



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

Site Plan Review Application

Project Name: Oasis Refinery LLC Project Cost: \$250,000

Date of Submission: November 12, 2021 Received by: _____ Fees: \$250

A complete written description of the proposed project including all other local, state and federal permits required for the project. The project involves the erection of a 5,000 sf manufacturing building that will be used for extracting resin from cannabis. The resin is then used to manufacture edibles that will be sold at another location off site. There will be a maximum of 10 employees with two shifts from 6 am to 12 am. There is little noise and odor associated with the business and there will be a security system.

Anticipated beginning/completion dates of construction: December 2021/August 2022

1. General Information:

Name of Property Owner: Alicia Lastowka

Address: 125 Town Farm Road New Boston, NH 03070

Phone/Fax No: 603-860-1579

Applicant/Agent Name: Jacob Foster

Address: 31 Tom's Way Gardiner, ME 04345

Phone/Fax No 603-657-5707

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)

Name: James Coffin (PE #8500)

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

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

Name: Kane Coffin (PLS #1292)

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

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

Signature: _____ Date: November 12, 2021

2. Property Information:

Property Location: 31 Tom's Way
Deed Ref: Book 13017 Page 159 City Tax Map(s) 23 Lot(s) 22-A
Property Size/Frontage: Acres 6.93 Sq. Ft. 301,665 Road 0' Shore N/A
Zoning District(s): Mixed Use Village (MUV)

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 Mixed Use Village (MUV) District.
3. The location of required setbacks, buffers and other restrictions:
The setbacks and buffers can be found on the Site Plan (C-1).
4. The location of any easements or rights-of-way;
Any easements and rights-of-way can be found on the Topographic Survey (TS) Plan.
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
The existing structures are shown on the TS Plan. This was a former single-family residential lot that has been turned into a marijuana facility.
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 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 nearest fire hydrant is on Route 201.
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 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 are not any wetlands, floodplains or waterbodies near the project and this section is not applicable.
10. The location and type of any identified historic or archeological resource on the property.
A letter has been sent to the Maine Historical Preservation Committee asking if there are any historical or archeological resources with this 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 sent to Paul Gray of the Gardiner Water District asking if the District has sufficient water capacity 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;
The surface water is directed towards the south side of the property. The proposed 5,000 sf building is being erected over existing gravel surfaces. The south side of the property has at least a 30' wide buffer with no structures within 1,000 feet. There will not be an increase in impervious area in regard to the proposed project.
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 site detail sheets.
5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Vehicles will come into the site off from Tom's Way and park on the west side of the proposed building as shown on the site plan (C-1).
6. The location and details for any signs proposed to be install or altered;
The only signage will be placed on the building.
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 and a detail is included in the application.
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.
There isn't any additional information 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. There are not any DEP permits required with this project.

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;

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;

A traffic report has been included indicating that the project will not cause unreasonable road congestion.

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.

The building and parking are being placed over existing impervious surfaces. With no increase in impervious area there cannot be an increase in stormwater runoff associated with 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.

A floor plan and building elevations are included in the planning board submission.

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.

The property is at the end of a dead end road and the only structures are on the property to the south owned by TWC Properties LLC. There are three structures on site including a house, trailer and commercial building. Photographs are included in the Photo Log that show all three of these structures.

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.

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. All runoff flows south to a wood buffer with no houses within 1,000' of this property line.

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

A private septic system, designed by Vaughn Smith Associates, is shown on the site plan. The applicant is anticipating having up to 10 employees associated with the proposed development. A dumpster is already on site and is shown on the Site Plan (C-1) that will provide adequate disposal of solid wastes.

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.

Letters have been sent to both the IF&W and the Department of Agriculture, Conservation & Forestry. In addition a letter has been sent to the Maine Historical Preservation Committee asking if there are any historical or archeological resources with this property. The building is being erected over existing impervious surfaces and will not have any impact upon wildlife habitat, unique natural areas, shoreline access or visual quality

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

There are not any wetlands or waterbodies in the project area and this section is not applicable.

6.5.1.7 The proposal will provide for adequate storm water management.

With no increase in impervious area there cannot be an increase in stormwater runoff associated with the project. A letter is included asking for a waiver in regard to stormwater quantity. All pertinent erosion control devices are depicted in the set of plans.

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 sent to Paul Gray of the Gardiner Water District asking if the District has sufficient water capacity for the proposed project.

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

The project will connect to public water and the septic system has been designed by Vaughn Smith Associates. There are no other contaminants on site that will adversely affect groundwater quality or quantity.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

Parking for the employees will be on the west side of the building. The edibles will not be sold on site and there will not be any need for pedestrians to access the site.

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 received from Jerry Douglass (Public Works Director) asking if the project will have a negative impact 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;

When the existing house was built the parcel was in the Planned Development (PD) District. However zoning was changed to Mixed Use Village, which is intended to provide a transition between the built-up area of the City and the highway corridor to the west. A wide variety of non-residential uses are allowed in the district. The development standards encourage new buildings to have an “urban village” character with buildings located close to the street. The proposed building is at the end of a dead end street with the nearest home located 650’ away to the north on Tilbury Park. There will be little noise or odors associated with the project.

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

As mentioned above the proposed building is at the end of a dead end street with the nearest home located 650’ away. There is adequate buffering in place to shield any neighboring residential property from the new building. Dust will be controlled during construction by using water or calcium. The project will not have an adverse impact on neighboring properties.

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 10’ wide buffer along the side, rear and front property lines whenever the development abuts another non-residential building or lot. However when abutting residential properties a buffer strip of 25’ shall be maintained along the side and rear property lines. For this project the only adjacent residential land (Tibury Park) is to the north where there already is at least a 185’ wide wooded buffer. A 10’ wide buffer already exists along the west and south property lines that conform to the LUO. There is an area north to the proposed building that needs to have a 10’ wide buffer installed as shown on the site plan (C-1). A partial screen is required along this 100’ of property line and we have selected Option #3 consisting of 6 understory trees and 6 shrubs for the 100’.

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 building is being sited on a relatively flat piece of the property and will blend in with the existing topography. No trees will be cut as a result of this project and earth moving will be minimized.

