



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

Site Plan Review Application

Project Name: P&M Realty, LLC Project Cost: \$7,000,000

Date of Submission: April 10, 2023 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 a two-story 35,310 sf (footprint) car museum with associated paved areas. The project may some minor ledge removal for the proposed detention pond located along the west side of the new building to mitigate stormwater runoff.

Anticipated beginning/completion dates of construction: July 2023/December 2023

1. General Information:

Name of Property Owner: P&M Realty, LLC

Address: PO Box 600 Gardiner, ME 04345

Phone/Fax No: 207-582-1851/207-582-5637

Applicant/Agent Name: P&M Realty, LLC

Address: PO Box 600 Gardiner, ME 04345

Phone/Fax No 207-582-1851/207-582-5637

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

Civil Engineer:

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

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

Architect:

Name: _____

Address: _____

Phone/Fax No _____

Signature: Jim Coffey Date: April 10, 2023

2. Property Information:

Property Location: 24 Griffin Street

Deed Ref: Book 6716 Page: 303 City Tax Map(s): 28 Lot(s): 64

Property Size/Frontage: Acres: 5.1 Sq. Ft. 224,110 Road: 480' 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 entire property is within the Mixed-Use District (MUV) District.
3. The location of required setbacks, buffers and other restrictions:
All setbacks and buffering can be found on the Site Plan (C-1).
4. The location of any easements or rights-of-way;
All 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;
There are three buildings on site with one being utilized as a vehicle service shop for the owner's private vehicle collection. The other 60' by 105' single-story building is leased by On Target. There is a 20' by 40' Lean-To in the rear of the property being used for sand/salt storage.
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 existing 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 located on Griffin Street between the two buildings closest to the street, which 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 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

Vaughn Smith Associates has verified that the water body between the American Legion and applicant's property is a drainage ditch and not a stream. The Maine Department of Inland Fisheries & Wildlife have provided a letter indicating that there are not any significant wildlife habitats. The Department of Agriculture, Conservation & Forestry has included a letter indicating that there are not any rare or endangered plants on the parcel.

10. The location and type of any identified historic or archeological resource on the property.

The Maine Historical Preservation Committee has provided a letter stating that there are not 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;

The building will be sprinkled and a letter has been received from Paul Gray of the Gardiner Water District indicating that the district has sufficient water capacity for the proposed project. The project will connect to the public sewer system on Griffin Street.

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 runoff from the proposed building will be directed to the west side of the new structure to a detention pond that will provide quantitative treatment. There are minimal site changes other than the area of the new building and surface water will continue to flow into catch basins on site and finally into the stormwater system on Griffin Street.

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;

There is a fence around the property with gates at the two entry points and traffic will continue to flow as it does today. Pedestrians are not allowed to access the site as shown on the site plan (C-1).

6. The location and details for any signs proposed to be install or altered;

The only sign will be on the building as there are no free-standing signs proposed.

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 and landscaping is shown on the site plan.

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;

ES Coffin Engineering & Surveying have provided the architectural drawings for the proposed building.

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 a maximum of 19.1 peak hour trips associated with this development.

An erosion and sedimentation control plan; and

The erosion & sedimentation control plan is shown on Sheet C-3.

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 indicating a decrease in flow for the 2-, 10- and 25-year peak storm events.

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 provided by ES Coffin Engineering & Surveying.

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.

Photographs are included for the project depicting buildings on site and in the immediate area. Drawings are included showing the proposed car museum.

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.

A topographic survey is included depicting the boundaries of the parcel.

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 from the new building flows west to the proposed detention pond.

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

Public sewer is available for the project and all wastewater associated with the bathrooms will be sent to the sewer main located on Griffin Street. A letter from Doug Clark (Director) of the Gardiner Sewage District is included indicating that the District has sufficient capacity to serve the proposed building.

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.

The Maine Department of Inland Fisheries & Wildlife have provided a letter indicating that there are not any significant wildlife habitats. The Department of Agriculture, Conservation & Forestry has included a letter indicating that there are not any rare or endangered plants on the parcel.

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

Vaughn Smith Associates has verified that the water body between the American Legion and applicant's property is a drainage ditch and not a stream. There will be 3,490 sf of wetland impacts associated with the project.

6.5.1.7 The proposal will provide for adequate storm water management.

A stormwater report is included indicating a decrease in flow for the 2-, 10- and 25-year peak storm events.

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 as shown on the attached FIRM Map 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 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 along Griffin Street for domestic and fire suppression water services. The Gardiner Water District has the capacity per Paul Gray's letter to serve the proposed development. Groundwater quality and 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 building will be utilized for storage of antique vehicles with maintenance bays associated with the applicant's operation. Pedestrians will not be able to walk around on site as this is a car storage facility. Tractor trailer trucks can access and negotiate the site as needed as the site has been designed to allow 67' long tractor trailer trucks to enter off Griffin Street and drive around the north side of the proposed building and exit between the two existing buildings without multiple turning movements. There is more than enough area for vehicle circulation associated with 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 (Previous Public Works Director) stating that the project will not 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;

There are residential properties along the west side of the property and some further down along the east side of Griffin Street, but there aren't any residents within 300' of the proposed building. Adequate buffering is in place or will be installed along property lines adjacent to the proposed building. The entire site will be fenced in to not allow access onto the parcel unless it's through one of the gates. Commercial activities that are taking place on site today will be very similar to what will be taking place once the building is constructed and will not be unsensitive to the neighborhood.

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

The parcel is bordered on the north and west by residential properties and to the south by the American Legion and to the east by a commercial use. The building is primarily being used to store vehicles with some maintenance taking place inside the building on the first floor. All activities will take place inside the building so 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 west property line has a 6' high stockade fence, which complies with the buffer standards for Semi-Full Screen Option #1 in the Land Use Ordinance. We are proposing a 6' high vinyl fence along the south property line as well. Along Griffin Street Option #3 for Partial-Screen Options will be used consisting of 6 understory trees and 6 shrubs per 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 two existing curb cuts on Griffin Street will continue to be utilized. The building will be two-stories along the east side and one-story along the west side of the parcel. This is due to the topography of the parcel being much higher along the west side. This will help keep excavation to a minimum.

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 proposed building is situated on the most desirable location on the parcel. It allows the building to be viewed as a two-story building from Griffin Street, but only one-story from the west side of the parcel. There will be 3,490 sf of wetland impacts along the south side of the property, which does not rise to the threshold of requiring an NRPA permit from the DEP. The Maine Department of Inland Fisheries & Wildlife have provided a letter indicating that there are not any significant wildlife habitats. The Department of Conservation has included a letter indicating that there are not any rare or endangered plants on the parcel.

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 pedestrians allowed on site unless an appointment is made. Vehicles can maneuver throughout the site with adequate parking available along the north side of the new building.

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 setbacks are all 25' and are shown on the site plan (C-1). The proposed building is about 33' from the Griffin Street right-of-way. The parking is on the north side of the building as shown on the plan.

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 proposed building 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.

As mentioned above the two existing curb cuts will continue to be utilized.

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.

The two existing office buildings on site have vertical blue steel wall panels with three feet of concrete foundation shown. The proposed building will be similar in regard to the wall panels, but will utilize stone over the exposed foundation to utilize a combination of architectural features. Evergreen shrubs are shown on the site plan along the south and north building sections.

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 building will be similar to the buildings currently on site in regard to the vertical wall panels and color. These colors are not bright or high intensity. As mentioned above stone will be placed over the exposed foundation and the roof will have the shape of a "vee" with the low point in the center of the gable end facing Griffin Street. The roof will slope towards the gable end on the west side of the building

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 site is located on Griffin Street and the building is being utilized for vehicular storage. Pedestrians will not be able to walk on or 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 in overhead from Griffin Street to a new pole and then run underground to the south side of the new building as shown on the utility plan (C-2).

8.8 Noise:

The only noise generated from the operation will be inside the proposed building from the maintenance of vehicles. There will be noise generated by construction vehicles during the site work and building erection.

8.11 Bufferyard & Screening Standards:

The project is required to implement a Partial Screen along any property lines abutting commercial uses and a semi-full screen when abutting residential uses. We are proposing to use Partial Screen-Option #3 for the screening required along Griffin Street, which includes 6 understory trees and 6 shrubs per 100'. A Semi-Full Screen Option #1 will be utilized on the south and west property lines, which consists of a 6' high vinyl fence.

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:

N/A

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.

The applicant is asking for a waiver in regard to the amount of parking required. The Standards for Number of Parking Spaces (11.4.5) does not include a "Storage" designation, but does include a "Warehouse" designation. However, the warehouse use calls for one space per 1,000 sf, which would equate to needing over 40 spaces. That does not make any sense for this use so we are asking for one space per employee (4) for the proposed use and another 8 spaces for visitors. This would mimic the standard that the City of Augusta utilizes and is included for your use.

April 04, 2023


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

Subject: Agent Authorization
P&M Realty, LLC
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 and any DEP permit applications required for the proposed project located at 24 Griffin Street in Gardiner.

Sincerely,

DocuSigned by:
 2023
D5B4D77626D54B8...
Steve Prescott,
Owner

QUITCLAIM DEED WITH COVENANT **NO TRANSFER TAX PAID**
035008

EVERETT J. PRESCOTT, INC., a Maine corporation with a mailing address of 191 Central Street, Gardiner, Maine 04345, for consideration paid, grants to P & M REALTY, LLC, a Maine limited liability company, with a mailing address of 191 Central Street, Gardiner, Maine 04345, with QUITCLAIM COVENANT, those certain lots or parcels of land situated in the City of Gardiner, County of Kennebec and State of Maine, and more particularly described on EXHIBIT A attached hereto and made a part hereof.

The conveyance of all parcels herein is made subject to all mortgages and encumbrances of record.

IN WITNESS WHEREOF, the said EVERETT J. PRESCOTT, INC. has caused this instrument to be signed on its behalf by Peter E. Prescott, its President, on this 7 day of May, 2001.

[Signature]
Witness

EVERETT J. PRESCOTT, INC.
By: [Signature]
Peter E. Prescott
Its: President

STATE OF MAINE
COUNTY OF Kennebec, ss.

May 7, 2001

Personally appeared the above named Peter E. Prescott in his capacity as President of Everett J. Prescott, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said EVERETT J. PRESCOTT, INC.

Before me,

[Signature]
Notary Public/Attorney-at-Law
Print Name: Elizabeth A. Cooley

Elizabeth A. Cooley, Notary Public
State of Maine
My Commission Expires 11/27/2004



6) Beany & Ridgely LLC
24 City Center
Portland, Me. 04101

EXHIBIT A

Certain lots or parcels of land with buildings thereon situated in Gardiner, County of Kennebec, and State of Maine, bounded and described as follows:

FIRST PARCEL: A certain lot or parcel of land, together with the buildings thereon, bounded and described as follows:

Commencing on the Northerly side of Central Street at an iron pin and Easterly side of gravel driveway, leading from said Central Street to the Gardiner Water District Pumping Station; thence running in a Northerly direction along the Easterly side of said driveway a distance of eighty-four (84) feet, more or less, to an iron pin; thence in an Easterly direction and parallel with said Central Street a distance of one hundred seven (107) feet, more or less, to an iron pin; thence in a Southerly direction and parallel with the driveway first mentioned a distance of eighty-nine (89) feet, more or less, to an iron pin on the Northerly side of said Central Street; thence running in a Westerly direction along the Northerly side of said Central Street a distance of ninety-six (96) feet, more or less, to an iron pin at the point of beginning.

This FIRST PARCEL being the same premises conveyed to the Grantor herein by Everett J. Prescott and Barbara E. Prescott by deed dated December 27, 1966, recorded in Kennebec County Registry of Deeds, Book 1433, Page 516.

SECOND PARCEL: A certain lot or parcel of land described as Parcel 2 and outlined on a plan dated August 24, 1999 entitled Standard Boundary Survey on Land of E.J. Prescott, Inc., Center Street, Gardiner, Maine, said plan Prepared for E.J. Prescott, Inc. by Brian Smith Surveying, Inc. and recorded on October 27, 1999 in the Kennebec County Registry of Deeds under filing number E-99, page 198, and being more particularly described as follows:

Commencing at a 5/8" rebar located at the southwesterly corner of property now or formerly of Everett J. Prescott, Inc.; thence turning and running N 22° 22' 40" W 92 feet to a 5/8" rebar; thence continuing in the same direction 17 feet more or less to the high water mark of Cobhosseecontee Stream 133 feet more or less to a point located on the easterly line of property now or formerly owned by the Gardiner Water District; thence turning and running S 22° 22' 40" E 158.10 feet to a 5/8" rebar; thence turning and running N 67° 37' 15" E 68.82 feet; thence turning and running S 22° 12' 35" E 74.41 feet to a 5/8" rebar; thence turning and running N 67° 28' 29" E 63.50 feet to the point of beginning.

Excepting and reserving a utility easement and easement for ingress and egress as described in the deed at Book 6180, Page 122.

This conveyance is made subject to the following conditions and restrictions which will run with the property:

(1) The owner of the above described property shall not be allowed to plow snow towards or onto property currently owned by the Gardiner Water District and used for a water treatment plant.

(2) The area of the above-described property where the utility and ingress and egress easement is located cannot be built upon or obstructed in any way.

(3) The above-described property can only be used as a parking facility, and Gardiner Water District reserves the right to the use of two (2) parking spaces, if necessary, to be designated by Everett J. Prescott, Inc.

The SECOND PARCEL being the same premises conveyed to Grantor by deed from Gardiner Water District dated March 8, 2000, recorded in the Kennebec County Registry of Deeds at Book 6180, Page 122.

THIRD PARCEL: A certain lot or parcel of land with the buildings thereon, bounded and described as follows:

Beginning at the intersection of the Northerly line of Central Street with the Easterly line of land now or formerly of D. McAllister; thence the line runs N 4° 30' W, by said land now or formerly of D. McAllister and through some fence irons, one hundred (100) feet to a point; thence Easterly one hundred three and sixty hundredths (103.60) feet more or less to an iron pin at land now or formerly of S.D. Warren Co.; thence S 4° 30' E by said land now or formerly of S.D. Warren Co. and through some small trees and an elm tree one hundred and nineteen hundredths (100.19) feet to Central Street; thence S 85° 50' W, and forming an interior angle of 89° 40' with the line last mentioned, by said Central Street one hundred three and sixty-two hundredths (103.62) feet to the point of beginning, and forming an interior angle of 90° 20' with the line first above mentioned.

Together with all the right, title and interest of the Grantor in and to all land lying in all streets, highways, rights of way and gores abutting on or appurtenant to said premises.

Together with all the right, title and interest of the Grantor in and to the following described premises: Beginning at the iron pin marking the most Northeasterly corner of the first above described premises; thence N 87° 20' W by land now or formerly of S.D. Warren Co. and by an old fence one hundred four and forty-four hundredths (104.44) feet to a point marked by a fence iron; thence S 4° 30' E and forming an interior angle of 82° 50' with the line last mentioned twelve and sixty-two hundredths (12.62) feet to the Northwesterly corner of the first above described premises; thence easterly by said first above described premises one hundred three and sixty hundredths (103.60) feet, more or less to the point of beginning.

FOURTH PARCEL: A certain lot or parcel of land bounded and described as follows:

Beginning at the intersection of the northerly line of Central Street with the westerly line

of other land of Tremarco Corporation at a point marked by a pipe or pin bound; thence the line runs northwesterly by said other land of Tremarco Corporation and by land now or formerly of S.D. Warren Co., one hundred forty-eight and five tenths (148.5) feet to a pipe set at land now or formerly of Gardiner Water District; thence southwesterly by said land now or formerly of Gardiner Water District, one hundred twenty-one and twenty-three hundredths (121.23) feet to a pipe set; thence southeasterly by said land or formerly of Gardiner Water District, one hundred forty-eight and five tenths (148.5) feet to a pipe or pin bound and Central Street; thence northeasterly by said Central Street, one hundred twenty-one and twenty-three hundredths (121.23) feet to the point of beginning.

Together with all the right, title and interest of the Grantor in and to all land lying in all streets, highways, rights of way and gores abutting on or appurtenant to said premises.

The aforesaid THIRD PARCEL and FOURTH PARCEL being the same premises conveyed to the Grantor herein by Tremarco Corporation by deed dated August 31, 1965, recorded in Kennebec County Registry of Deeds in Book 1404, Page 227.

FIFTH PARCEL: A certain lot or parcel of land, with the buildings there on, if any, situated on Central Avenue, in the City of Gardiner, County of Kennebec, state of Maine, bounded and described as follows:

A certain lot or parcel of land described as Parcel A and outlined on a plan dated August, 1978, revised May 1990, and entitled Plan of survey of Gardiner Water district and Everett J. Prescott, Inc. Properties, Central Avenue, Gardiner, said plan drawn by Wright-Pierce-Barnes-Wyman Engineers; and recorded in the Kennebec County Registry of Deeds under File No. D90 112 and being more particularly described as follows:

Commencing at a point at an iron pin in the northwest corner of property owned by Everett J. Prescott, Inc. in Gardiner, Maine, and thence continuing northerly along the west side of a right of way 90 feet more or less to the bank of Cobbosseecontee Stream; thence easterly along said stream to an iron pin, said point being the northwest corner of the former American Tissue Mills, Inc. property, now of Everett J. Prescott, Inc.; thence S 22° 22' 40" E 52.33 feet to an iron pin, thence S 67° 37' 10" W 119.50 feet along the northerly boundary of Everett J. Prescott, Inc. until reaching an easterly boundary of Everett J. Prescott, Inc.; thence northerly 47 feet more or less along said easterly boundary of Everett J. Prescott, Inc.; thence westerly S 67° 37' 10" W 120.80 feet more to the point of beginning.

Excepting and reserving a utility easement and easement for ingress and egress over a 14 foot right of way located along the westerly boundary of the above described premises.

Being the same premises conveyed to Grantor herein by deed of Gardiner Water District dated March 8, 2000, recorded in the Kennebec County Registry of Deeds at Book 6180, Page 120.

SIXTH PARCEL: A certain lot or parcel of land situated in Gardiner, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Commencing at an iron pipe set in the northerly sideline of Central Avenue, so-called, in said Gardiner, which also marks the southeast corner of Grantee's property known as the Goodrich Lot; thence easterly along the northerly sideline of said Central Avenue to its intersection with Water Street a distance of 435 feet, more or less, thence northeasterly along the northerly sideline of Water Street a distance of 210.0 feet to an iron pin; thence northwesterly at a 90° angle to said Water Street to the high water mark of Cobbosseecontee Stream a distance of less than 50 feet; thence generally westerly along the high water line of said Cobbosseecontee Stream to land of the Gardiner Water District; thence south 22° 22' 43" east to an iron pipe marking the southeast corner of land of the Water District; thence westerly 20.50 feet to an iron pin marking the northeasterly corner of the Goodrich lot, so-called owned by Grantee; thence south 22° 22' 43" 100.10 feet more or less along Grantee's easterly line to an iron pin in the sideline of Central Avenue marking the point of beginning.

