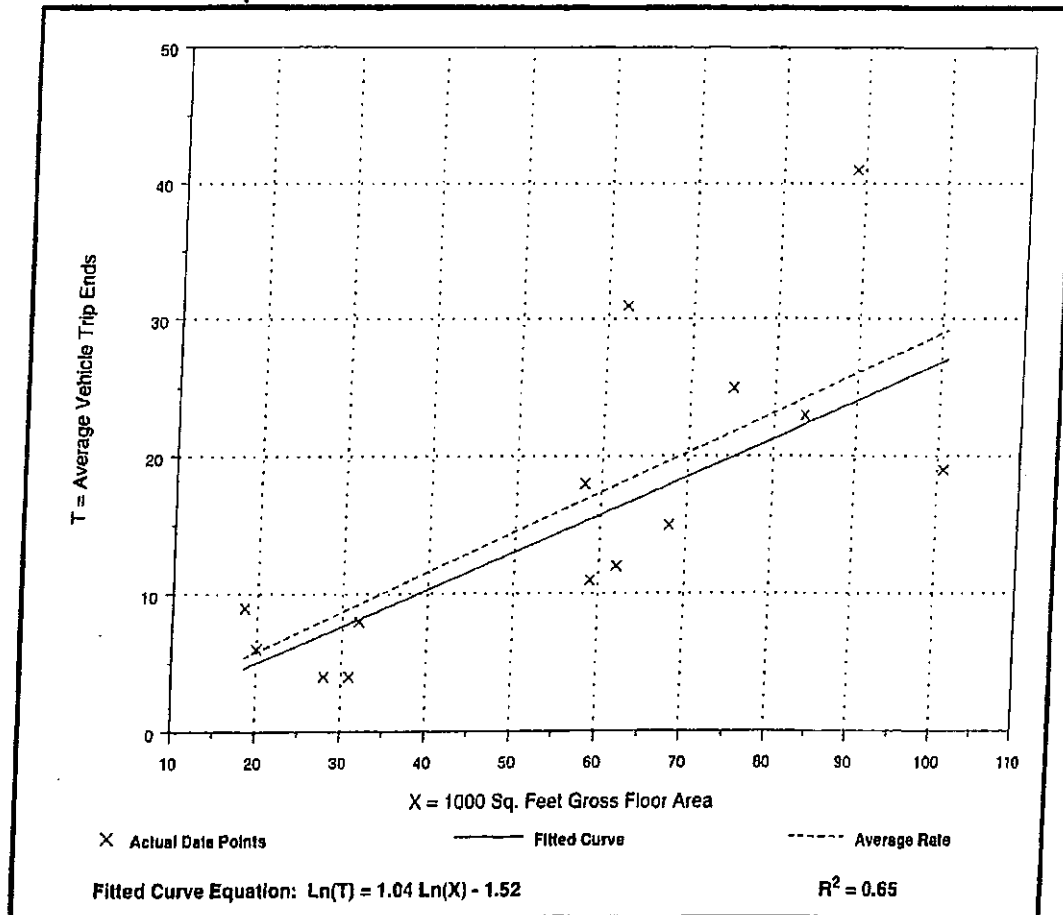
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 14
Average 1000 Sq. Feet GFA: 56
Directional Distribution: 53% entering, 47% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.29	0.13 - 0.50	0.54

Data Plot and Equation





GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

March 15, 2022

Gardiner Code Enforcement
Members of the Gardiner Planning Board
6 Church Street
Gardiner, Maine 04345

Dear CEO McNeill & Gardiner Planning Board Members:

I have recently reviewed the site plan as submitted by E.S. Coffin Engineering & Surveying, Inc. on behalf of BHS Inc., as it pertains to the proposed new construction of three self-storage buildings located on Lot 49, Tax map 19 on Brunswick Avenue.

After reviewing the plans, I find that the planned construction/development appears to meet the site distance for traffic entering and exiting the proposed facility as required by MDOT standards. As long as all established traffic standards are met by the developers, the Gardiner Police Department has no concerns with the proposed placement of the three self-storage buildings or their entrance/exit at the proposed site.

If you have any further questions or concerns, please let me know.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner

Angelia Christopher

From: Rick Sieberg
Sent: Friday, March 25, 2022 12:32 PM
To: Angelia Christopher
Subject: Re: Planning Board letters

No problem with this project for the Fire Department. I did see the plans, but didn't realize he needed anything further. My apologies for the oversight. If you need more than this let me know and I will provide a letter.