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 parcel is 6.9 acres in size and the proposed manufacturing building is 5,000 sf. The location of the building as mentioned above is sited on a relatively flat piece of the property and will blend in with the existing topography. There aren't any wetlands or water bodies on the parcel. Letters have been written to the IF&W and the Department of Agriculture, Conservation & Forestry regarding any environmental issues.

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 will not be any customers on site as the sale of the edibles will occur at another location.

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 building will meet all setback requirements and the employee parking area is located on the west side of the building.

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

There is only one building proposed 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 building entrance faces Tom's Way with parking along the side.

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.

There are not any walls greater than 50' that can be viewed from a public road and this section is not applicable.

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 exterior will be sided with a gray non-reflective color. Building elevations are included that depict the proposed structure.

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 building entrance and development do not intersect a public street and this section is not applicable.

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 is no drive-through service 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.

8.11 Bufferyard & Screening Standards:

There is an area north to the proposed building that needs to have a 10' wide buffer installed as shown on the site plan (C-1). A partial screen is required along this 100' of property line and we have selected Option #3 consisting of 6 understory trees and 6 shrubs for the 100'.

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.

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.

A waiver for stormwater quantity is being asked for with this submission. A letter has been included indicating that there can't be an increase in stormwater runoff without an increase in impervious area,



OPR BK 13017 PGS 159 - 160 09/06/2018 10:29:29 AM
INSTR # 2018020711 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

Return to:
Alicia Lastowka and Jeffrey Lastowka
125 Town Farm rd
New Boston, NH
03070

DLN: 1001840037320

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That I, **Thomas L. Purington, Sr.**, of 31 Toms Way, Gardiner, ME 04345, for consideration paid grant to **Alicia Lastowka and Jeffrey Lastowka**, of 125 Town Farm Road, New Boston, NH 03070, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP with WARRANTY COVENANTS, the following:**

A certain lot or parcel of land with any buildings thereon situated in Gardiner, County of Kennebec, and State of Maine, bounded and described as follows:

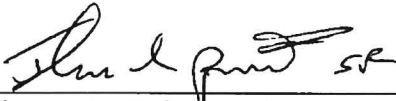
BEGINNING at an iron pin on the northwesterly line of land of the Gardiner Estate so-called, (Deed reference Book 2747, Page 1) and the southwesterly line of land now or formerly of one Patrick Lydon (Deed reference Book 2216, Page 138); thence S 53° 29' 36" W along the line of said Gardiner Estate a distance of 537.5 feet, more or less, to an iron pin; thence S 35° 49' 20" E along a stone wall and the line of said Gardiner Estate a distance of 149.03 feet, more or less, to an iron pin; thence S 53° 10' 42" W along land of said Gardiner Estate a distance of 256.37 feet, more or less, to an iron pin; thence N 39° 33' 42" W a distance of 471.875 feet, more or less, to an iron pin on the southeasterly line of land now or formerly of Richard Peacock (Deed reference Book 1353, Page 414); thence N 53° 28' 16" E along the line of said Peacock and the extension thereof a total distance of 821.875 feet, more or less, to an iron pin on the southwesterly line of land now or formerly of Mona Hachey (Deed reference Book 1967, Page 56); thence S 35° 29' 27" E along the line of said Mona Hachey and continuing in the same direction along the line of Richard E. Hachey (Deed reference Book 1572, Page 103) and continuing along the same direction along the line of land now or formerly of Robert E. White (Deed reference Book 3058, Page 71) and continuing in the same direction along the line of said Patrick Lydon a total distance of 306.25 feet, more or less, to the point of beginning.

TOGETHER WITH a right of way to be used in common with Judith H. Purington, her heirs and assigns, and others, from the above described premises to the Marston Road over the existing roads serving the above described premises. Said right of way to be used for the purposes of ingress and egress and for the placement of all utilities such as power, cable, telephone, water, sewer and the like. The location and condition of said right of way shall be within the exclusive control of Judith H. Purington during the period of time in which Judith H. Purington remains the owner of the burdened property.

② Red Door Title • 1 New Hampshire Avenue, Suite 320 Portsmouth NH 03801 • (207) 358-7500

Meaning and intending to describe and convey the same premises conveyed to Thomas L. Purington, Sr., by virtue of a deed of Judith H. Purington dated November 5, 1997 and recorded in the Kennebec County Registry of Deeds at Book 5492, Page 168.

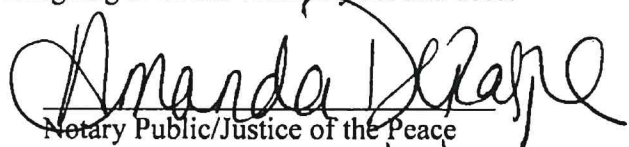
Executed this 31 day of August, 2018.



Thomas L. Purington, Sr.

State of Maine
County of Cumberland

Then personally appeared before me on this 31 day of August, 2018, the said Thomas L. Purington, Sr. and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 12/21/2020



ie, Alicia Lastowka property owner of
31 Tom's way, Gardiner ME give Jacob Foster
permission to Build his business/Buildings
on the property.

Sincerely

Alicia Lastowka

603-860-1579

October 22, 2021

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

Subject: Agent Authorization
31 Tom's Way
Gardiner, Maine

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 medical marijuana cultivation and extraction facility located at 31 Tom's Way in Gardiner.

Sincerely,

Jacob Foster, Owner

A handwritten signature in black ink, appearing to read 'Jacob Foster', written in a cursive style.

City of Gardiner
Planning Board Meeting
Tuesday, December 14th, 2021 @ 6:00 PM
Gardiner City Hall Council Chambers

Public Hearing – Site Plan Review

Oasis Refinery, LLC, the applicant is seeking Planning Board approval to erect a new building (5,000 sf) along with associated paved areas to support their marijuana manufacturing business. The new building will contain a lab, resin/hemp room, kitchen, break room, mechanical room, electrical room, walk-in freezer, storage area, office and bathrooms. The property, located at 31 Tom's Way, is within the Mixed Use Village (MUV) District, City Tax Map 23, Lot 22-A.

A copy of the application is available at the Code Enforcement Office during regular business hours. Oral or written comments concerning the application may be presented prior to the meeting to the Code Enforcement Office or at the public hearing.