Meaning and intending to convey the premises conveyed to Grantor herein by American Tissue Mills, Inc. by deed dated December 28, 1979, recorded in the Kennebec County Registry of Deeds at Book 2268, Page 68.

Excepting from the above PARCELS FIRST through SIXTH that property taken by the State of Maine by its Department of Transportation identified in the Notice of Layout and Taking dated August 7, 1995, recorded in the Kennebec County Registry of Deeds at Book 4440, Page 183.

SEVENTH PARCEL: A certain lot or parcel of land, together with the buildings thereon, in Gardiner, Maine, bounded and described as follows:

Beginning at an iron pin placed on the westerly side of Griffin Street, so-called, on the northerly line of land now or formerly of one Levesque; thence northerly along the westerly side of said street a distance of 682.33 feet to an iron pin placed or to be placed at the southeast corner of land now or formerly of one Drisko or the extension of said Drisko's southerly line as it meets said Street; thence westerly along the southerly line of said Drisko and the said extension thereof a distance of 486.30 feet to an iron pin at the northeast corner of land now or formerly of one Dorso, and land now or formerly of one Smith, and land now or formerly of one Bryant a distance of 660.27 feet to an iron pin in a stone wall marking the northerly line of land now or formerly of said Levesque; thence easterly along said stone wall a distance of 506.08 feet to the point of beginning.

Meaning and intending to convey the premises described in a warranty deed from the Gardiner Board of Trade to the Grantor dated November 14, 1973 and recorded in Kennebec County Registry of Deeds, Book 1690, Page 152, excepting and reserving therefrom the premises conveyed by the within Grantor to the American Legion by deeds recorded in said Registry in

PK 6716PG308

Book 1690, Page 154 and Book 1969, Page 10.

EIGHTH PARCEL: A certain tract of land with buildings thereon, situated in Gardiner, County of Kennebec, State of Maine, bounded and described as follows:

Beginning on Central Street, so-called, at the intersection thereof by the southerly line of Water Street; thence easterly on said Central Street eight (8) rods; thence Northerly at right angles with said street to a stone bound marked "R x H"; thence Easterly at the Northwesterly corner of Lot No. 28; thence Easterly on the rear end of said Lot No. 28 to Walnut Street; thence Northerly and Westerly on said Walnut Street to Water Street; and thence Southwesterly on said Water Street to the bounds first mentioned.

Being the lot or parcel of land described as B-1 in a deed from Scott Paper Company to American Tissue Mills, Inc., dated September 22, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1504, Page 820.

All parcels conveyed by this deed are subject to all mortgages of record, which Grantee, by acceptance hereof, agrees to assume and pay.

The purpose of this conveyance is to transfer to Grantee all real property in Kennebec County, Maine, owned by Grantor.

RECEIVED KENNEBEC SS.

2001 DEC -3 AM 9:00

ATTEST: *Genevieve Mearns*
REGISTER OF DEEDS



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



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



April 10, 2023

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

Subject: Stormwater Report
P&M Realty, LLC

Dear Ms. Willis,

P&M Realty LLC, herein called the applicant is proposing erect a building that will be utilized for the applicant's private vehicle collection at 24 Griffin Street in Gardiner. The parcel is identified as Lot 64 on Tax Map 28 in the City of Gardiner Tax Maps and is in the Mixed-Use Village (MUV) District as shown on the City's Zoning Map.

The applicant is proposing to construct a new 35,340 sf (footprint) museum, which will contain a large vehicle display area with a bathroom, mechanical room, shop area, etc. The building will contain a 70' by 104.2' mezzanine, which will be at the same elevation as the 2nd floor elevation in the rear of the parcel. The building will be fully sprinkled and a site plan has been included for your use.

The project results in 32,060 sf of new impervious area and therefore does not meet the threshold for a Department of Environmental Protection (DEP) Stormwater Permit Application. However, the project must comply with the City of Gardiner's Land Use Ordinance stating that the amount of flow (stormwater) in the post-development condition must be equal to or less than the flow in the pre-development condition for the 2-, 10- and 25-year peak storm events.

Modeling assumptions: The "Hydro-Cad" computer program was used to determine the peak storm water runoff for the pre- and post-development conditions. Hydro-Cad is a storm water modeling system, which utilizes the TR-20 method developed by the Soil Conservation Service (SCS).

The design assumptions used for this project are:

Design storm: 24-hour, Type III rainfall distribution.

Rainfall: 24-hour precipitation values from U.S. Weather Bureau Technical Release No. 40:

2-year storm = 2.8 inches
10-year storm = 4.2 inches

Professionals Delivering Quality Solutions

25-year storm = 5.2 inches

Site specific parameters for the project are listed below:

Soils: Soils information to determine the hydrologic soil group for the site is derived from the Soil Survey of Kennebec County by the United States Department of Agriculture Soil Conservation Service. The soils and hydrologic group are listed below:

<u>Soil Classification</u>	<u>Hydrologic Group</u>
Woodbridge (WrB)	"C"
Lyman-Tunbridge (HrB)	"C"

Ground Cover:

Pre-Development: The existing watershed ground cover is modeled as impervious, lawn, meadow and woods.

Post-Development: The proposed watershed ground cover is impervious, lawn, meadow and woods.

<u>Cover Description</u>	<u>Curve Number:</u>
Impervious	98
Lawn	74
Woods	70

Results:

The project will result in an increase of 32,060 sf of impervious area. These results are shown on the Hydro Cad output sheets enclosed at the end of the report. The project is broken up with one study point. A detention pond is being installed along the west side of the proposed driveway to reduce peak flows exiting the site.

Pre-development:

The hydrologic study evaluates a portion of the parcel that includes impervious (7,415 sf), lawn (51,540 sf) and woods (8,810 sf) and is broken down into one drainage area (see plan entitled "PRE"). The peak flows for the 2-, 10- and 25-year events (see node labeled "SP") in the pre-development condition are 1.28 cfs, 2.91 cfs and 4.18 cfs.

Post Development:

The proposed site (see plan entitled "C-1") will be comprised of impervious area (39,475 sf), and lawn (28,290 sf). The post-development is broken down into four drainage areas and is shown on the plan entitled "POST".

A detention pond is being installed along the west side of the parcel to control the peak flows exiting the property along Griffin Street. The detention pond will contain an outlet control structure with two orifices. The one at the bottom of the pond will be 5.0 inches in diameter and the other 18" higher will be ten inches in diameter (see detail on sheet C-5). The 5-inch

orifice is small and would clog eventually. Therefore a 6" diameter pvc pipe with twenty-four one-inch diameter holes, which equate to a 5-inch diameter hole, will be embedded in stone (see detail on sheet C-5).

Summary tables showing the input values and resulting peak flows for Sub Areas and reaches are also included at the end of the report. In the post development condition, the 2-, 10- and 25-year peak storm events for "SP" yield 1.24 cfs, 2.45 cfs and 3.70 cfs. See the tables below for results.

<u>PRE- & POST-DEVELOPMENT HYDROLOGIC RESULTS (SP)</u>			
<u>Event</u>	<u>Pre-Develop.</u>	<u>Post-Develop.</u>	<u>Difference</u>
2 year	1.28 cfs	1.24 cfs	- 0.04 cfs
10 year	2.91 cfs	2.45 cfs	- 0.46 cfs
25 year	4.18 cfs	3.70 cfs	- 0.48 cfs

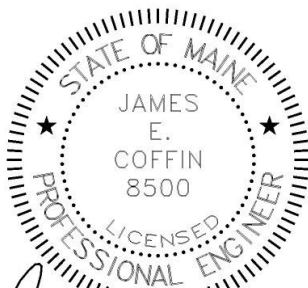
Conclusion:

By comparing the node labeled "SP" in the post-development condition and in the pre-development conditions, the results show that there will be a decrease in flow for the 2-, 10- and 25-year events as shown in the table above. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,



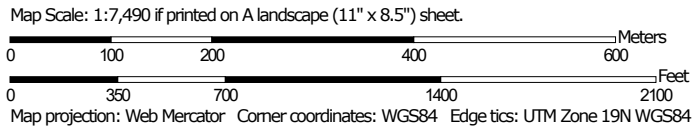
James E. Coffin, PE



Soil Map—Kennebec County, Maine




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

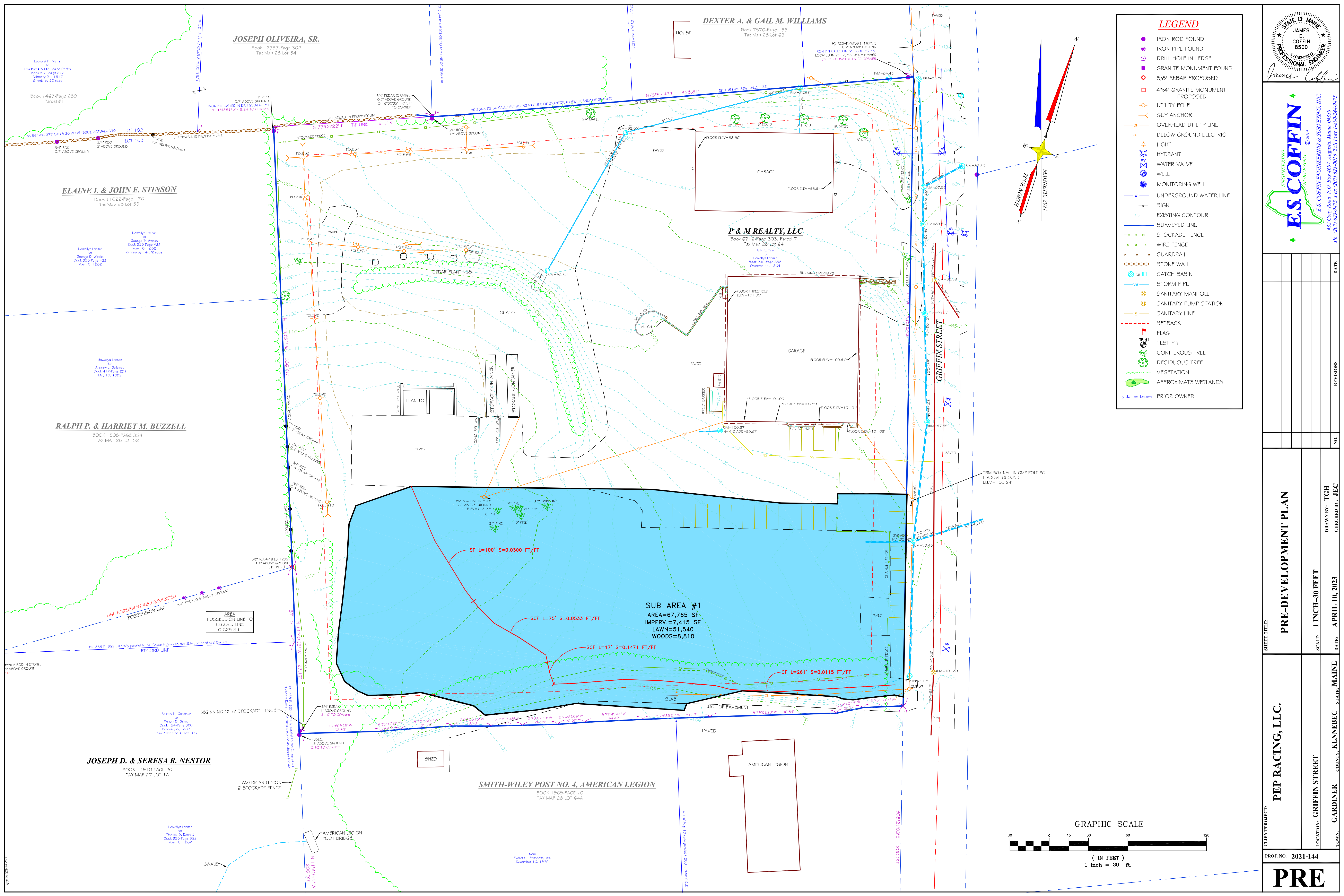
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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.

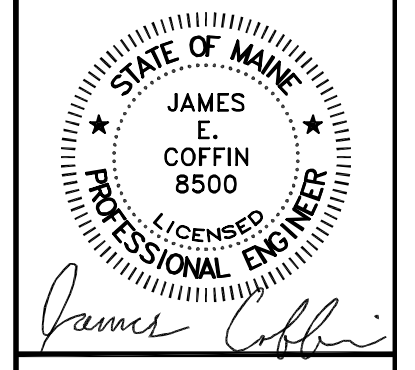
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB2	Lamoine silt loam, 3 to 8 percent slopes	3.7	1.8%
CF	Cut and fill land	18.6	8.9%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	24.0	11.4%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	29.4	14.0%
ML	Made land	3.7	1.8%
PdB	Paxton-Charlton fine sandy loams, 3 to 8 percent slopes	14.0	6.6%
PdC2	Paxton-Charlton fine sandy loams, 8 to 15 percent slopes, eroded	12.5	6.0%
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	17.7	8.4%
RcA	Ridgebury fine sandy loam	4.7	2.3%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	0.1	0.0%
W	Water bodies	6.9	3.3%
WrB	Woodbridge fine sandy loam, 3 to 8 percent slopes	70.0	33.3%
WsB	Woodbridge very stony fine sandy loam, 3 to 8 percent slopes	4.9	2.3%
Totals for Area of Interest		210.1	100.0%



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEGGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- - - - - SETBACK
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS
- P. JAMES BROWN
- PRIOR OWNER



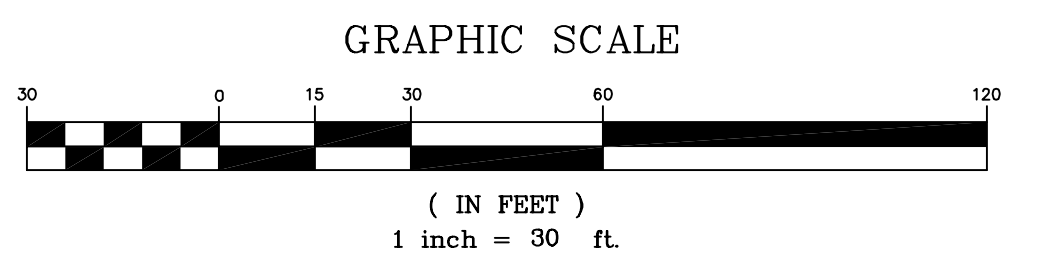
E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 433 Com Road, P.O. Box 467, Augusta, Maine 04330
 Ph: (207) 623-9473 Fax: (207) 623-9476 Toll Free: 1-800-249-9473

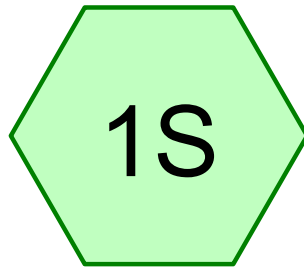
NO.	REVISIONS	DATE

SHEET TITLE: **PRE-DEVELOPMENT PLAN**
 SCALE: **1 INCH=30 FEET**
 DATE: **APRIL 10, 2023**
 DRAWN BY: **TCH**
 CHECKED BY: **JEC**

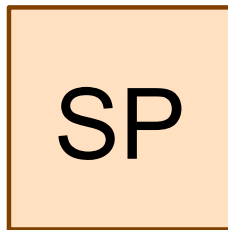
CLIENT/PROJECT: **PEP RACING, LLC.**
 LOCATION: **GRIFFIN STREET**
 TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2021-144**
PRE

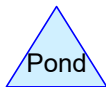
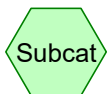




Sub Area 1



Study Point



Routing Diagram for P&M REALTY PRE

Prepared by E S Coffin Engineering & Survey, Printed 3/31/2023
HydroCAD® 10.20-2f s/n 00434 © 2022 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Sub Area 1

Runoff = 1.28 cfs @ 12.16 hrs, Volume= 0.104 af, Depth> 0.80"
 Routed to Reach SP : Study Point

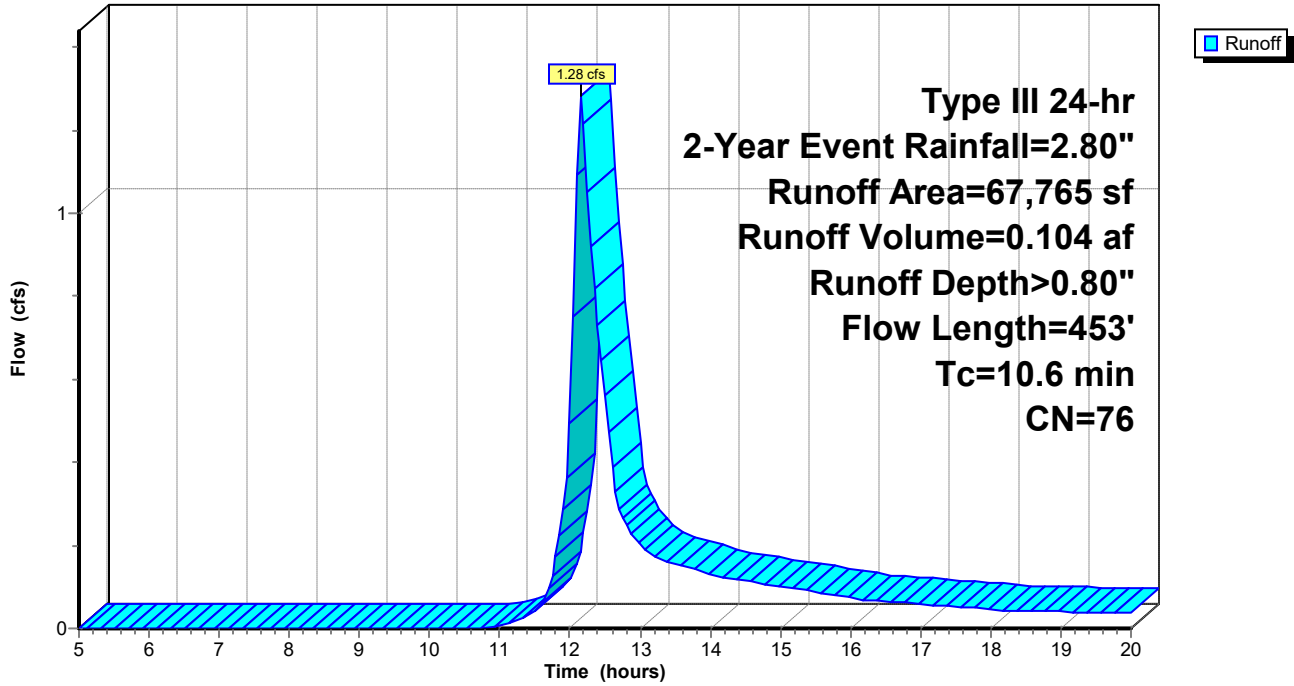
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Event Rainfall=2.80"

Area (sf)	CN	Description
7,415	98	Paved parking, HSG C
51,540	74	>75% Grass cover, Good, HSG C
8,810	70	Woods, Good, HSG C
67,765	76	Weighted Average
60,350		89.06% Pervious Area
7,415		10.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	100	0.0300	0.2		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"
0.4	75	0.0533	3.5		Shallow Concentrated Flow, BC Grassed Waterway Kv= 15.0 fps
0.1	17	0.1471	1.9		Shallow Concentrated Flow, CD Woodland Kv= 5.0 fps
1.2	261	0.0115	3.6	14.23	Channel Flow, DE Area= 4.0 sf Perim= 7.3' r= 0.55' n= 0.030 Earth, grassed & winding
10.6	453	Total			