Thank you

Rick Sieberg
Fire Chief

Get [Outlook for Android](#)

From: Angelia Christopher <AChristopher@gardinermaine.com>
Sent: Friday, March 25, 2022 8:43:33 AM
To: Rick Sieberg <rick.sieberg@gardinermaine.com>; Jerry Douglass <JDouglass@gardinermaine.com>; Doug Clark <DClark@gardinermaine.com>
Cc: Kristopher McNeill <kmcneill@gardinermaine.com>; 'James Coffin' <jcoffin@coffineng.com>
Subject: Planning Board letters

Good morning,

I am writing to check to see if you received the Planning Board packet and request for Dept. Head input. Jim Coffin has submitted an application for a storage unit development on Brunswick Ave. I will be posting this Monday, for the April Planning Board. I will need an email, or a quick memo with your input on this project.

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

Have the best day!!!

Angelia M. Christopher
Planning and Development Administrative Assistant
City of Gardiner
207-582-6892

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

43433



E.S. COFFIN ENGINEERING & SURVEYING

432 CONY ROAD - P.O. BOX 4887
AUGUSTA, MAINE 04330-1687
207-623-9475

Kennebec Savings Bank

3-15-22

\$ 250.00

OF CITY OF GARDINER

Two hundred fifty and 00/100's

DOLLARS

Security features included. Details on back.

PB Fee
21-080



Eric Coffin
AUTHORIZED SIGNATURE

MP

⑈043433⑈ ⑆211274421⑆ 9050074333⑈

Client Name:

BHS Inc.

Project No.

21-080

Photo No. 1

Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking east at the abutting house located on Lot 50 on Tax Map 19.



Photo No. 2

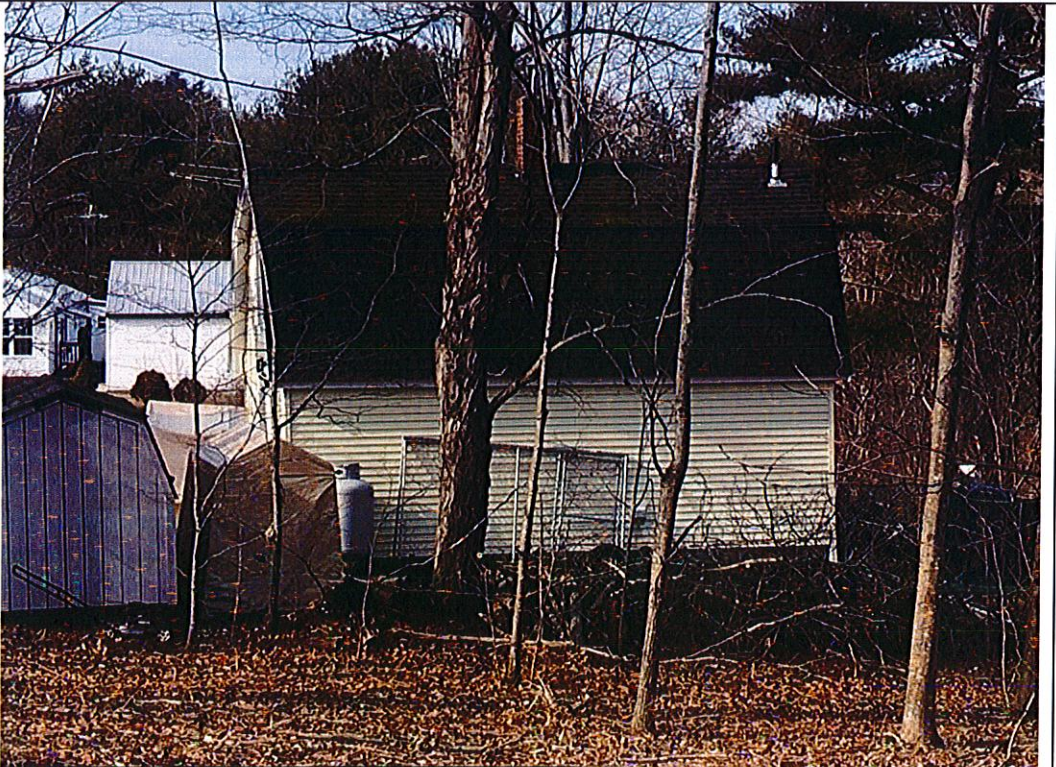
Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking west at the abutting house located on Lot 48 on Tax Map 19.



Client Name:

BHS Inc.

Project No.

21-080

Photo No. 3

Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo taken from Old Brunswick Road looking at Ed Lawrence's house directly across the street from the site.



Photo No. 4

Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo taken from Brunswick Avenue looking at Lot 2A on Tax Map 19 across the street from the proposed site.



Client Name:

BHS Inc.

Project No.

21-080

Photo No. 5

Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo taken from Brunswick Avenue looking at Lot 2A on Tax Map 19 across the street from the proposed site.



Photo No. 6

Date: 03-18-2022

Site Location:

Brunswick Avenue
Gardiner, Maine

Description:

Photo from Old Brunswick Road looking north at the site and Brunswick Avenue in the distance.