TO: Abutting property owners
FROM: Oasis Refinery, LLC
SUBJECT: Planning Board Meeting /Public Hearing
Manufacturing

I have submitted an application to the Planning Board seeking approval to erect a 5,000 sf building (marijuana manufacturing) located at 31 Tom's Way. It is within the Mixed Use Village (MUV) District, City Tax Map 23, Lot 22-A. The date of the meeting is December 14, 2021 at 6:00 PM at the City of Gardiner City Hall Council Chambers at 6 Church St, Gardiner, ME 04345.

A copy of my application is available at the Code Enforcement Office during regular business hours. Oral or written comments concerning my application may be presented prior to the meeting to the Code Enforcement Office or at the public hearing.



100 foot Abutters List Report

Gardiner, ME
November 11, 2021

Subject Property:

Parcel Number: 023022A
CAMA Number: 023022A
Property Address: 31 TOMS WY

Mailing Address: LASTOWKA ALICIA LASTOWKA JEFFREY
125 TOWN FARM ORAD
NEW BOSTON, NH 03070

Abutters:

Parcel Number: 020011
CAMA Number: 020011
Property Address: 28 MARSTON RD

Mailing Address: TWC PROPERTIES LLC
12 SOUTHERN LANE
WEST GARDINER, ME 04345

Parcel Number: 023007
CAMA Number: 023007
Property Address: 420 BRUNSWICK AV

Mailing Address: GARDINER FEDERAL CREDIT UNION
420 BRUNSWICK AV
GARDINER, ME 04345

Parcel Number: 023017
CAMA Number: 023017
Property Address: 367 LINCOLN AV

Mailing Address: GARDINER NOMINEE TRUST THE
OAKLANDS FARM
P O BOX 26
GARDINER, ME 04345

Parcel Number: 023022B
CAMA Number: 023022B
Property Address: 396 BRUNSWICK AV

Mailing Address: GARDINER CAR AND TRUCK WASH LLC
85 ROCKWOOD ESTATES
WEST GARDINER, ME 04345

Parcel Number: 23A009
CAMA Number: 23A009
Property Address: 23 TILBURY PARK

Mailing Address: GILBERT MARY E GILBERT RICHARD S
23 TILBURY PARK
GARDINER, ME 04345

Parcel Number: 23A011
CAMA Number: 23A011
Property Address: 27 TILBURY PARK

Mailing Address: HACHEY RICHARD E HACHEY MARIE M
27 TILBURY PARK
GARDINER, ME 04345

Parcel Number: 23A013
CAMA Number: 23A013
Property Address: TILBURY PARK

Mailing Address: HACHEY RICHARD E HACHEY MARIE M
27 TILBURY PARK
GARDINER, ME 04345-2815

Parcel Number: 23A015
CAMA Number: 23A015
Property Address: 37 TILBURY PARK

Mailing Address: RANDALL ROBERT EB RANDALL
CAROLA LW
37 TILBURY PARK
GARDINER, ME 04345

Parcel Number: 23A017
CAMA Number: 23A017
Property Address: 47 TILBURY PARK

Mailing Address: HAGGERTY JOSEPH P POW KOREY L
47 TILBURY PARK
GARDINER, ME 04345



www.cai-tech.com

>> CAUTION: LPI APPROVAL REQUIRED <<

PROPERTY LOCATION
 City, Town, or Plantation: GARDINER
 Street or Road: 31 TOM'S WAY
 Subdivision, Lot #:

Town/City: _____ Permit # _____
 Date Permit Issued: ___/___/___ Fee: \$ _____ Double Fee Charged: []
 L.P.I. # _____
 Local Plumbing Inspector Signature _____
 Fee: \$ _____ state main fee \$ _____ Locally adopted fee _____
 Copy: [] Owner [] Town [] State

OWNER/APPLICANT INFORMATION
 Name (last, first, MI): FOSTER, JACOB ^{Owner} _{Applicant}
 Mailing Address of Owner/Applicant: 31 TOM'S WAY GARDINER, ME 04345
 Daytime Tel. #: 207-598-8828

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules
 Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT
 I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED
 I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____
 Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION
 1. First Time System
 2. Replacement System
 Type replaced: _____
 Year installed: _____
 3. Expanded System
 a. <25% Expansion
 b. >25% Expansion
 4. Experimental System
 5. Seasonal Conversion

THIS APPLICATION REQUIRES
 1. No Rule Variance
 2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 4. Minimum Lot Size Variance
 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
 1. Complete Non-engineered System
 2. Primitive System (graywater & alt. toilet)
 3. Alternative Toilet, specify: _____
 4. Non-engineered Treatment Tank (only)
 5. Holding Tank, _____ gallons
 6. Non-engineered Disposal Field (only)
 7. Separated Laundry System
 8. Complete Engineered System (2000 gpd or more)
 9. Engineered Treatment Tank (only)
 10. Engineered Disposal Field (only)
 11. Pre-treatment, specify: _____
 12. Miscellaneous Components

SIZE OF PROPERTY
± 7 SQ. FT. ACRES
 X
SHORELAND ZONING
 Yes No X

DISPOSAL SYSTEM TO SERVE
 1. Single Family Dwelling Unit, No. of Bedrooms: _____
 2. Multiple Family Dwelling, No. of Units: _____
 3. Other: WAREHOUSE-10 EMPLOYEES
 (specify)
 Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY
 1. Drilled Well 2. Dug Well 3. Private
 4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3) EMPLOYEE BATHROOM

TREATMENT TANK
 1. Concrete
 2. Regular
 3. Low Profile
 4. Plastic
 5. Other
 CAPACITY: 1000 GAL

DISPOSAL FIELD TYPE & SIZE
 1. Stone Bed 2. Stone Trench
 3. Proprietary Device
 a. cluster array c. Linear
 b. regular load d. H-20 load
 4. Other: 15 x 30
 SIZE: 4.50 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT
 1. No 2. Yes 3. Maybe
 If Yes or Maybe, specify one below:
 a. multi-compartment tank
 b. _____ tanks in series
 c. increase in tank capacity
 d. Filter on Tank Outlet

DESIGN FLOW ONLY
120 gallons per day
 BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
 SHOW CALCULATIONS 10 EMPLOYEES x 12 GPD/EMPLOYEE
 3. Section 4G (meter readings)
 ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
 PROFILE: 31C CONDITION: _____
 at Observation Hole # 1
 Depth: 15"
 of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
 1. Medium--2.6 sq. ft. / gpd
 2. Medium--Large 3.3 sq. ft. / gpd
 3. Large--4.1 sq. ft. / gpd
 4. Extra Large--5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
 1. Not Required
 2. May Be Required
 3. Required
 Specify only for engineered systems
 DOSE: _____ gallons

LATITUDE AND LONGITUDE
 at center of disposal area
 Lat. 44 d 12 m 32 s
 Lon. 69 d 46 m 38 s
 if g.p.s., state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 6/21/21 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-141A CMR 241).