Subcatchment 1S: Sub Area 1

Hydrograph



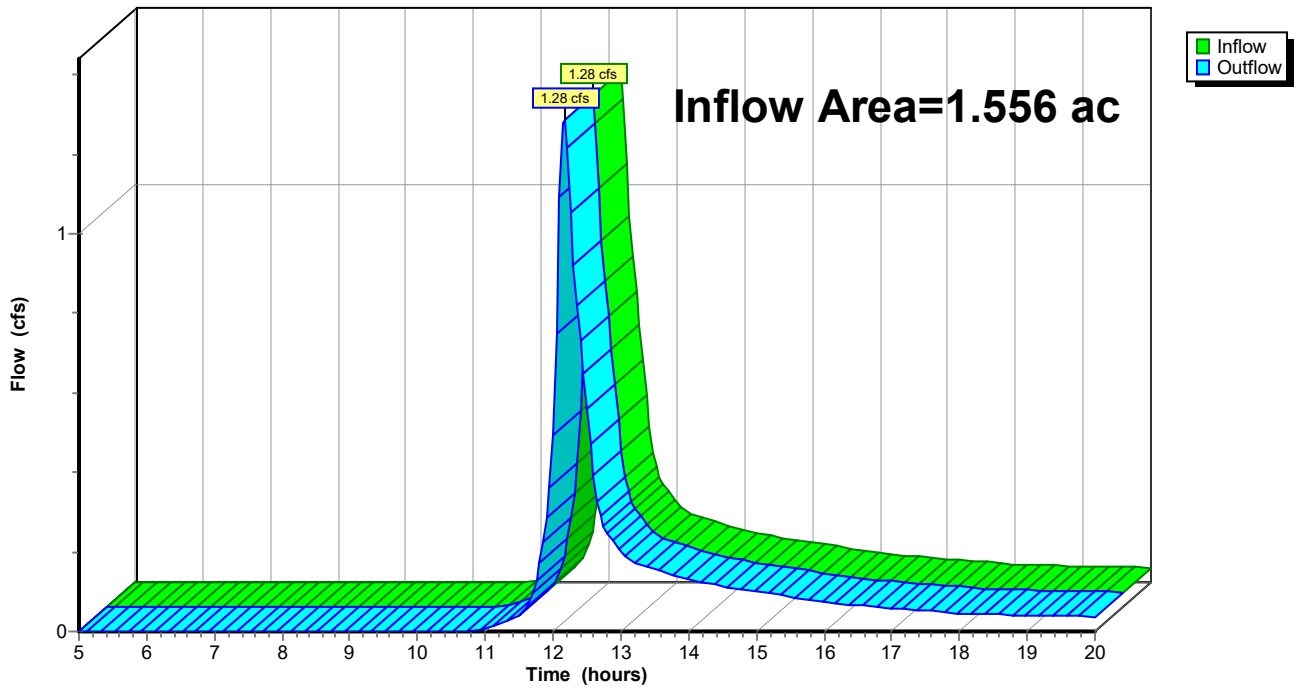
Summary for Reach SP: Study Point

Inflow Area = 1.556 ac, 10.94% Impervious, Inflow Depth > 0.80" for 2-Year Event event
Inflow = 1.28 cfs @ 12.16 hrs, Volume= 0.104 af
Outflow = 1.28 cfs @ 12.16 hrs, Volume= 0.104 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph



Summary for Subcatchment 1S: Sub Area 1

Runoff = 2.91 cfs @ 12.16 hrs, Volume= 0.227 af, Depth> 1.75"
 Routed to Reach SP : Study Point

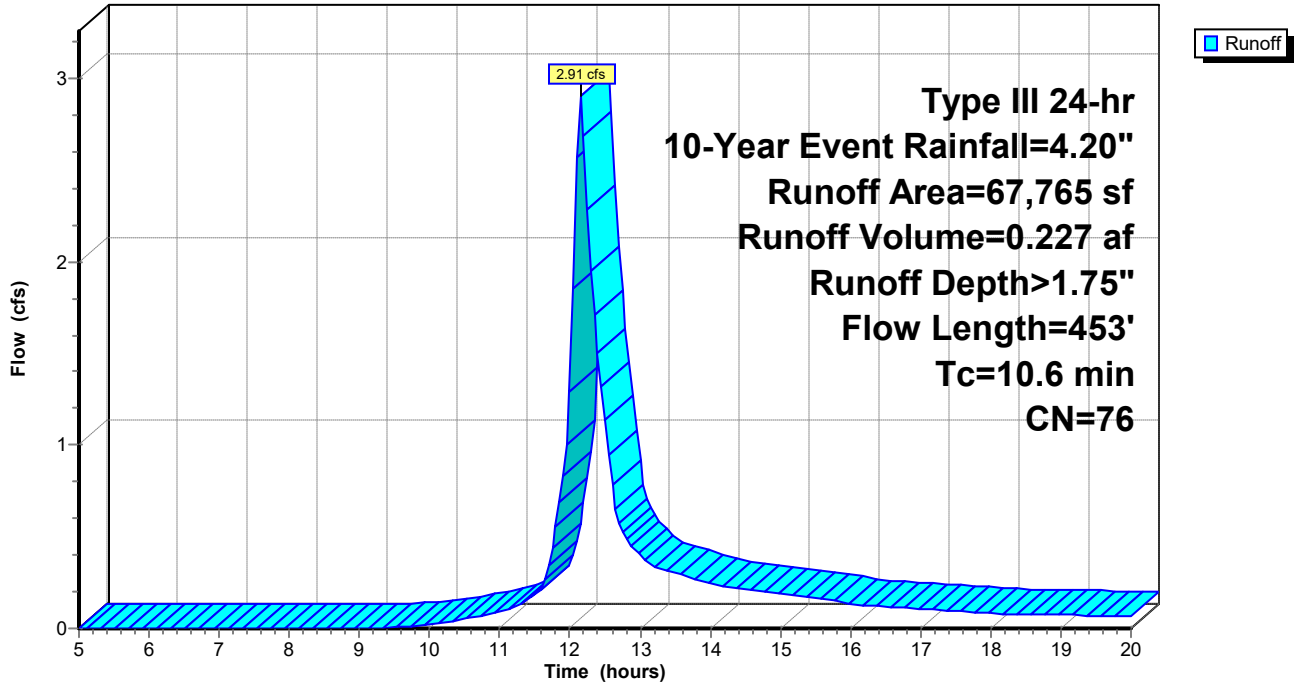
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Event Rainfall=4.20"

Area (sf)	CN	Description
7,415	98	Paved parking, HSG C
51,540	74	>75% Grass cover, Good, HSG C
8,810	70	Woods, Good, HSG C
67,765	76	Weighted Average
60,350		89.06% Pervious Area
7,415		10.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	100	0.0300	0.2		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"
0.4	75	0.0533	3.5		Shallow Concentrated Flow, BC Grassed Waterway Kv= 15.0 fps
0.1	17	0.1471	1.9		Shallow Concentrated Flow, CD Woodland Kv= 5.0 fps
1.2	261	0.0115	3.6	14.23	Channel Flow, DE Area= 4.0 sf Perim= 7.3' r= 0.55' n= 0.030 Earth, grassed & winding
10.6	453	Total			

Subcatchment 1S: Sub Area 1

Hydrograph



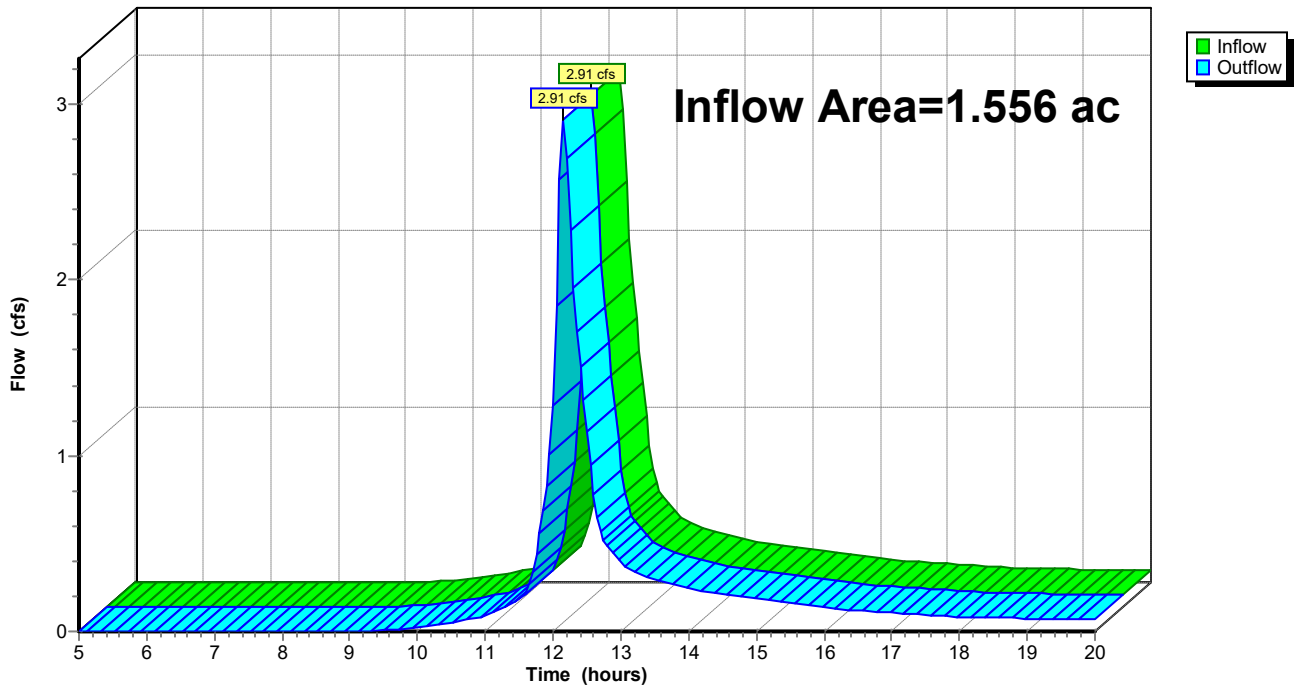
Summary for Reach SP: Study Point

Inflow Area = 1.556 ac, 10.94% Impervious, Inflow Depth > 1.75" for 10-Year Event event
Inflow = 2.91 cfs @ 12.16 hrs, Volume= 0.227 af
Outflow = 2.91 cfs @ 12.16 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph



Summary for Subcatchment 1S: Sub Area 1

Runoff = 4.18 cfs @ 12.15 hrs, Volume= 0.325 af, Depth> 2.51"
 Routed to Reach SP : Study Point

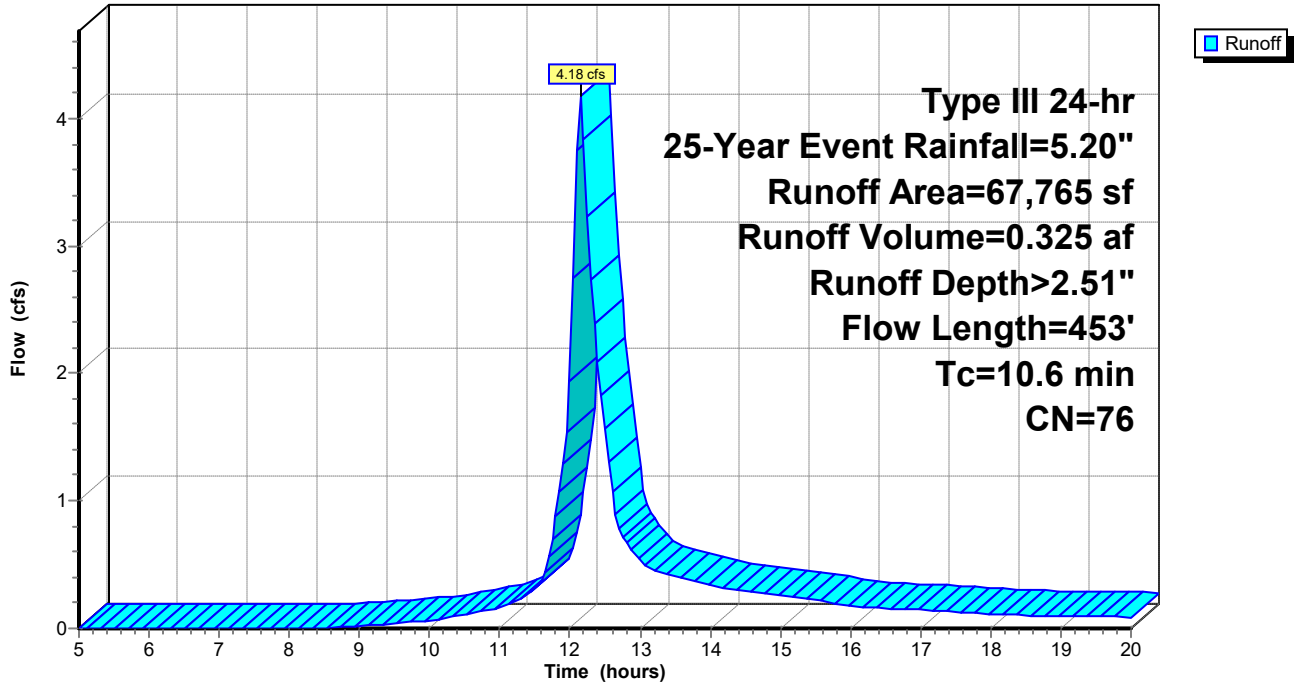
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Event Rainfall=5.20"

Area (sf)	CN	Description
7,415	98	Paved parking, HSG C
51,540	74	>75% Grass cover, Good, HSG C
8,810	70	Woods, Good, HSG C
67,765	76	Weighted Average
60,350		89.06% Pervious Area
7,415		10.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	100	0.0300	0.2		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"
0.4	75	0.0533	3.5		Shallow Concentrated Flow, BC Grassed Waterway Kv= 15.0 fps
0.1	17	0.1471	1.9		Shallow Concentrated Flow, CD Woodland Kv= 5.0 fps
1.2	261	0.0115	3.6	14.23	Channel Flow, DE Area= 4.0 sf Perim= 7.3' r= 0.55' n= 0.030 Earth, grassed & winding
10.6	453	Total			