Site Evaluator Signature: VAUGHN L. SMITH
 Site Evaluator Name Printed: VAUGHN L. SMITH

2226
 L. SE
 7/23/21
 Date
 441-3887
 Telephone Number
 SOILTESTMAN@MAILLO
 E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

GARDINER 31 Tom's Way

JACOB FOSTER

SITE PLAN

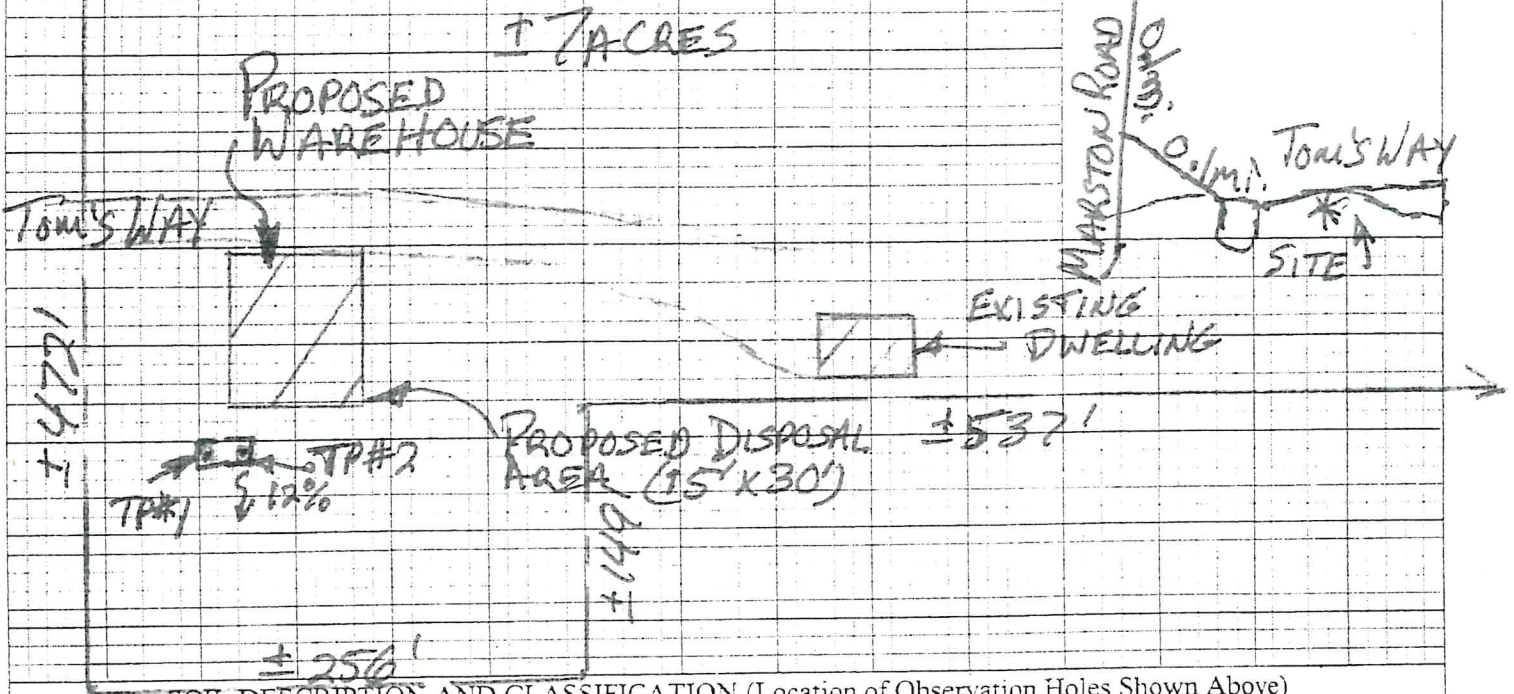
Scale 1" = 100 ft. of as shown ± 822'

SITE LOCATION PLAN

(map from Maine Atlas

recommended)

BRUNSWICK AVE.



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

Observation Hole #1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Observation Hole #2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY FINE	FRIABLE	BROWN	NONE
10	FINE		OLIVE BROWN	
20	SANDY LOAM	FIRM	LIGHT OLIVE BROWN	FEW DISTINCT
30				
40				
50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE
10			YELLOWISH BROWN	
20				
30		FIRM	PALE OLIVE	FEW DISTINCT
40				
50				

Soil Classification Profile	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	Soil Classification Profile	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
3 C	12%	15"		3 C	12%	16"	