Subcatchment 1S: Sub Area 1

Hydrograph



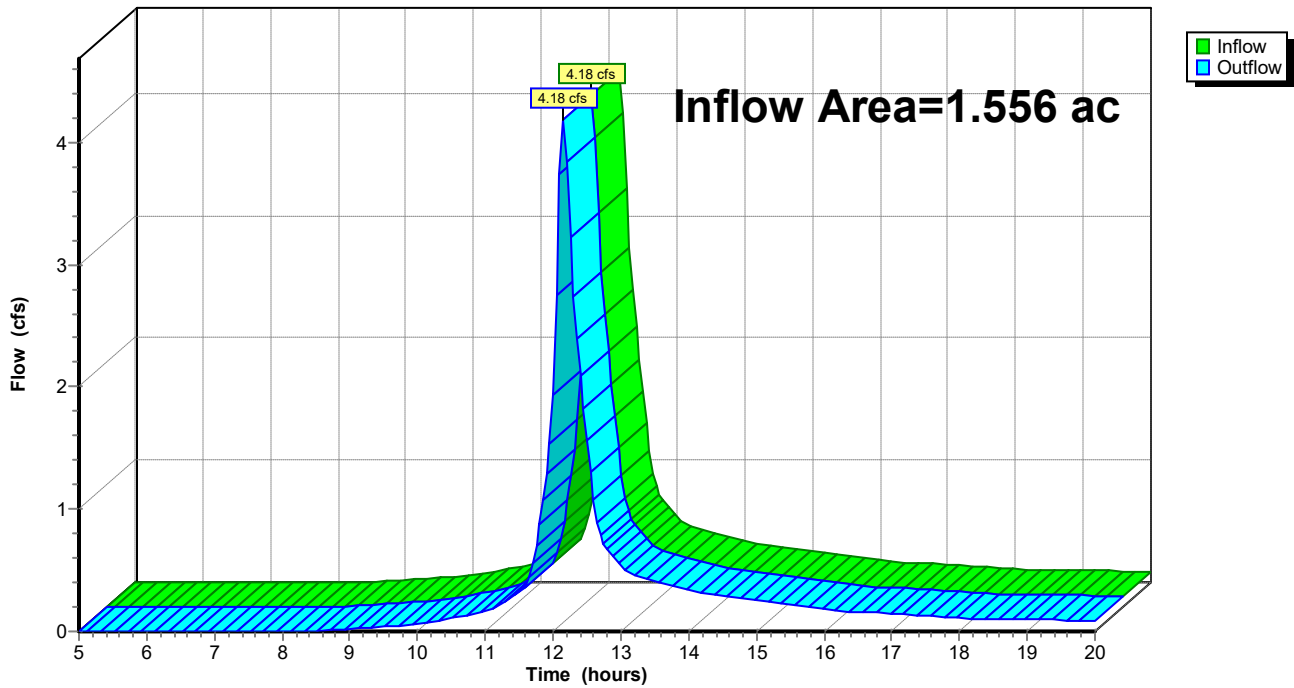
Summary for Reach SP: Study Point

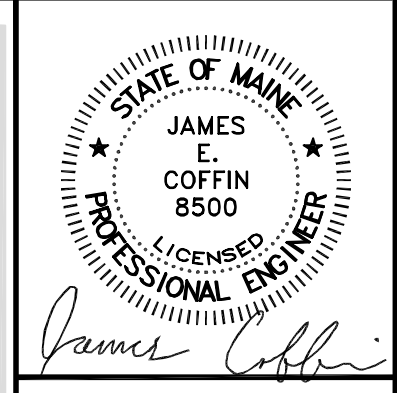
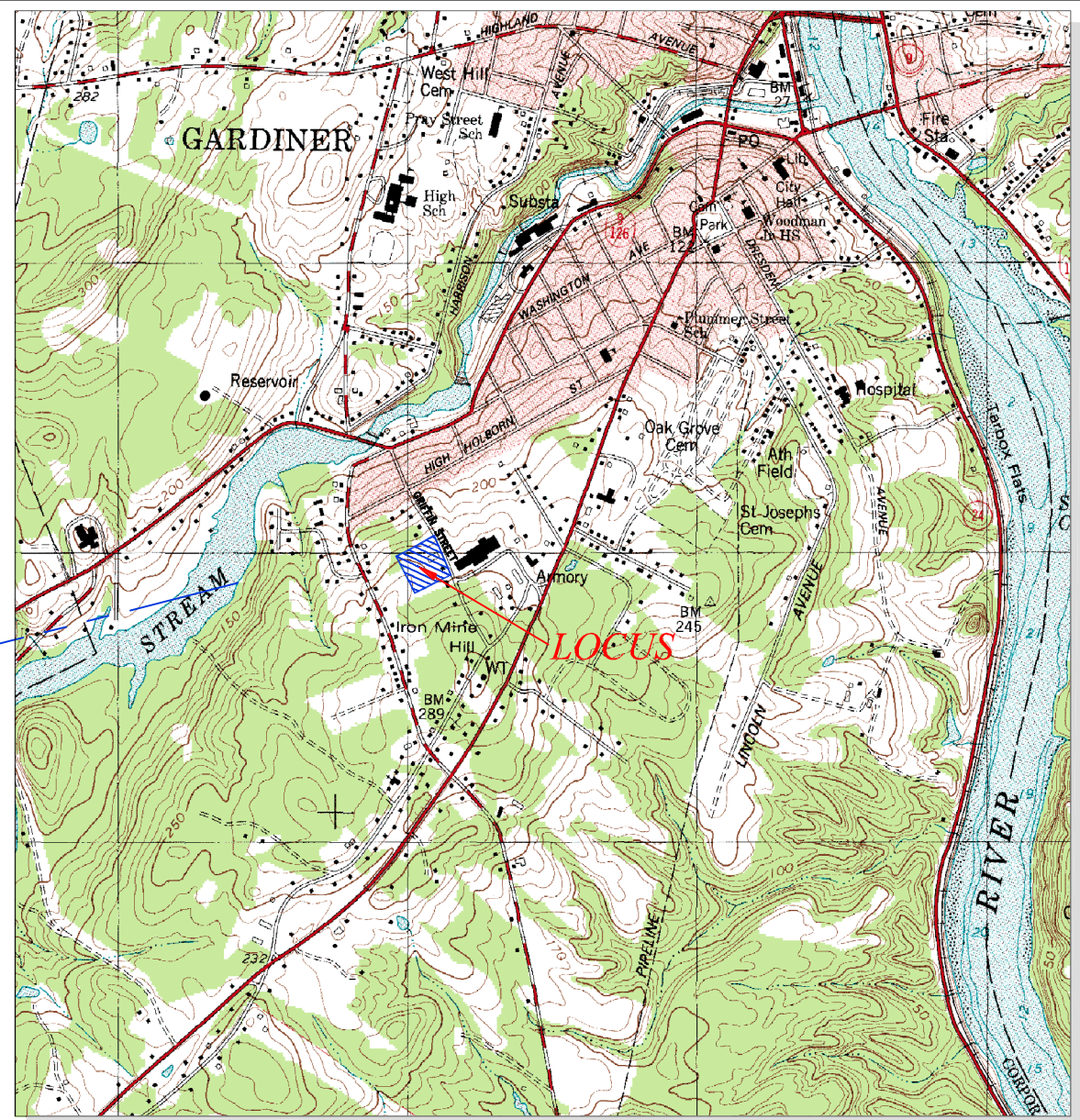
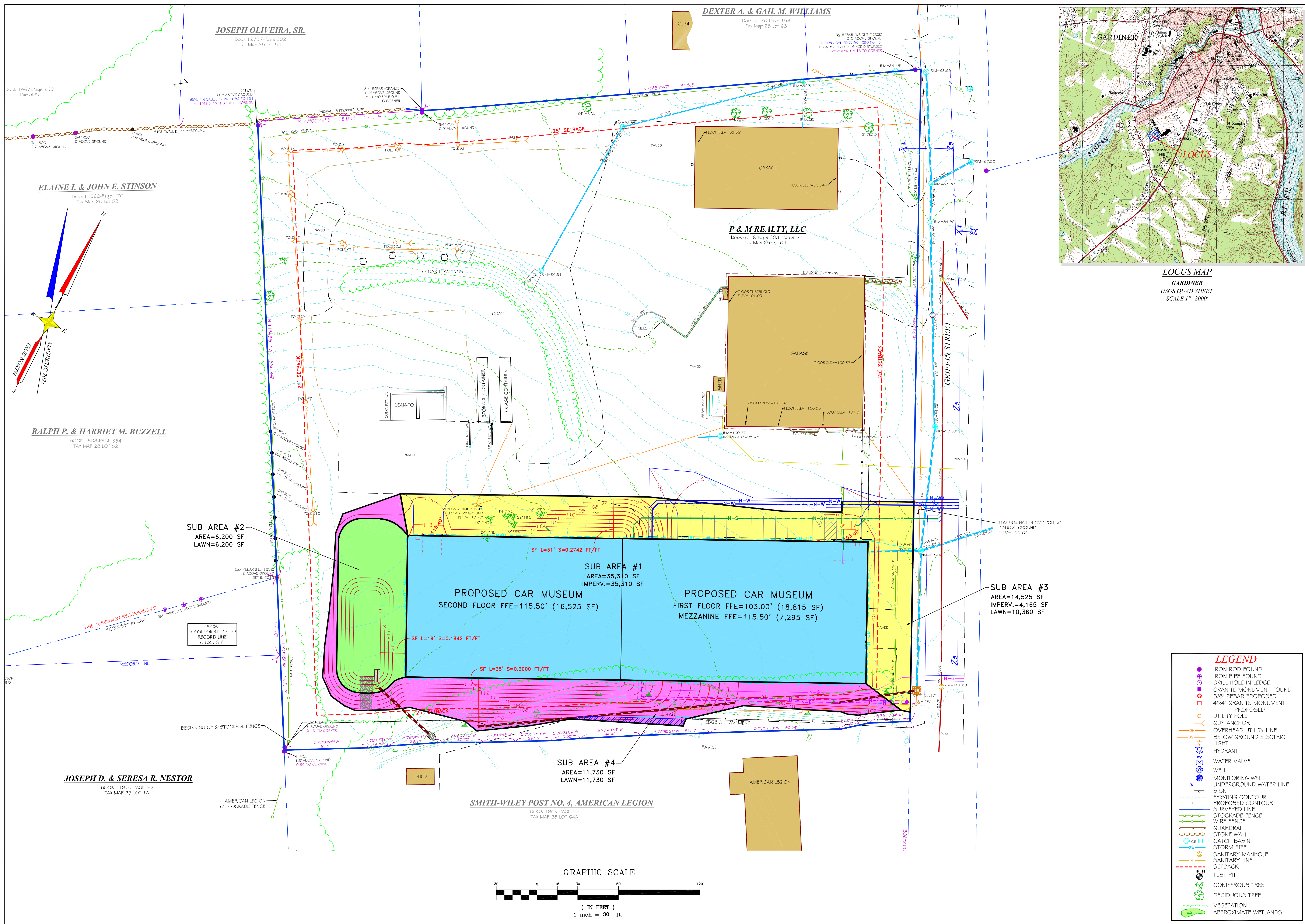
Inflow Area = 1.556 ac, 10.94% Impervious, Inflow Depth > 2.51" for 25-Year Event event
Inflow = 4.18 cfs @ 12.15 hrs, Volume= 0.325 af
Outflow = 4.18 cfs @ 12.15 hrs, Volume= 0.325 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph





E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Com Road, P.O. Box 487, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9976 Toll Free: 1-800-248-9473

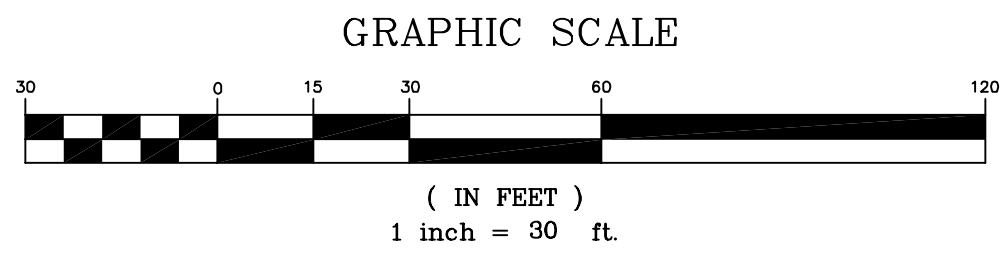
LOCUS MAP
 GARDINER
 USGS QUAD SHEET
 SCALE 1"=2000'

NO.	REVISIONS	DATE

POST DEVELOPMENT PLAN
 SCALE: 1 INCH=30 FEET
 DRAWN BY: TCH
 CHECKED BY: JEC
 DATE: APRIL 10, 2023

PEP RACING
P & M REALTY, LLC
 LOCATION: 24 GRIFFIN STREET
 TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE
 CLIENT/PROJECT:
 PROJ. NO. 2021-144
POST

- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT PROPOSED
 - UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - APPROXIMATE WETLANDS



JOSEPH OLIVEIRA, SR.
 Book 12757-Page 302
 Tax Map 20 Lot 54

ELAINE I. & JOHN E. STINSON
 Book 11022-Page 176
 Tax Map 20 Lot 53

RALPH P. & HARRIET M. BUZZELL
 BOOK 1509-PAGE 354
 TAX MAP 20 LOT 52

JOSEPH D. & SERESA R. NESTOR
 BOOK 11910-PAGE 20
 TAX MAP 27 LOT 1A

DEXTER A. & GAIL M. WILLIAMS
 Book 7576-Page 153
 Tax Map 20 Lot 63

P & M REALTY, LLC
 Book 6716-Page 303, Parcel 7
 Tax Map 20 Lot 64

SMITH-WILEY POST NO. 4, AMERICAN LEGION
 BOOK 1969-PAGE 10
 TAX MAP 20 LOT 64A

SUB AREA #2
 AREA=6,200 SF
 LAWN=6,200 SF

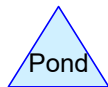
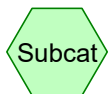
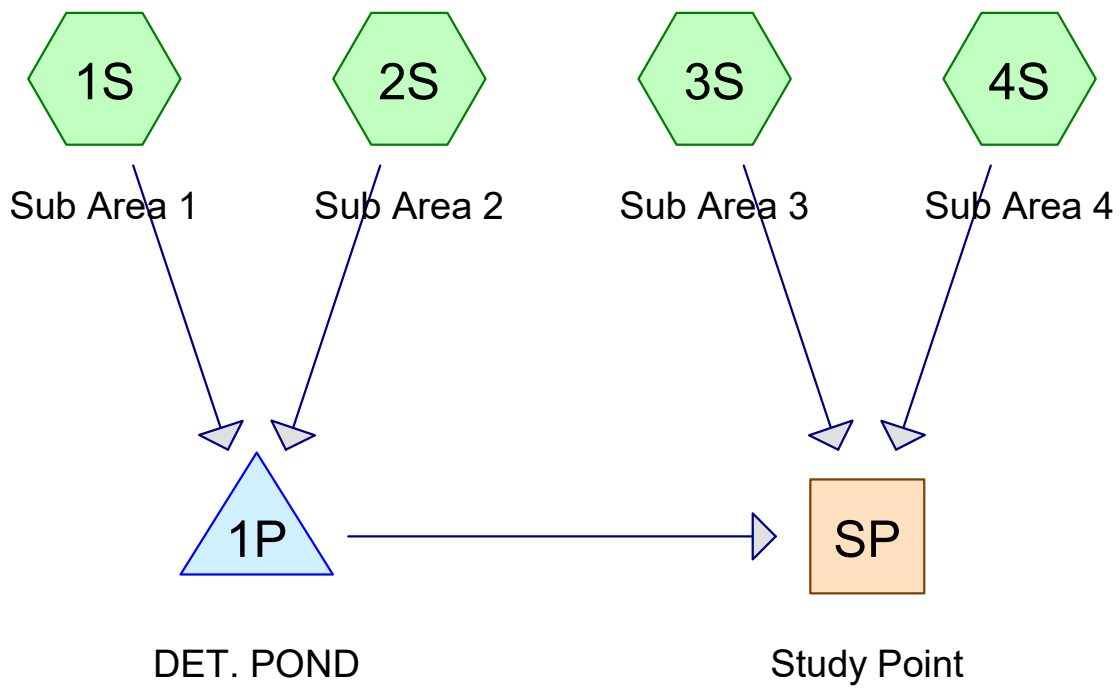
SUB AREA #1
 AREA=35,310 SF
 IMPERV.=35,310 SF

PROPOSED CAR MUSEUM
 SECOND FLOOR FFE=115.50' (16,525 SF)

PROPOSED CAR MUSEUM
 FIRST FLOOR FFE=103.00' (18,815 SF)
 MEZZANINE FFE=115.50' (7,295 SF)

SUB AREA #3
 AREA=14,525 SF
 IMPERV.=4,165 SF
 LAWN=10,360 SF

SUB AREA #4
 AREA=11,730 SF
 LAWN=11,730 SF



Summary for Subcatchment 1S: Sub Area 1

Runoff = 2.21 cfs @ 12.07 hrs, Volume= 0.163 af, Depth> 2.41"
 Routed to Pond 1P : DET. POND

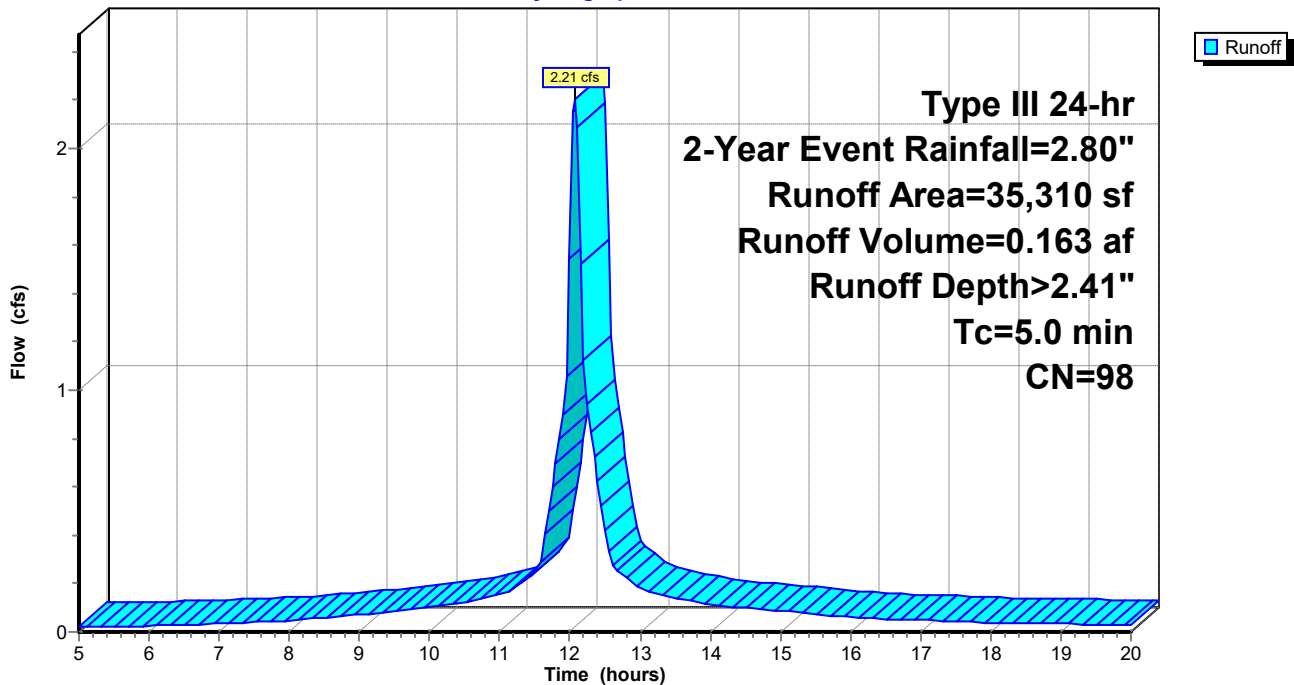
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Event Rainfall=2.80"

Area (sf)	CN	Description
35,310	98	Paved parking, HSG C
35,310		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, ROOF

Subcatchment 1S: Sub Area 1

Hydrograph



Summary for Subcatchment 2S: Sub Area 2

Runoff = 0.13 cfs @ 12.03 hrs, Volume= 0.008 af, Depth> 0.71"
 Routed to Pond 1P : DET. POND

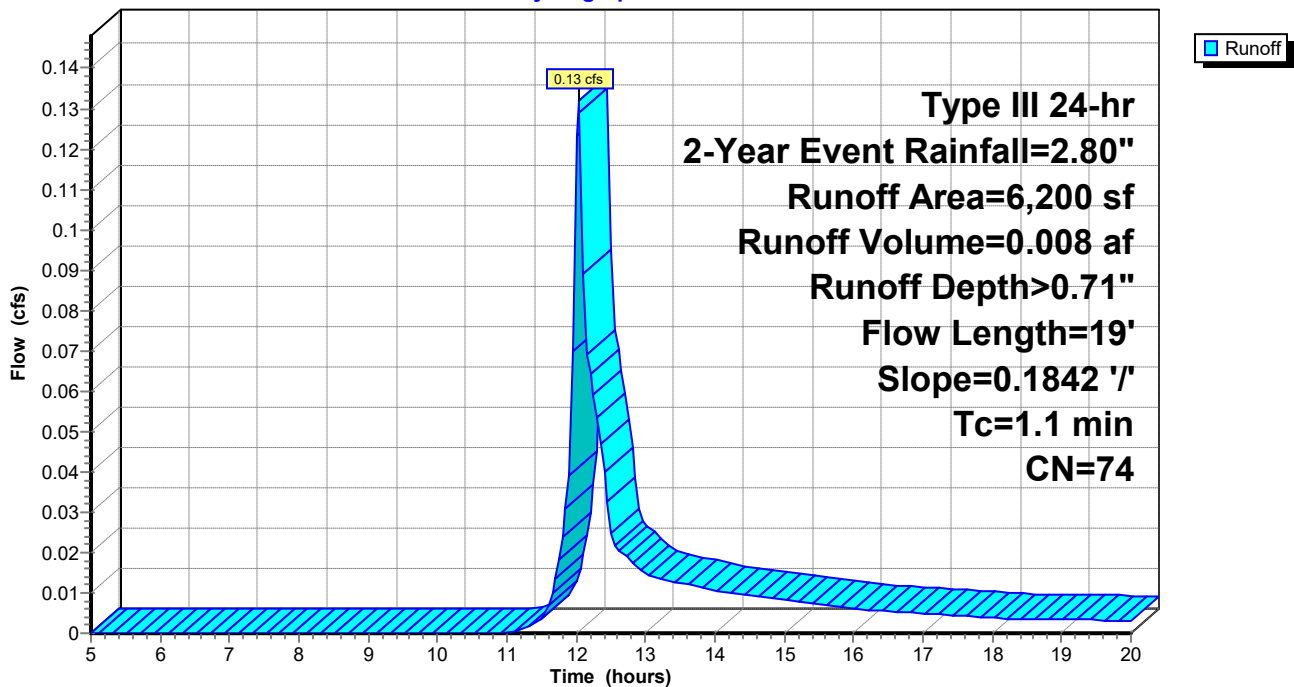
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Event Rainfall=2.80"

Area (sf)	CN	Description
6,200	74	>75% Grass cover, Good, HSG C
6,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	19	0.1842	0.3		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 2S: Sub Area 2

Hydrograph



Summary for Subcatchment 3S: Sub Area 3

Runoff = 0.49 cfs @ 12.03 hrs, Volume= 0.030 af, Depth> 1.07"
 Routed to Reach SP : Study Point

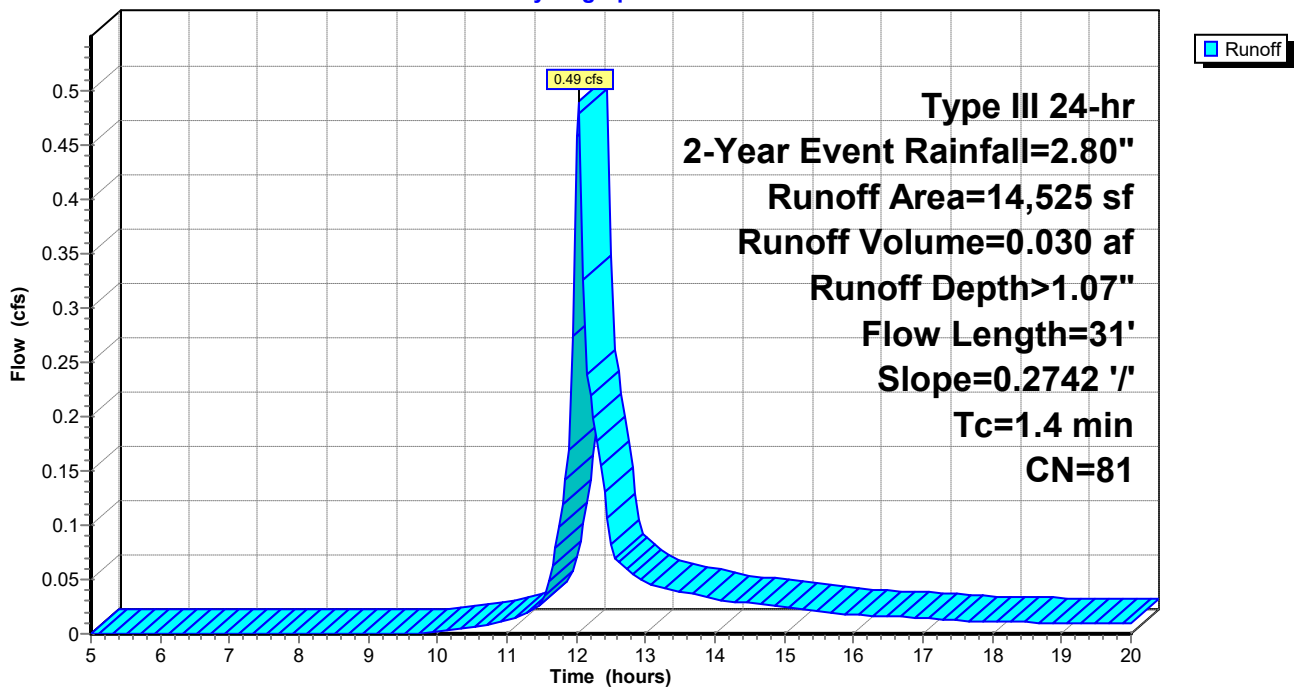
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Event Rainfall=2.80"

Area (sf)	CN	Description
4,165	98	Paved parking, HSG C
10,360	74	>75% Grass cover, Good, HSG C
14,525	81	Weighted Average
10,360		71.33% Pervious Area
4,165		28.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	31	0.2742	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 3S: Sub Area 3

Hydrograph



Summary for Subcatchment 4S: Sub Area 4

Runoff = 0.25 cfs @ 12.04 hrs, Volume= 0.016 af, Depth> 0.71"
 Routed to Reach SP : Study Point

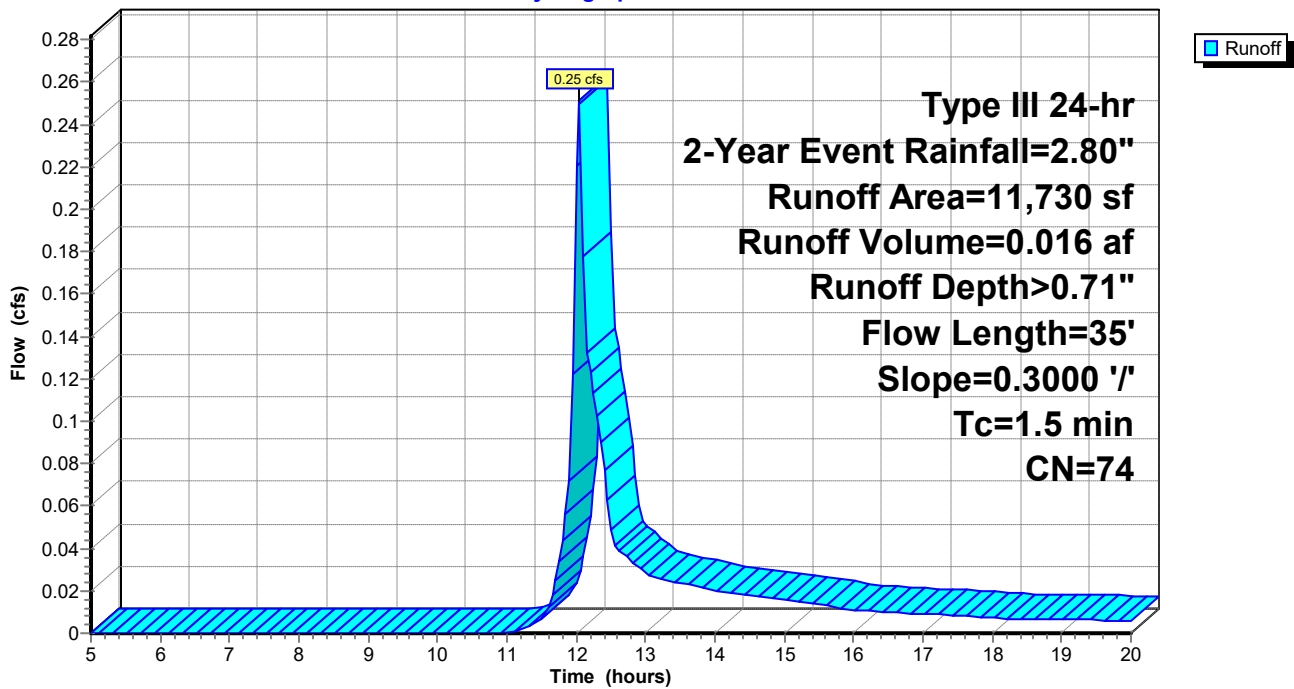
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Event Rainfall=2.80"

Area (sf)	CN	Description
11,730	74	>75% Grass cover, Good, HSG C
11,730		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	35	0.3000	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 4S: Sub Area 4

Hydrograph



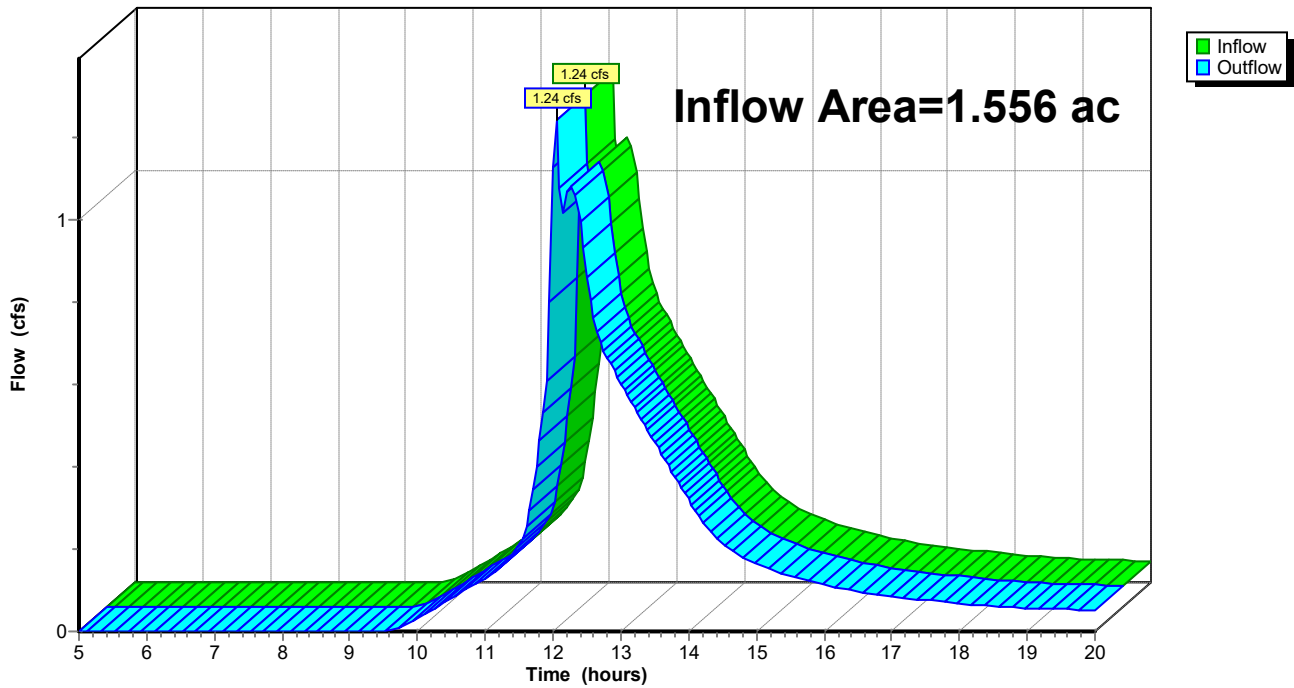
Summary for Reach SP: Study Point

Inflow Area = 1.556 ac, 58.25% Impervious, Inflow Depth > 1.52" for 2-Year Event event
Inflow = 1.24 cfs @ 12.05 hrs, Volume= 0.197 af
Outflow = 1.24 cfs @ 12.05 hrs, Volume= 0.197 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph



Summary for Pond 1P: DET. POND

Inflow Area = 0.953 ac, 85.06% Impervious, Inflow Depth > 2.15" for 2-Year Event event
 Inflow = 2.33 cfs @ 12.07 hrs, Volume= 0.171 af
 Outflow = 0.80 cfs @ 12.34 hrs, Volume= 0.151 af, Atten= 66%, Lag= 16.2 min
 Primary = 0.80 cfs @ 12.34 hrs, Volume= 0.151 af
 Routed to Reach SP : Study Point

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 112.70' @ 12.34 hrs Surf.Area= 2,136 sf Storage= 2,845 cf

Plug-Flow detention time= 102.7 min calculated for 0.151 af (88% of inflow)
 Center-of-Mass det. time= 64.6 min (807.9 - 743.3)

Volume	Invert	Avail.Storage	Storage Description
#1	111.00'	7,840 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
111.00	1,250	0	0	1,250
112.00	1,755	1,495	1,495	1,773
113.00	2,315	2,029	3,524	2,356
114.00	2,930	2,616	6,140	2,997
114.50	3,890	1,699	7,840	3,962

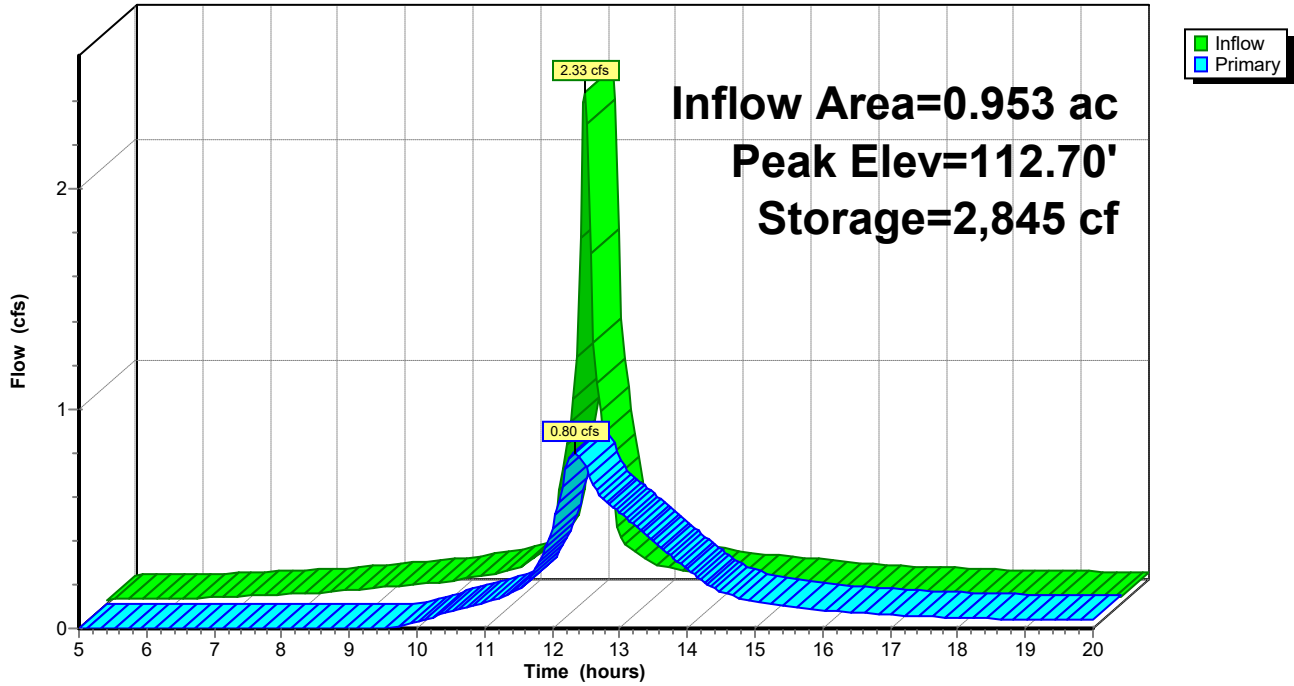
Device	Routing	Invert	Outlet Devices
#1	Primary	108.00'	15.0" Round Culvert L= 50.0' Ke= 0.5? Inlet / Outlet Invert= 108.00' / 105.00' S= 0.0600 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.22718463030851?
#2	Device 1	111.50'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	112.50'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.80 cfs @ 12.34 hrs HW=112.69' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.80 cfs of 11.92 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 0.65 cfs @ 4.8 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 0.14 cfs @ 1.5 fps)

Pond 1P: DET. POND

Hydrograph



Summary for Subcatchment 1S: Sub Area 1

Runoff = 3.34 cfs @ 12.07 hrs, Volume= 0.249 af, Depth> 3.69"
 Routed to Pond 1P : DET. POND

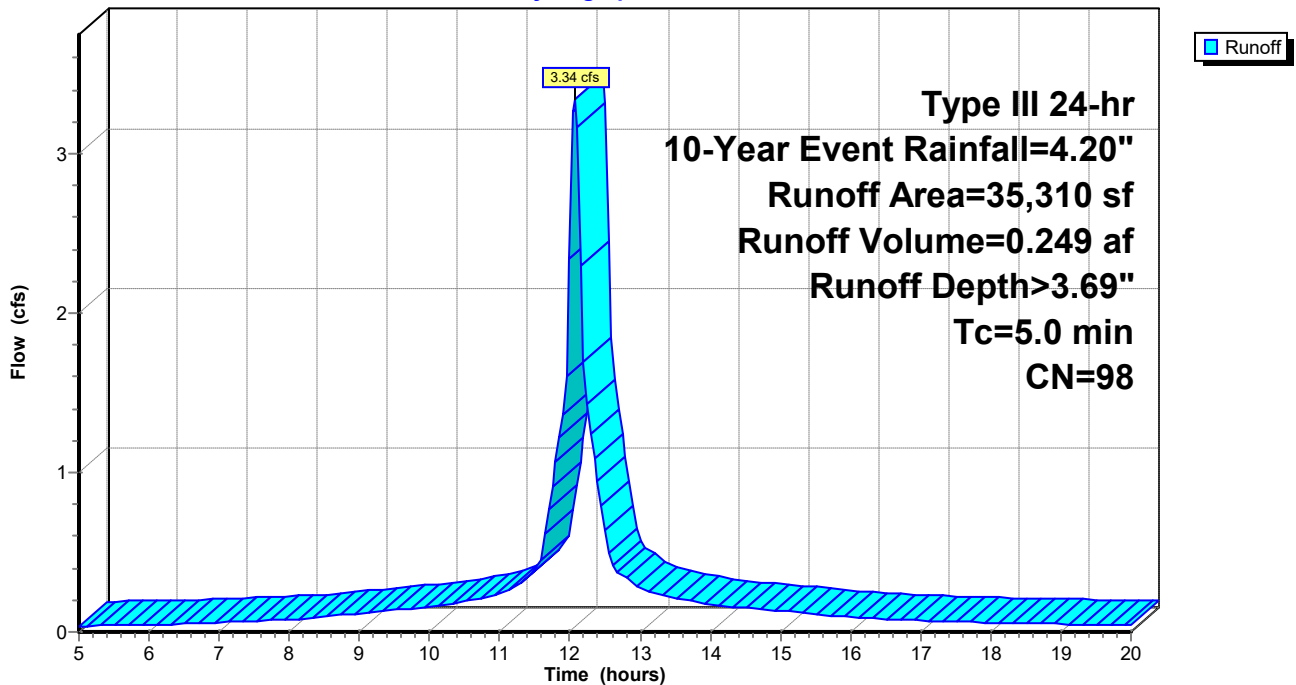
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Event Rainfall=4.20"

Area (sf)	CN	Description
35,310	98	Paved parking, HSG C
35,310		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, ROOF

Subcatchment 1S: Sub Area 1

Hydrograph



Summary for Subcatchment 2S: Sub Area 2

Runoff = 0.32 cfs @ 12.02 hrs, Volume= 0.019 af, Depth> 1.61"
 Routed to Pond 1P : DET. POND