Handwritten Signature
 Site Evaluator Signature

226
 VAUGHN L. SMITH
 LICENSED EVALUATOR
 Date 7/23/21

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

GARDNER

TOM'S WAY Street, Road, Subdivision

JACOB FOSTER Engineer's Name

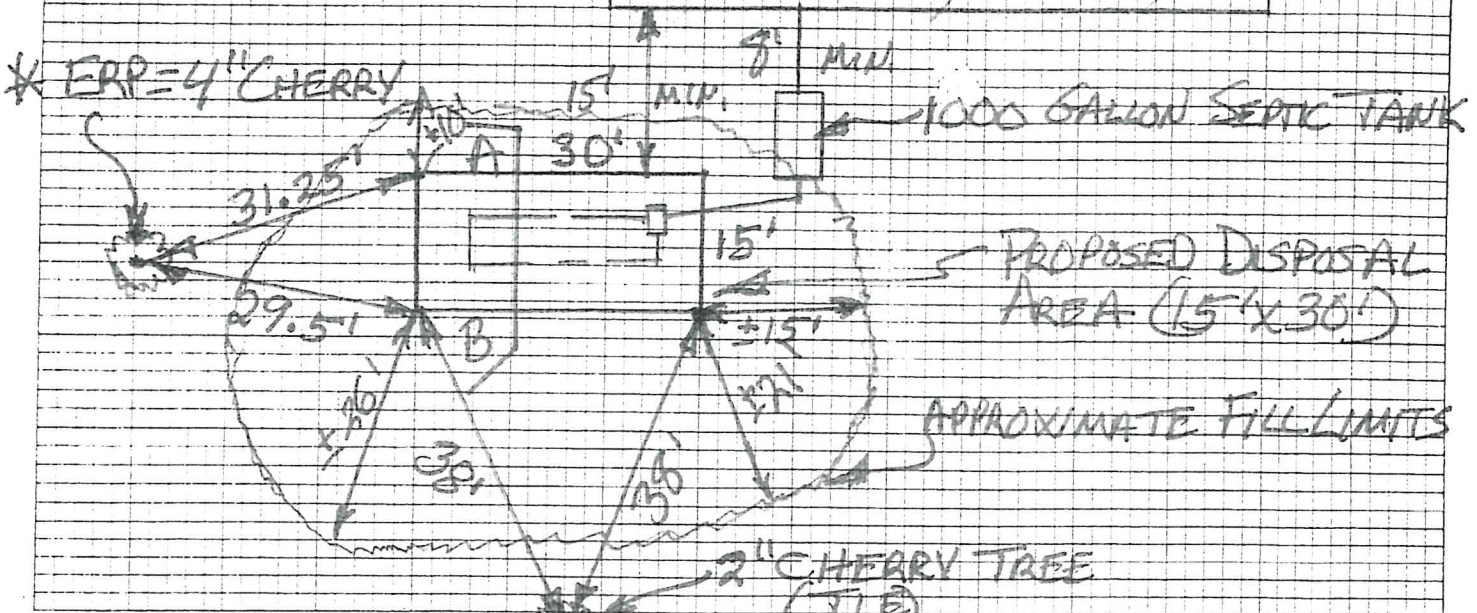
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT

NOTES:

ALL TIES, ELEVATIONS, & PROPERTY LINES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION

WAREHOUSE ON SLAB



FILL REQUIREMENTS

Depth of Fill (Upslope):

Depth of Fill (Downslope):

FILL DEPTHS WILL VARY

+21"
+42"
+42"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

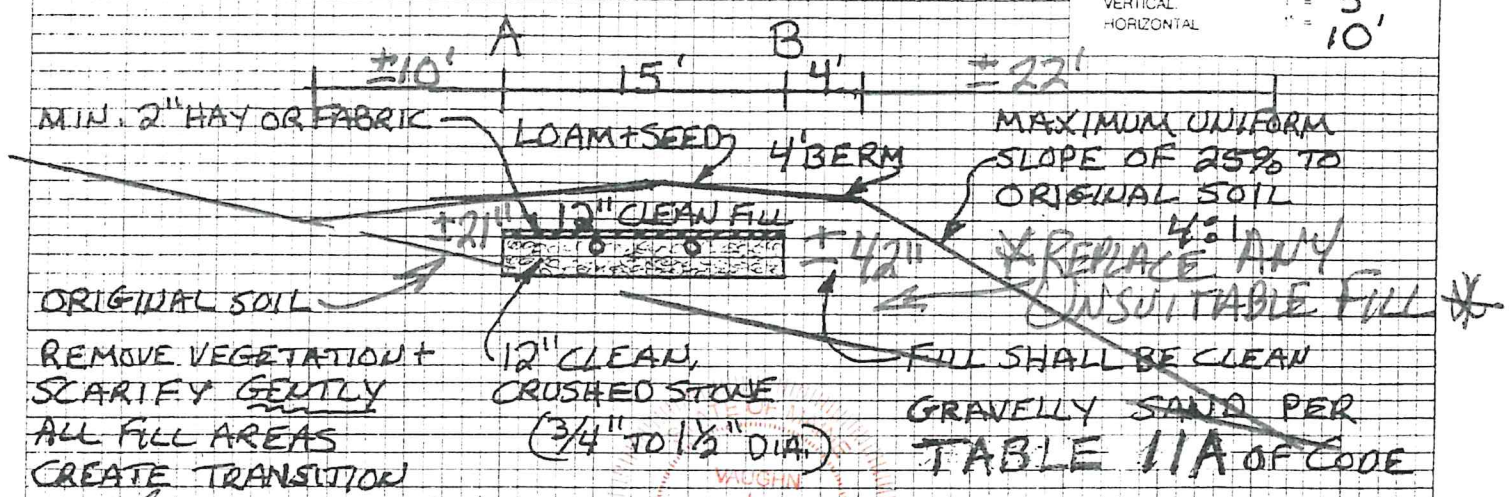
Bottom of Disposal Area

ELEVATION REFERENCE POINT

20' Location & Description: 4" CHERRY TREE W/ NAIL 53" Reference Elevation: ALL ABOVE GROUND.

DISPOSAL AREA CROSS SECTION

SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



REMOVE VEGETATION & SCARIFY GENTLY
ALL FILL AREAS
CREATE TRANSITION

FILL SHALL BE CLEAN GRAVELLY SAND PER TABLE 11A OF CODE

Wangye L. Sato
Site Evaluator Signature



7/23/21
Date

Client Name:

Jacob Foster

Project No.

21-167

Photo No. 1

Date: 11-10-2021

Site Location:

31 Tom's Way
Gardiner, Maine

Description:

Photo showing the house with frontage on both Tom's Way and Marston Road.



Photo No. 2

Date: 11-10-2021

Site Location:

31 Tom's Way
Gardiner, Maine

Description:

Photo showing the trailer located to the south of the site.



Client Name:

Jacob Foster

Project No.

21-167

Photo No. 3

Date: 11-10-2021

Site Location:

31 Tom's Way
Gardiner, Maine

Description:

Photo looking at the business located just south of the applicant.