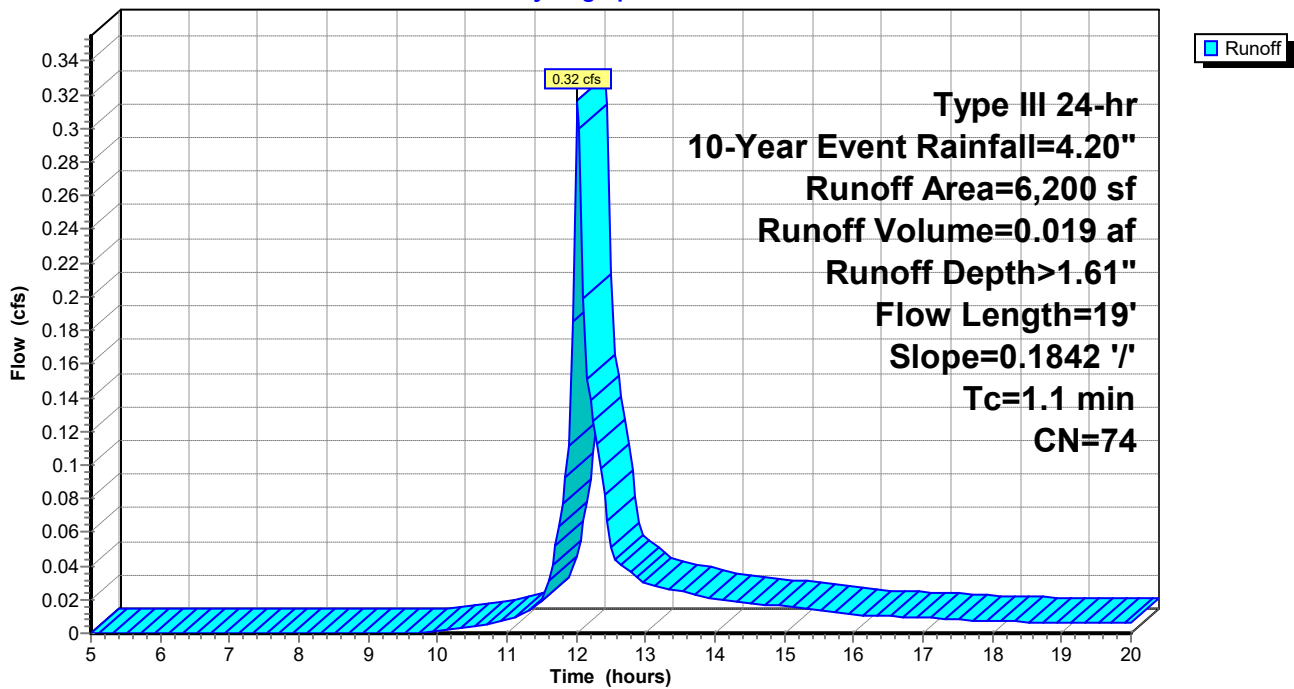
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Event Rainfall=4.20"

Area (sf)	CN	Description
6,200	74	>75% Grass cover, Good, HSG C
6,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	19	0.1842	0.3		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 2S: Sub Area 2

Hydrograph



Summary for Subcatchment 3S: Sub Area 3

Runoff = 0.98 cfs @ 12.03 hrs, Volume= 0.059 af, Depth> 2.14"
 Routed to Reach SP : Study Point

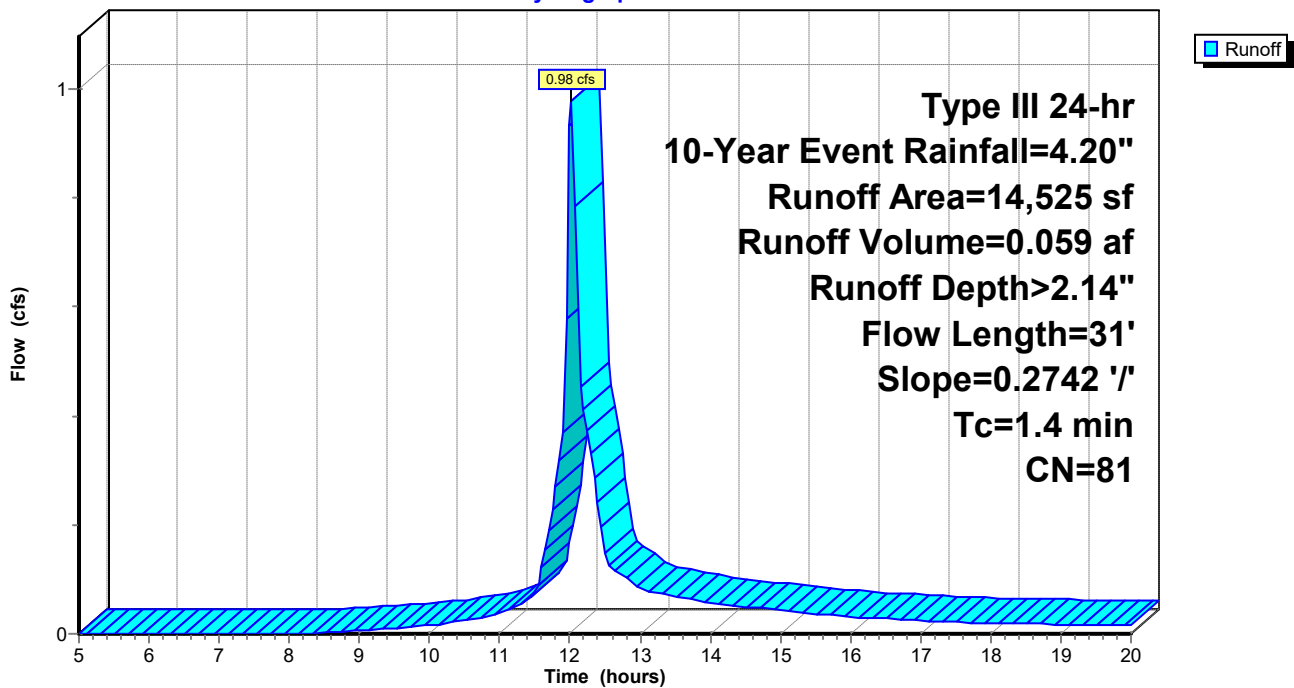
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Event Rainfall=4.20"

Area (sf)	CN	Description
4,165	98	Paved parking, HSG C
10,360	74	>75% Grass cover, Good, HSG C
14,525	81	Weighted Average
10,360		71.33% Pervious Area
4,165		28.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	31	0.2742	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 3S: Sub Area 3

Hydrograph



Summary for Subcatchment 4S: Sub Area 4

Runoff = 0.60 cfs @ 12.03 hrs, Volume= 0.036 af, Depth> 1.61"
 Routed to Reach SP : Study Point

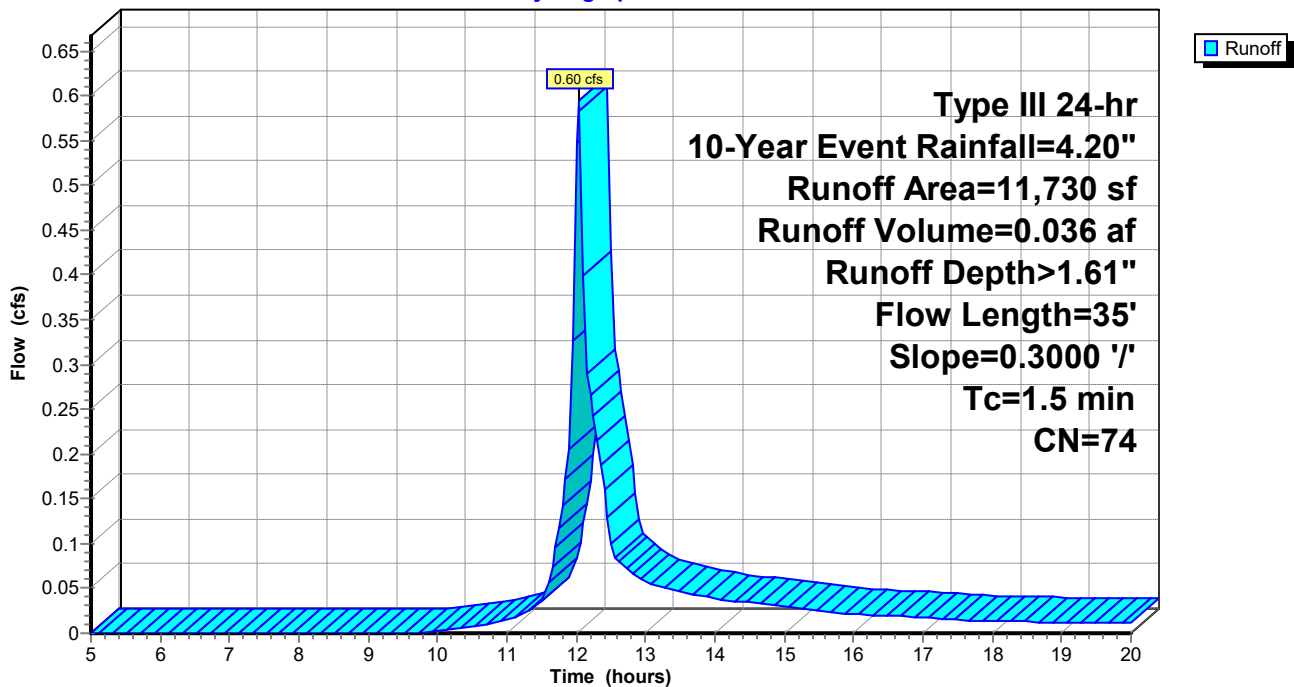
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year Event Rainfall=4.20"

Area (sf)	CN	Description
11,730	74	>75% Grass cover, Good, HSG C
11,730		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	35	0.3000	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 4S: Sub Area 4

Hydrograph



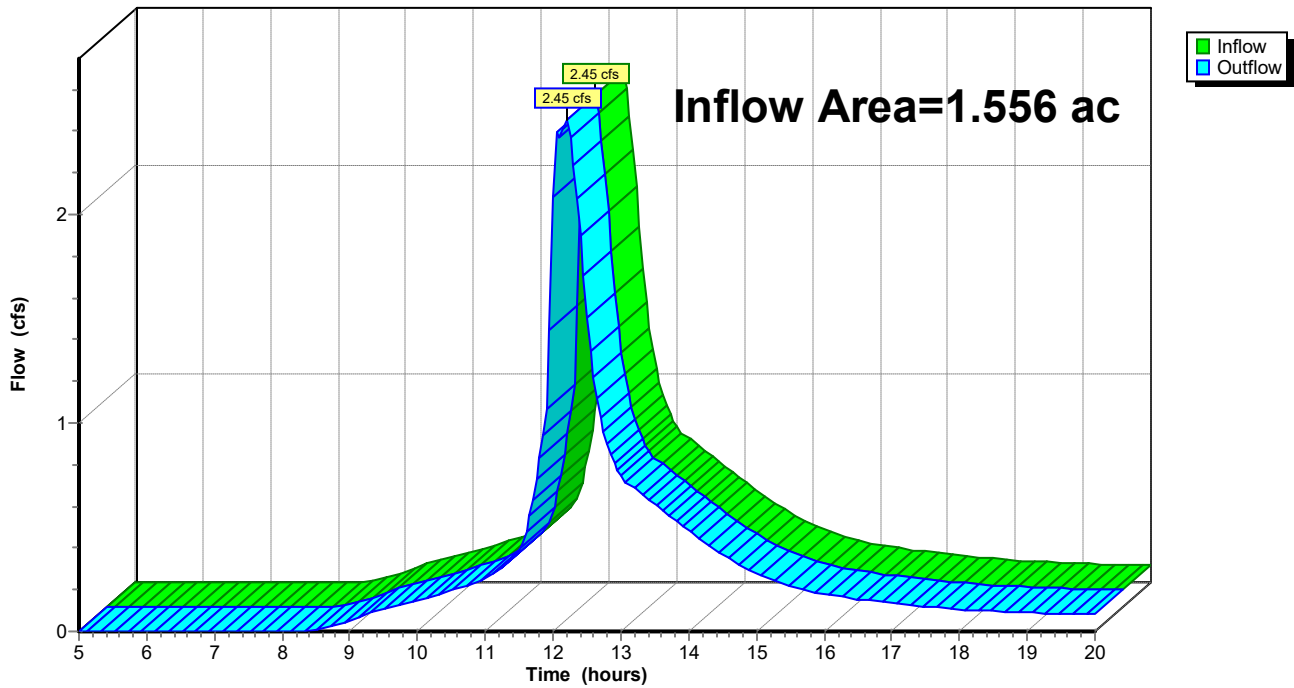
Summary for Reach SP: Study Point

Inflow Area = 1.556 ac, 58.25% Impervious, Inflow Depth > 2.65" for 10-Year Event event
Inflow = 2.45 cfs @ 12.19 hrs, Volume= 0.343 af
Outflow = 2.45 cfs @ 12.19 hrs, Volume= 0.343 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph



Summary for Pond 1P: DET. POND

Inflow Area = 0.953 ac, 85.06% Impervious, Inflow Depth > 3.38" for 10-Year Event event
 Inflow = 3.62 cfs @ 12.07 hrs, Volume= 0.268 af
 Outflow = 1.78 cfs @ 12.22 hrs, Volume= 0.248 af, Atten= 51%, Lag= 9.1 min
 Primary = 1.78 cfs @ 12.22 hrs, Volume= 0.248 af
 Routed to Reach SP : Study Point

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 113.07' @ 12.22 hrs Surf.Area= 2,355 sf Storage= 3,683 cf

Plug-Flow detention time= 80.9 min calculated for 0.247 af (92% of inflow)
 Center-of-Mass det. time= 53.0 min (793.3 - 740.3)

Volume	Invert	Avail.Storage	Storage Description
#1	111.00'	7,840 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
111.00	1,250	0	0	1,250
112.00	1,755	1,495	1,495	1,773
113.00	2,315	2,029	3,524	2,356
114.00	2,930	2,616	6,140	2,997
114.50	3,890	1,699	7,840	3,962

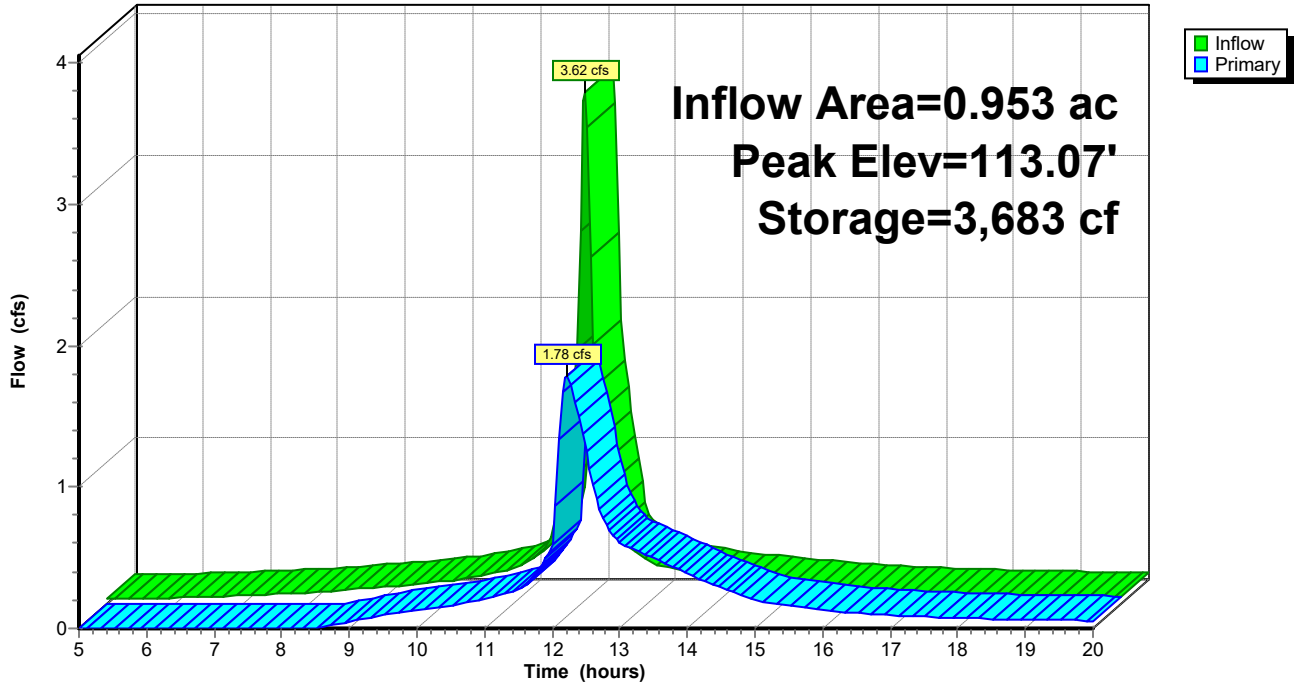
Device	Routing	Invert	Outlet Devices
#1	Primary	108.00'	15.0" Round Culvert L= 50.0' Ke= 0.5? Inlet / Outlet Invert= 108.00' / 105.00' S= 0.0600 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.22718463030851?
#2	Device 1	111.50'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	112.50'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.77 cfs @ 12.22 hrs HW=113.06' (Free Discharge)

- ↑ **1=Culvert** (Passes 1.77 cfs of 12.45 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 0.76 cfs @ 5.6 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 1.00 cfs @ 2.6 fps)

Pond 1P: DET. POND

Hydrograph



Summary for Subcatchment 1S: Sub Area 1

Runoff = 4.15 cfs @ 12.07 hrs, Volume= 0.311 af, Depth> 4.60"
 Routed to Pond 1P : DET. POND

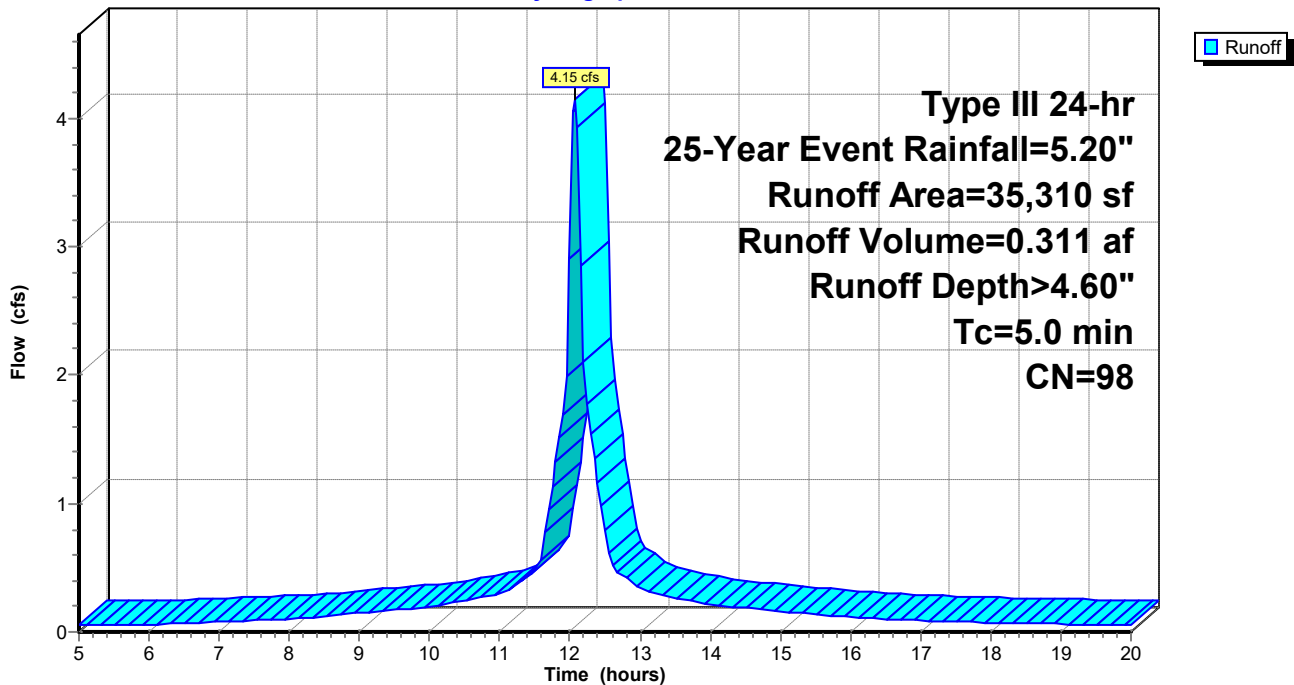
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Event Rainfall=5.20"

Area (sf)	CN	Description
35,310	98	Paved parking, HSG C
35,310		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, ROOF

Subcatchment 1S: Sub Area 1

Hydrograph



Summary for Subcatchment 2S: Sub Area 2

Runoff = 0.46 cfs @ 12.02 hrs, Volume= 0.028 af, Depth> 2.35"
 Routed to Pond 1P : DET. POND

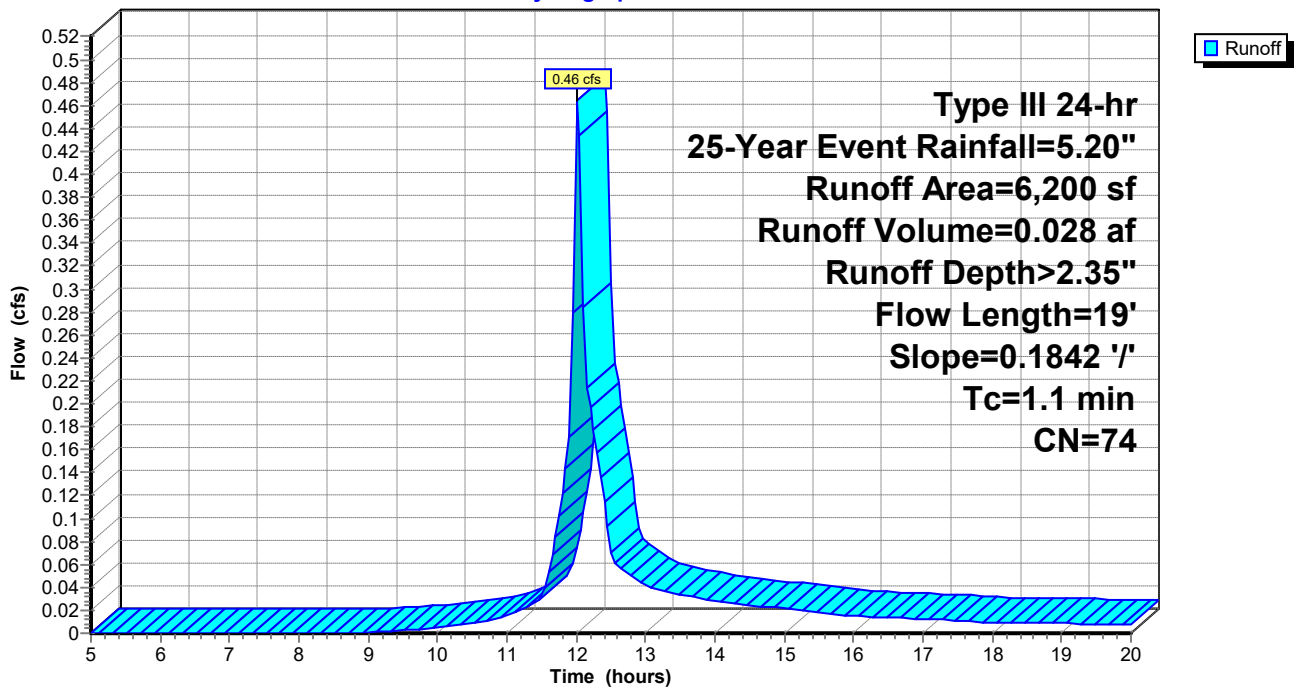
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Event Rainfall=5.20"

Area (sf)	CN	Description
6,200	74	>75% Grass cover, Good, HSG C
6,200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	19	0.1842	0.3		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 2S: Sub Area 2

Hydrograph



Summary for Subcatchment 3S: Sub Area 3

Runoff = 1.35 cfs @ 12.02 hrs, Volume= 0.082 af, Depth> 2.96"
 Routed to Reach SP : Study Point

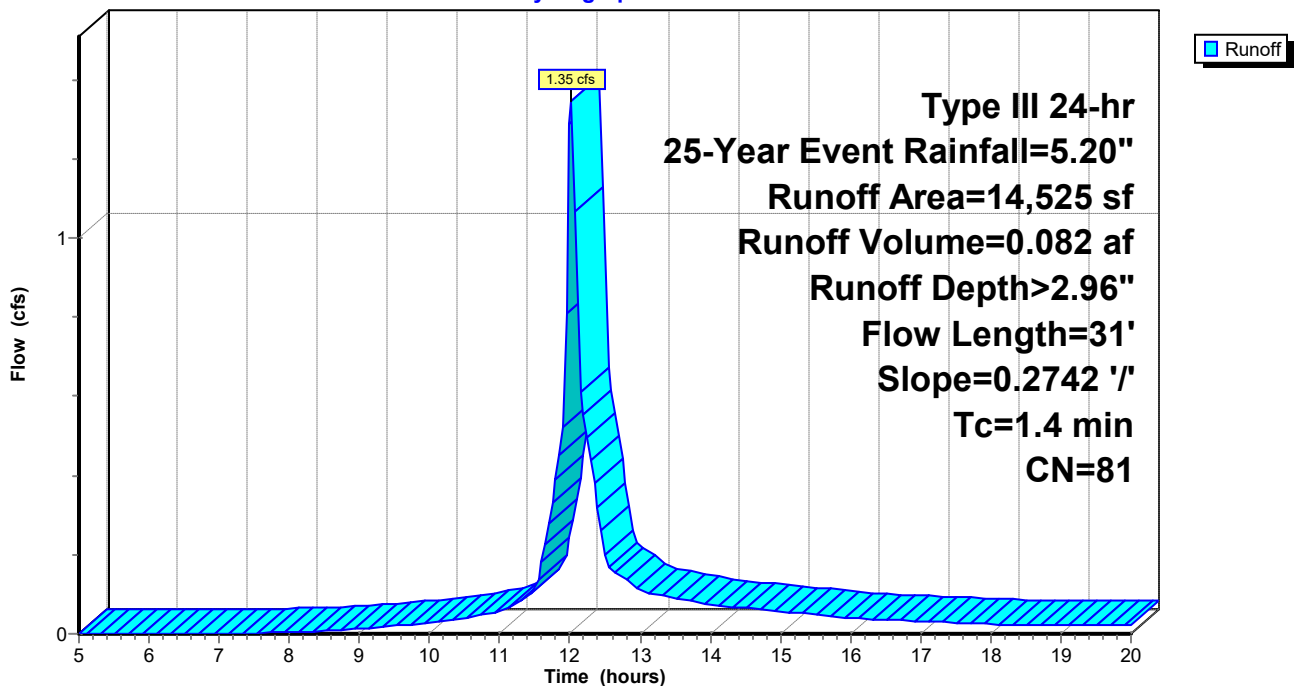
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Event Rainfall=5.20"

Area (sf)	CN	Description
4,165	98	Paved parking, HSG C
10,360	74	>75% Grass cover, Good, HSG C
14,525	81	Weighted Average
10,360		71.33% Pervious Area
4,165		28.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	31	0.2742	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 3S: Sub Area 3

Hydrograph



Summary for Subcatchment 4S: Sub Area 4

Runoff = 0.87 cfs @ 12.03 hrs, Volume= 0.053 af, Depth> 2.35"
 Routed to Reach SP : Study Point

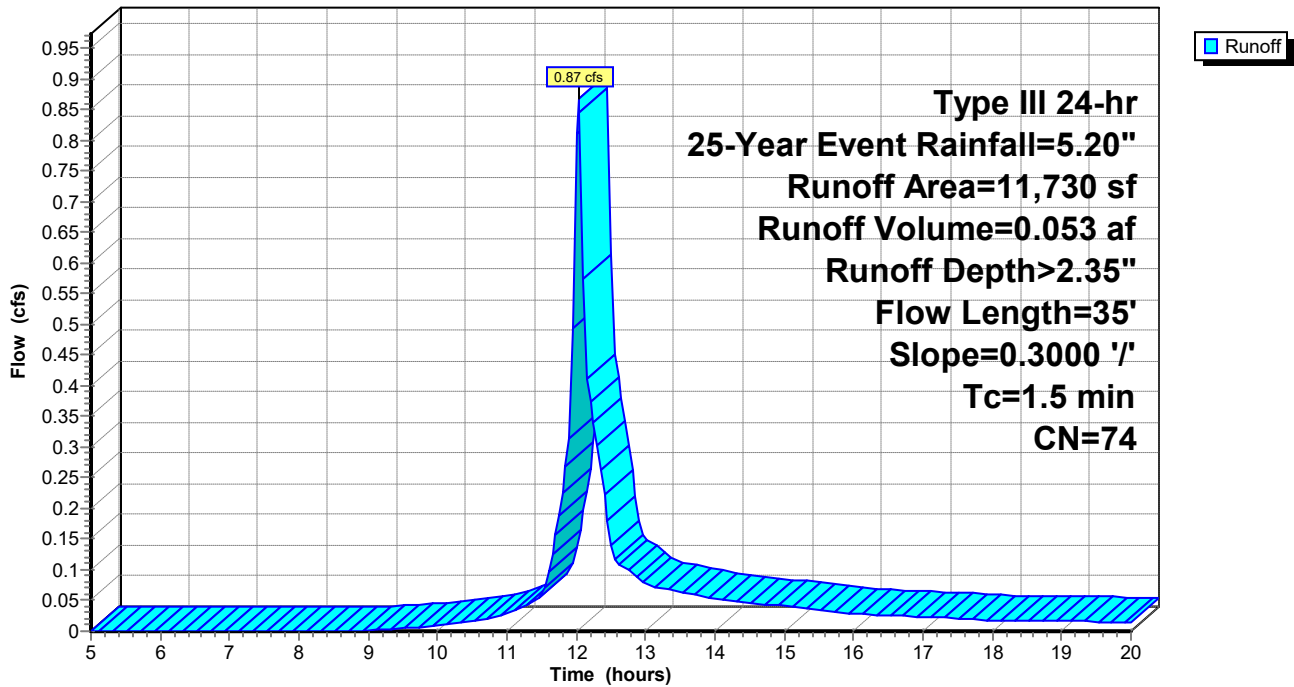
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Event Rainfall=5.20"

Area (sf)	CN	Description
11,730	74	>75% Grass cover, Good, HSG C
11,730		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	35	0.3000	0.4		Sheet Flow, AB Grass: Short n= 0.150 P2= 2.80"

Subcatchment 4S: Sub Area 4

Hydrograph



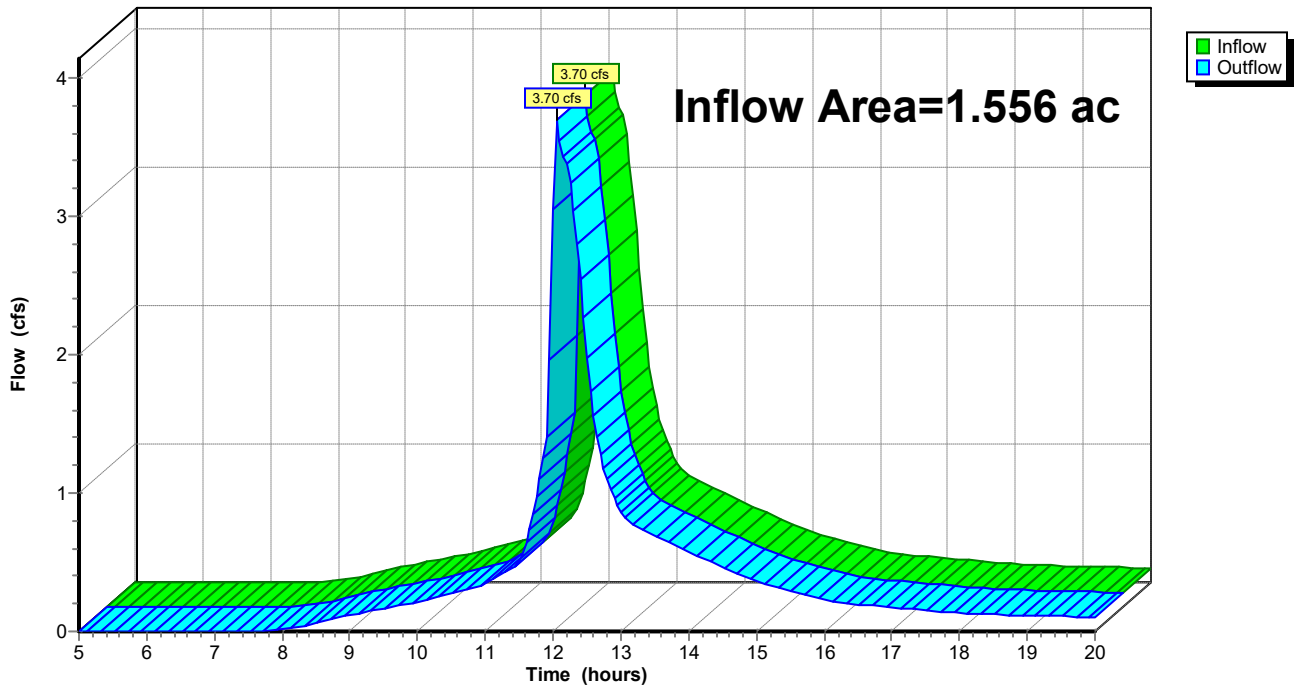
Summary for Reach SP: Study Point

Inflow Area = 1.556 ac, 58.25% Impervious, Inflow Depth > 3.49" for 25-Year Event event
Inflow = 3.70 cfs @ 12.07 hrs, Volume= 0.452 af
Outflow = 3.70 cfs @ 12.07 hrs, Volume= 0.452 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP: Study Point

Hydrograph



Summary for Pond 1P: DET. POND

Inflow Area = 0.953 ac, 85.06% Impervious, Inflow Depth > 4.26" for 25-Year Event event
 Inflow = 4.55 cfs @ 12.07 hrs, Volume= 0.339 af
 Outflow = 2.46 cfs @ 12.20 hrs, Volume= 0.317 af, Atten= 46%, Lag= 7.9 min
 Primary = 2.46 cfs @ 12.20 hrs, Volume= 0.317 af
 Routed to Reach SP : Study Point

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 113.30' @ 12.20 hrs Surf.Area= 2,489 sf Storage= 4,234 cf

Plug-Flow detention time= 71.8 min calculated for 0.317 af (94% of inflow)
 Center-of-Mass det. time= 47.6 min (786.7 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	111.00'	7,840 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
111.00	1,250	0	0	1,250
112.00	1,755	1,495	1,495	1,773
113.00	2,315	2,029	3,524	2,356
114.00	2,930	2,616	6,140	2,997
114.50	3,890	1,699	7,840	3,962

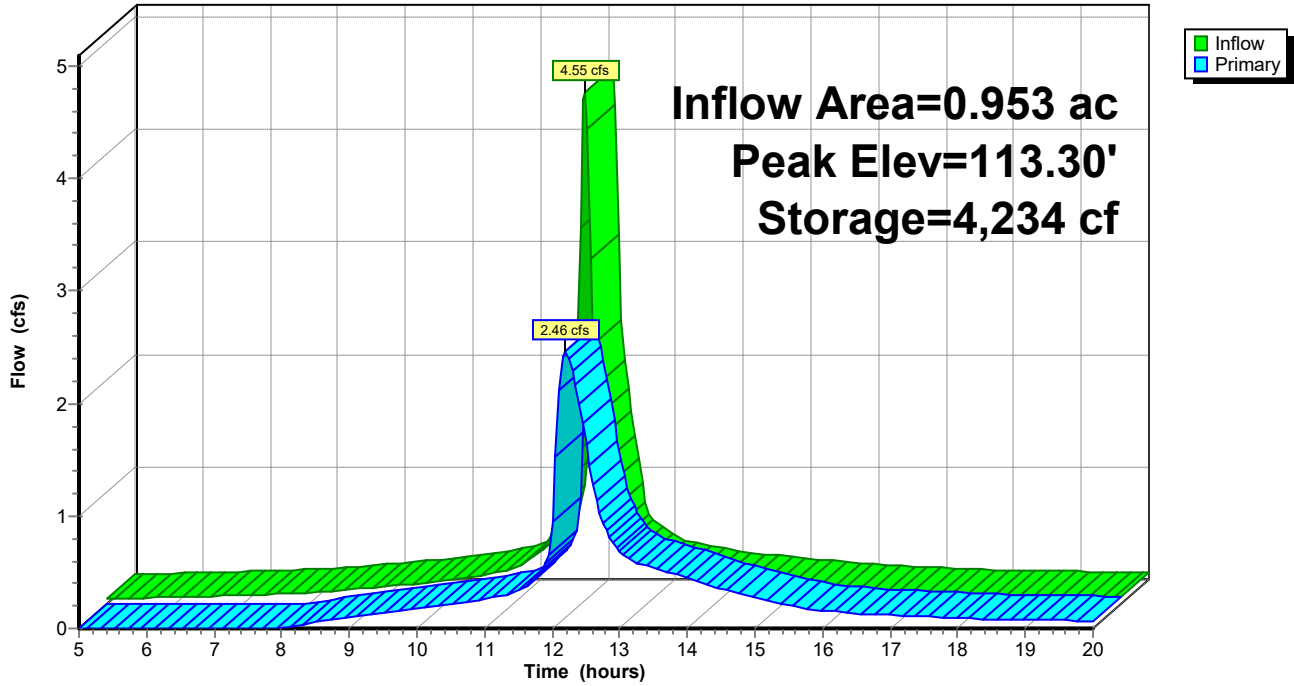
Device	Routing	Invert	Outlet Devices
#1	Primary	108.00'	15.0" Round Culvert L= 50.0' Ke= 0.5? Inlet / Outlet Invert= 108.00' / 105.00' S= 0.0600 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.22718463030851?
#2	Device 1	111.50'	5.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	112.50'	10.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.45 cfs @ 12.20 hrs HW=113.29' (Free Discharge)

- ↑ **1=Culvert** (Passes 2.45 cfs of 12.77 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 0.83 cfs @ 6.1 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 1.63 cfs @ 3.0 fps)

Pond 1P: DET. POND

Hydrograph



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



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

April 10, 2023

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

Subject: P&M Realty LLC
Traffic Report

Dear Ms. Willis,

P&M Realty LLC, herein called the applicant is proposing erect a building that will be utilized for the applicant's private vehicle collection at 24 Griffin Street in Gardiner. The parcel is identified as Lot 64 on Tax Map 28 in the City of Gardiner Tax Maps and is in the Mixed-Use Village (MUV) District as shown on the City's Zoning Map.

The applicant is proposing to construct a new 35,340 sf (footprint) partial two-story museum, which will contain a large vehicle display area with offices, bathroom, mechanical room, etc. The building will be sprinkled and there will be 42,635 sf of floor available for the entire building.

There isn't a section for storage in the 8th Edition of the Institute of Transportation Engineers (ITE) Manual. Warehouse uses are the only logical choice listed in the ITE Manual. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Warehousing" and are shown below:

Based on Building Size (42,635 sf):

AM Peak Hour Rate = 0.42

$(42,635 \text{ sf}/1,000 \text{ sf}) \times 0.42 = 17.9$ peak hour trips.