Photo No. 4

Date: 11-10-2021

Site Location:

31 Tom's Way
Gardiner, Maine

Description:

Photo from the driveway looking east at the proposed building pad for the 50' by 100' metal building.



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



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

November 12, 2021

City of Gardiner
Mr. Kris McNeill, CEO
246 Water Street
Gardiner, Maine 04345

Subject: Oasis Refinery, LLC
Stormwater Waiver

Dear Kris,

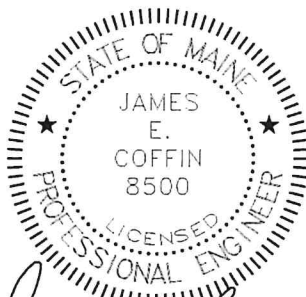
Jacob Foster, herein called the applicant is leasing a parcel of land identified as Lot 22-A on Tax Map 23 in the City of Gardiner's Tax Maps. The applicant is proposing to erect a new 5,000 sf manufacturing building that will be used to extract resin from cannabis. The parcel is within the Mixed Use Village (MUV) District as shown on the City's zoning map and a Site Plan has been provided for your use.

The project will not result in an increase in impervious area and hence there can't be an increase in stormwater runoff. Therefore we are asking for a waiver in regard to stormwater quantity associated with the project. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE



A handwritten signature in black ink that reads "James Coffin".

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



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

November 12, 2021

City of Gardiner
Mr. Kris McNeill, CEO
246 Water Street
Gardiner, Maine 04345

Subject: Jacob Foster
31 Tom's Way
Gardiner, Maine

Dear Kris,

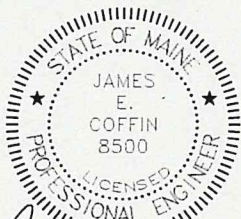
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The Site Plan Review Application requires that traffic be evaluated for the proposed project. There aren't any documented peak hour trips associated with cannabis extraction manufacturing facilities in the ITE Manual. However the owner anticipates up to a maximum of 10 employees at any one time with no customers allowed in the building. Therefore 10 parking spaces have been provided for the proposed development.

The project will not in any way exceed the 100 peak hour trips per day for a turning movement permit from the MDOT nor will it cause unreasonable public road congestion. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

James E. Coffin, PE





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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

November 5, 2021

James Coffin
ES Coffin Engineering & Surveying
PO Box 4687
Augusta, ME 04330

Via email: ejcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to:#2021-167, Jacob Foster, 31 Tom's Way, Map 23 Lot 22A, Gardiner, Maine

Dear Mr. Coffin:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received November 2, 2021 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-804490
WWW.MAINE.GOV/DACF/MNAP

Letter to ES Coffin
Comments RE: Jacob Foster, Gardiner
November 5, 2021
Page 2 of 2

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Rare and Exemplary Botanical Features within 4 miles of
 Project: #2021-167, Jacob Foster, 31 Tom's Way, Gardiner, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
Broad Beech Fern	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
Eaton's Bur-marigold	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Estuary Bur-marigold	SC	S2	G5	1897-08-30	9	Hardwood to mixed forest (forest, upland)
Freshwater Tidal Marsh	<null>	S2	G4?	2013-10-04	29	Tidal wetland (non-forested, wetland)
Parker's Pipewort	SC	S3	G3	2013-10-04	30	Tidal wetland (non-forested, wetland)
Pygmyweed	SC	S2S3	G5	2013-09-10	16	Tidal wetland (non-forested, wetland)
Showy Orchis	E	S1	G5	2013-10-04	16	Tidal wetland (non-forested, wetland)
Spongy-leaved Arrowhead	SC	S3	G5T4	1941	17	Open water (non-forested, wetland)
Upper Floodplain Hardwood Forest	SC	S3	G5T4	2013-10-04	15	Hardwood to mixed forest (forest, upland)

Rare and Exemplary Botanical Features within 4 miles of
 Project: #2021-167, Jacob Foster, 31 Tom's Way, Gardiner, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Wild Garlic	<null>	S3	GNR	2016-05-23	46	Forested wetland
	SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest, upland)

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of 1 to 5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	Infraspecific Taxon (trinomial) – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information

<http://www.maine.gov/dacf/mnap>



National Flood Hazard Layer FIRMette

69°47'15"W 44°12'48"N



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

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

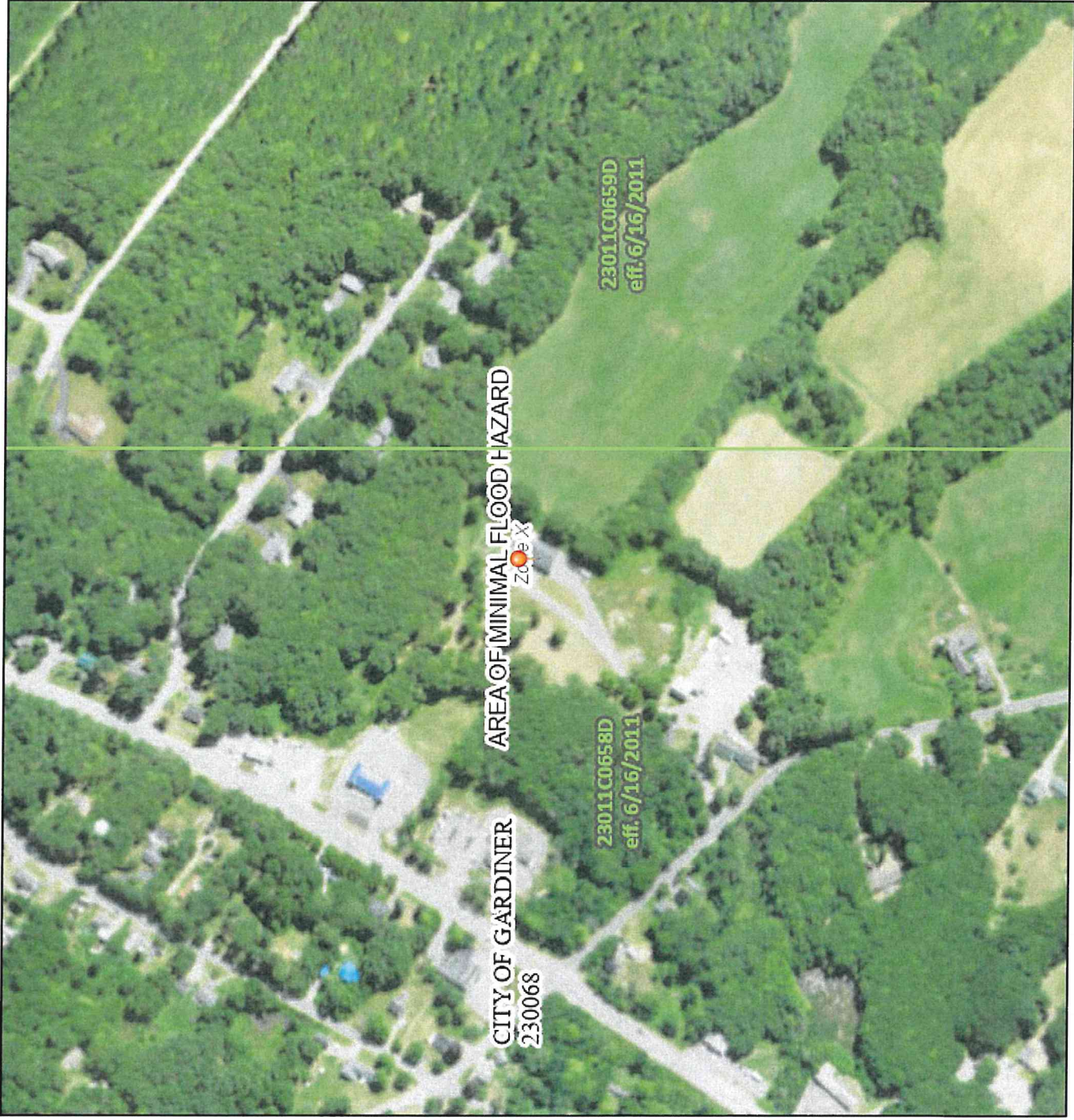
- Digital Data Available
- No Digital Data Available
- Unmapped

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

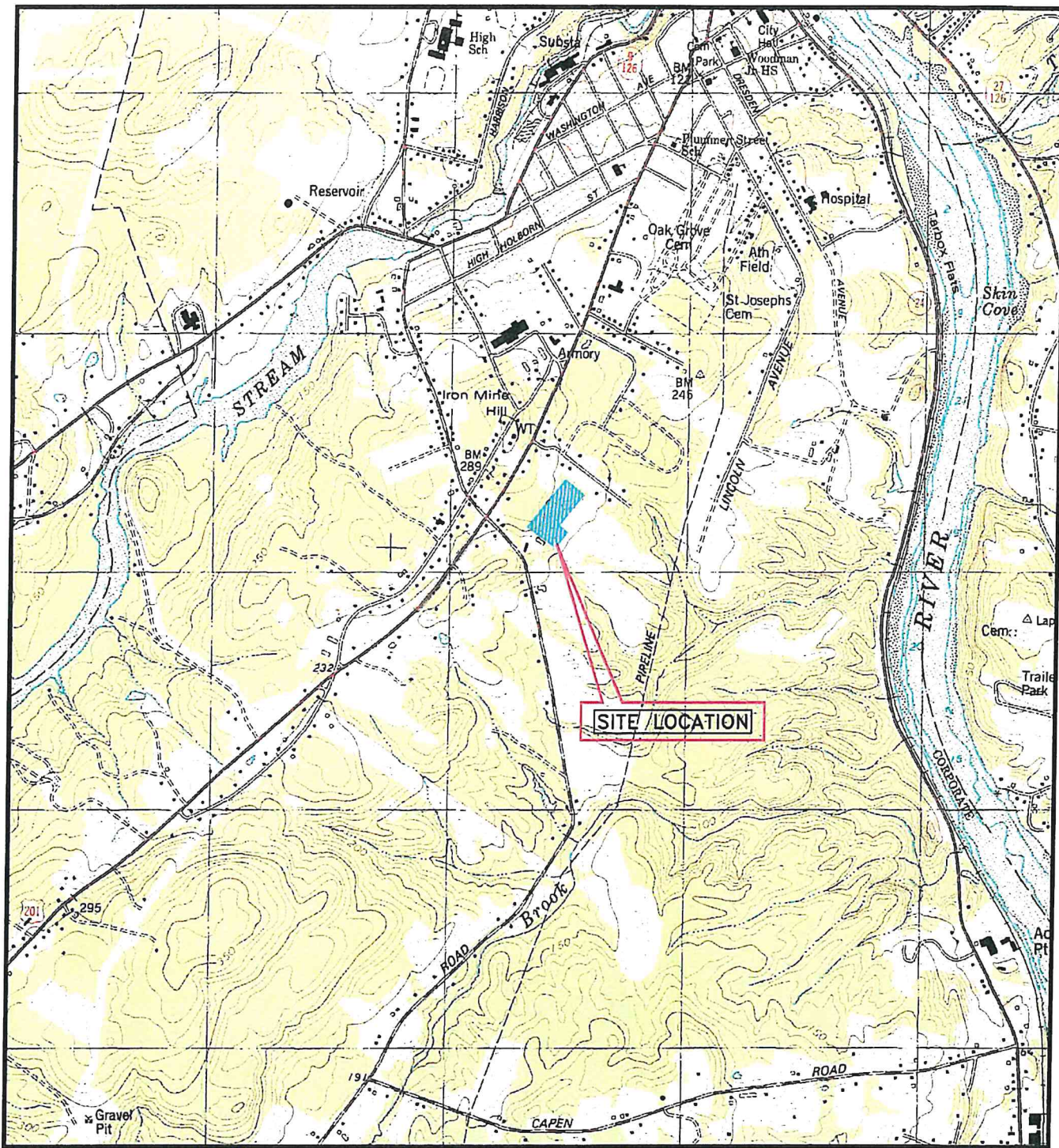
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/2/2021 at 3:41 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.



Base map: USGS National Map: Orthoimagery: Data refreshed October, 2020



LOCATION MAP
SCALE 1" = 2000'

CUSTOMER/PROJECT:	JACOB FOSTER
LOCATION:	31 TOM'S WAY
TOWN:	GARDINER
COUNTY:	KENNEBEC
STATE:	MAINE

ENGINEERING
ES. COFFIN
 SURVEYING
 © 2019
 E.S. COFFIN ENGINEERING & SURVEYING, INC.
 432 Croy Road, P.O. Box 987, Augusta, Maine 04330
 Tel. (207) 623-2474 Fax: (207) 623-4916 Toll Free 1-800-294-2475

SHEET TITLE:	SITE LOCATION MAP
SCALE:	1" = 2000'
DATE:	NOVEMBER 02, 2021

PROJ. NO. 2021-167

SLM

LITEPAK SERIES LNC2

Cat.# LNC2 12L U 4K 4

Job

Type



HUBBELL
Outdoor Lighting

Approvals

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

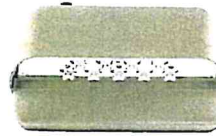
Listings:

- 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

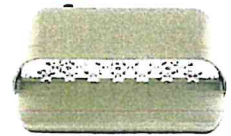
Warranty:

- 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

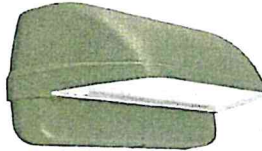
PRODUCT IMAGE(S)



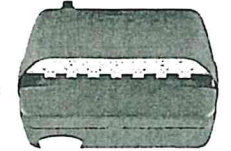
LNC2-12LU



LNC2-18LU

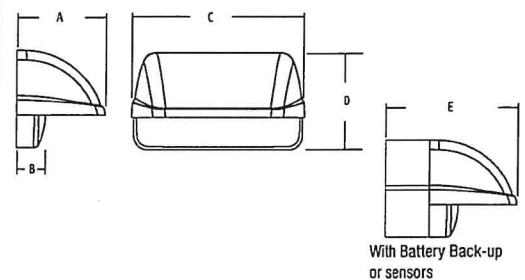


With diffuser



Battery Back-up or Sensor - See Page 2,3

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



*3000K and warmer CCTs only

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

SERIES	NUMBER OF LEDS	VOLTAGE ⁷	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 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 ^{1,6} 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 µm 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



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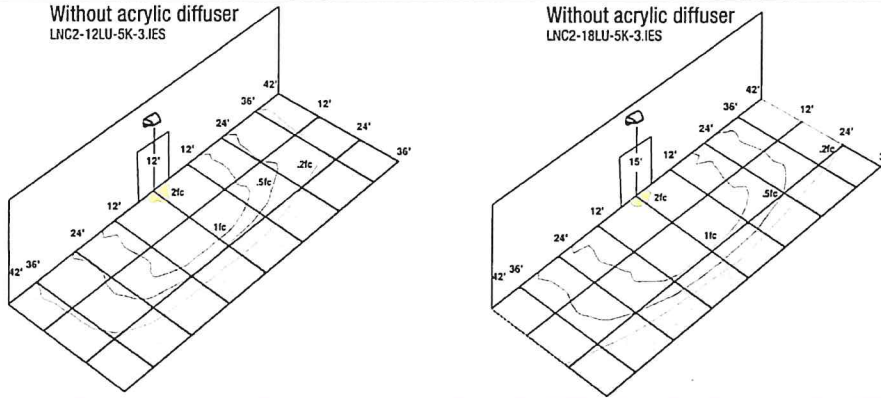
LAREDLNC2-SPEC 3/17

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
LNC2-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 different 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. LNC2-12L battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	
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-21-11¹ (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	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	0.183	22
		277	0.09	22.1
12		120	0.24	28.9
		277	0.10	27.7
		347	0.10	33.7
		480	0.06	28.9
18		120	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



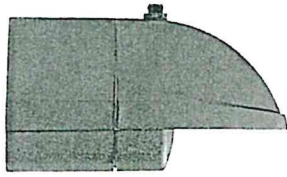
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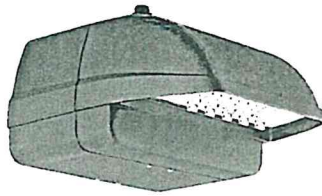
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LNC2 – BATTERY BACK UP

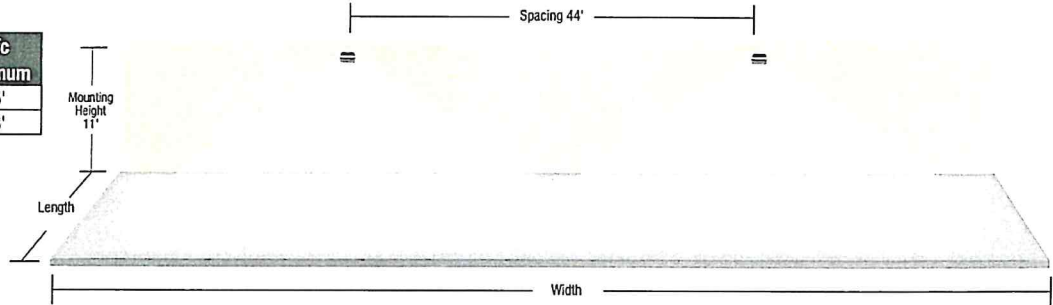


Side View

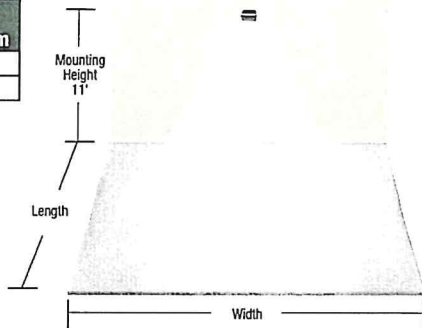


3/4 View

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

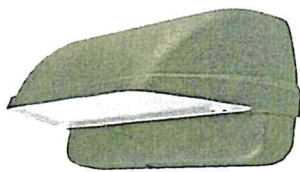


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'



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



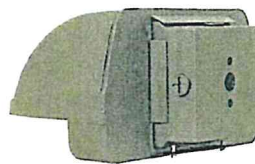
LNC2 FIXTURE



LNC2-SCBB-XX



BB-GEO-XX



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



To Wall



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