PM Peak Hour Rate = 0.45

$(42,635 \text{ sf}/1,000 \text{ sf}) \times 0.45 = 19.1$ peak hour trips.

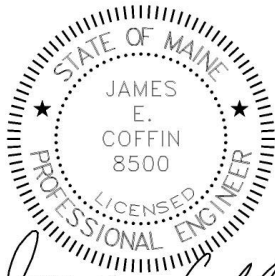
Maximum Peak Hour Trips = 19.1 (PM)

The maximum generator based on building size occurs during the PM peak hour (19.1 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



Warehousing (150)

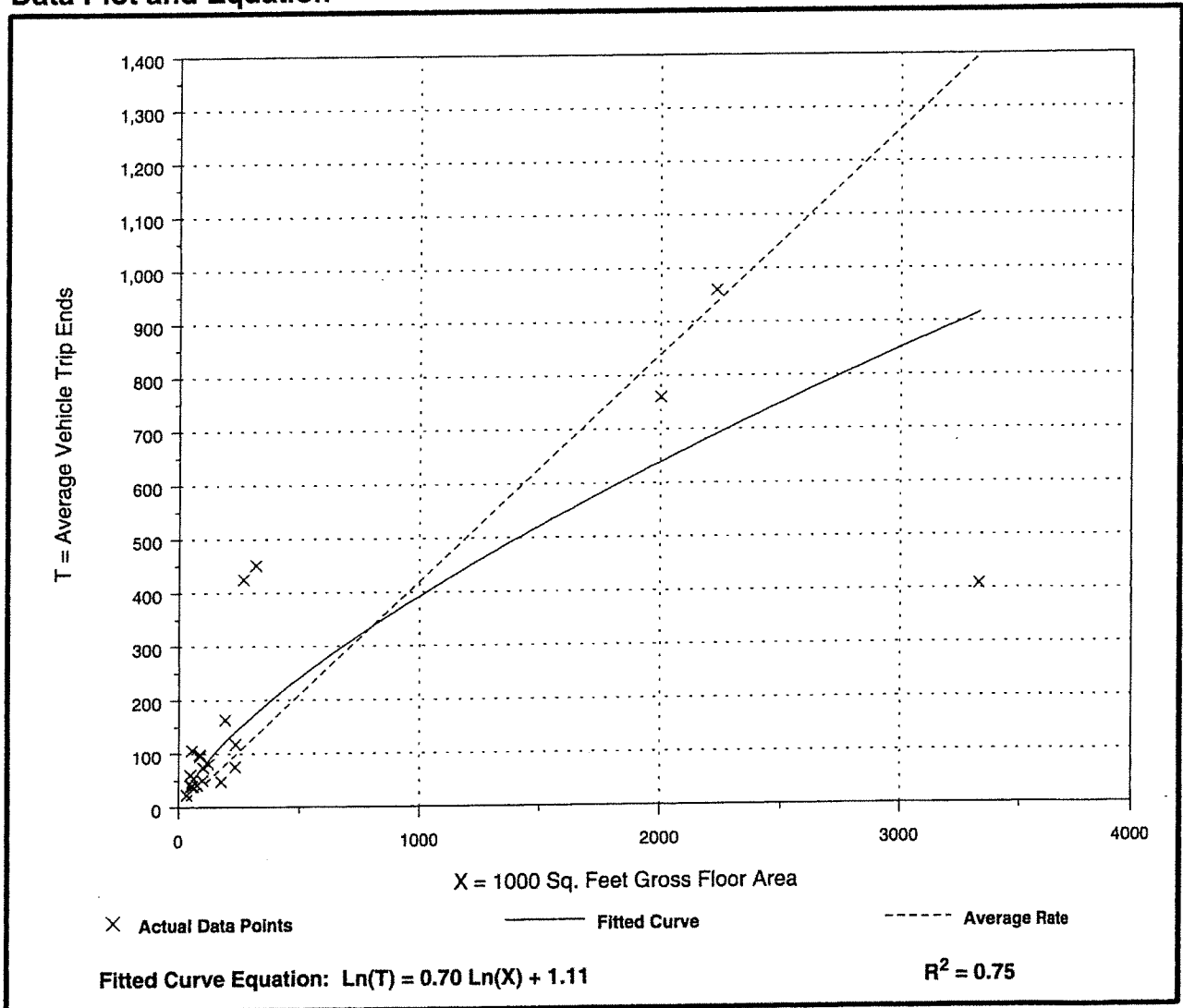
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 20
 Average 1000 Sq. Feet GFA: 490
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.42	0.12 - 1.93	0.74

Data Plot and Equation



Warehousing (150)

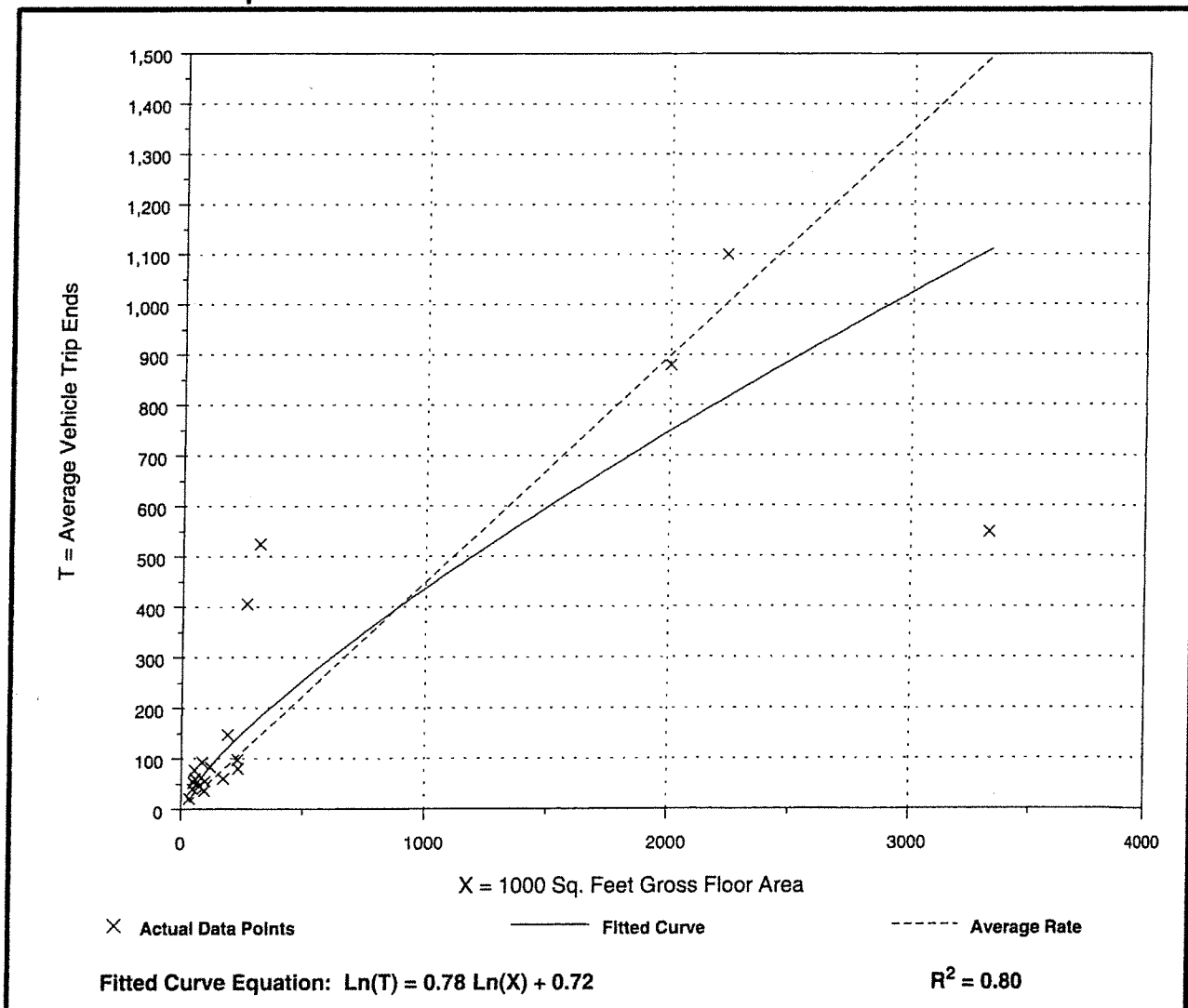
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 19
 Average 1000 Sq. Feet GFA: 511
 Directional Distribution: 19% entering, 81% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.45	0.16 - 1.65	0.76

Data Plot and Equation



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



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

April 10, 2023

Mr. Kris McNeill, Code Enforcement Officer
City of Gardiner
6 Church Street
Gardiner, Maine 04345

Subject: P&M Realty, LLC
Parking Waiver

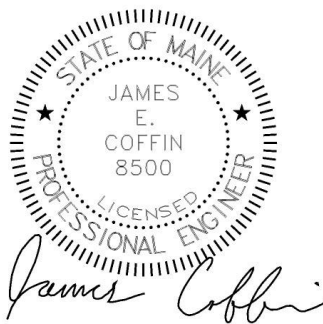
Dear Kris,

P&M Realty LLC, herein called the applicant is proposing erect a building that will be utilized for the applicant's private vehicle collection at 24 Griffin Street in Gardiner. The parcel is identified as Lot 64 on Tax Map 28 in the City of Gardiner Tax Maps and is in the Mixed-Use Village (MUV) District as shown on the City's Zoning Map. The applicant is proposing to construct a new 35,340 sf (footprint) museum, which will contain a large vehicle display area with a bathroom, mechanical room, etc. A mezzanine (7,295 sf) will extend over a portion of the 1st floor (18,815 sf) and there will be a second floor (16,525 sf) that is at the same elevation as the mezzanine. The total floor area of the proposed building will be 42,635 sf and the entire building will be sprinkled

The applicant is asking for a waiver in regard to the amount of parking required. The Standards in the Land Use Ordinance for the number of parking spaces (11.4.5) does not include a "Storage" designation, but does include a "Warehouse" designation. However, the warehouse use calls for one space per 1,000 sf, which would equate to needing over 40 parking spaces. That does not make any sense for this use so we are asking for one space per employee (4) and have added another 8 spaces for any visitors. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

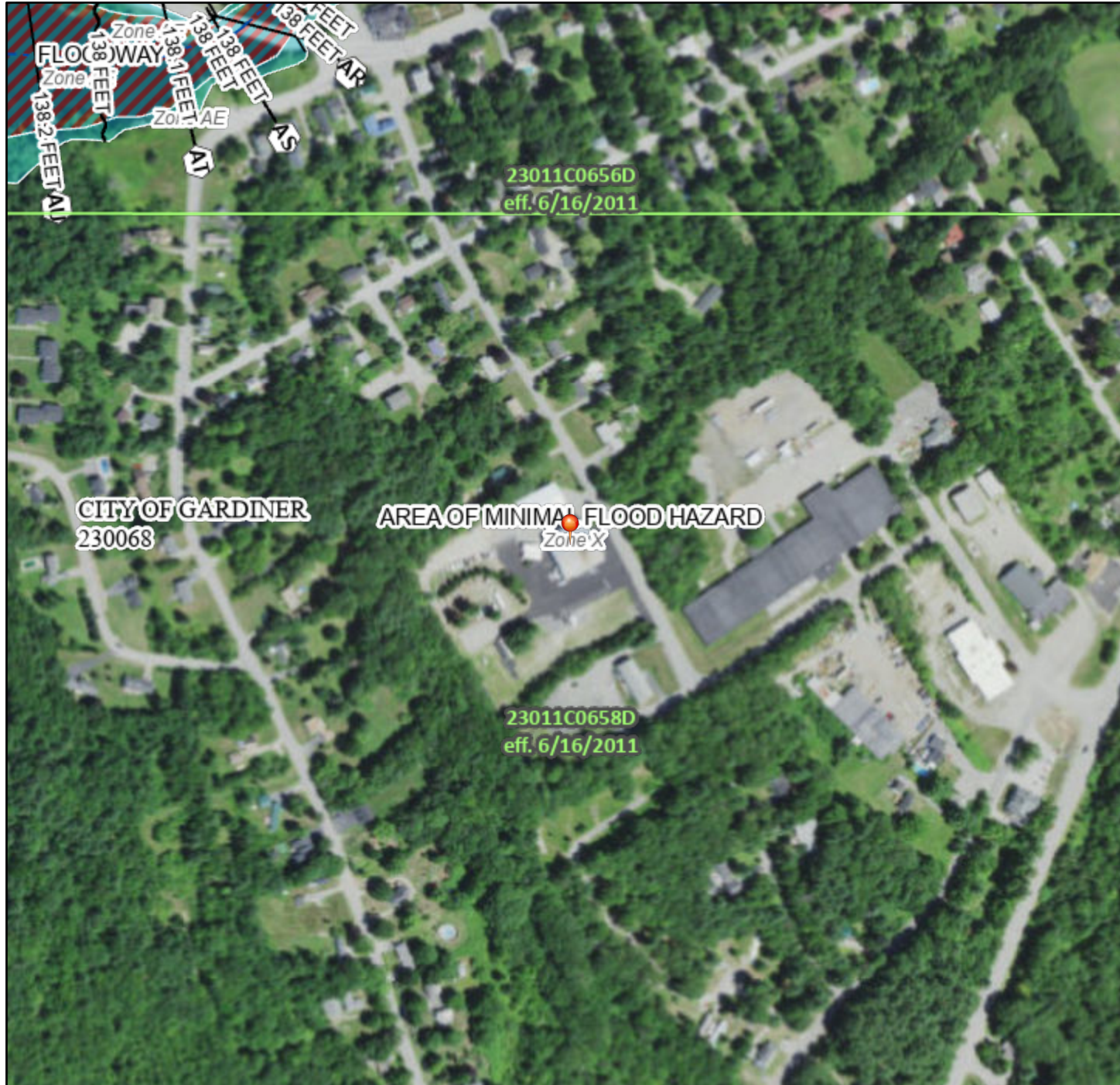
James E. Coffin, PE



National Flood Hazard Layer FIRMette



69°47'32"W 44°13'13"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

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 **4/3/2023 at 9:38 AM** 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.

Client Name:

PEP Racing & PMP Realty, LLC

Project No.

21-144

Photo No. 1

Date: 4-19-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from Griffin Street looking west at the American Legion Post building.



Photo No. 2

Date: 4-19-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from Griffin Street looking west at the existing PEP maintenance building.



Client Name:

PEP Racing & PMP Realty, LLC

Project No.

21-144

Photo No. 3

Date: 4-19-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from Griffin Street looking west at the building to the south on site that On target leases from the applicant.



Photo No. 4

Date: 4-19-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from Griffin Street looking east at the building that J&R Assicates owns.



Client Name:

PEP Racing & PMP Realty, LLC

Project No.

21-144

Photo No. 5

Date: 2-3-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from Griffin Street looking west at the proposed building location.



Photo No. 6

Date: 2-3-2022

Site Location:

24 Griffin Street
Gardiner, Maine

Description:

Photo from on site looking west at the building utilized for salt/sand storage that will remain.



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:

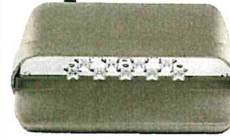
- DLC Qualified (Types III and IV) Consult DLC website for details:
<http://www.designlights.org/QPL>
- Listed to UL 1598 for use in wet locations, 40° C ambient environments

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

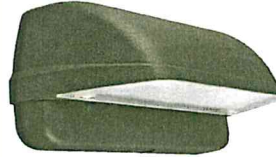
PRODUCT IMAGE(S)



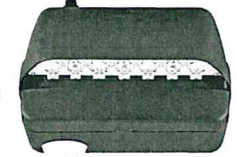
LNC2-12LU



LNC2-18LU

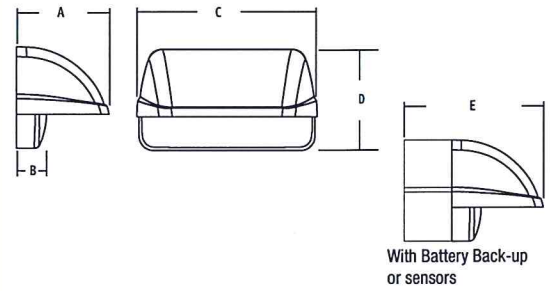


With diffuser



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

DIMENSIONS



With Battery Back-up or sensors

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

SPECIFY SCP HEIGHT

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

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



HUBBELL
Outdoor Lighting

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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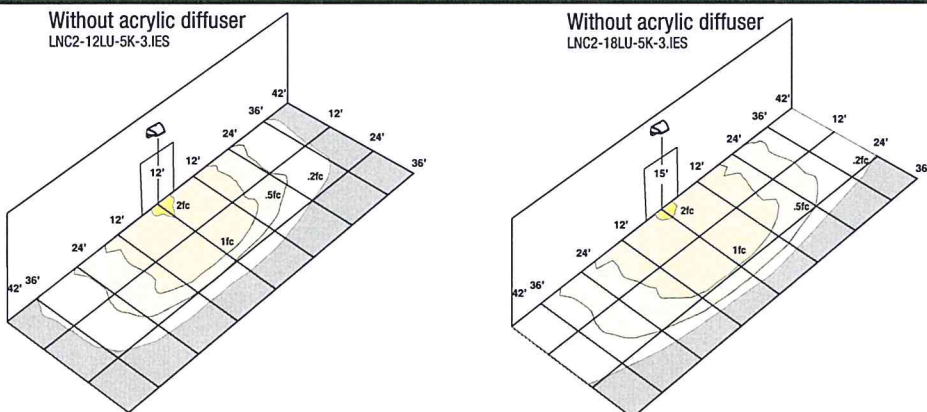
LARED0LNC2-SPEC 3/17

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-21-11 * (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		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



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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LAREDLNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

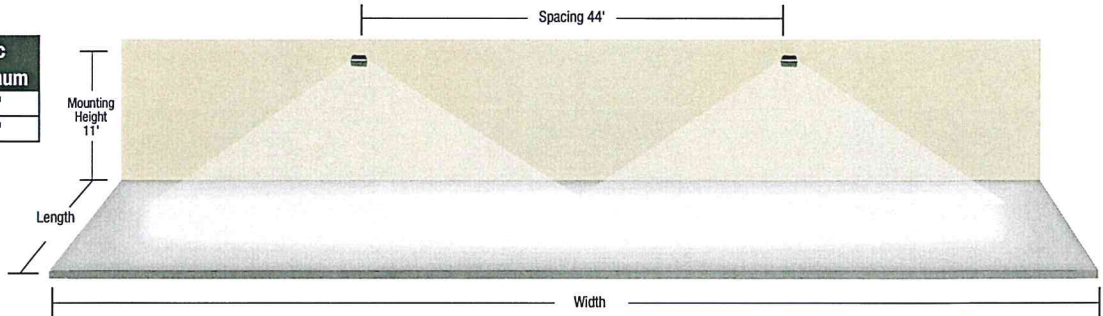


Side View

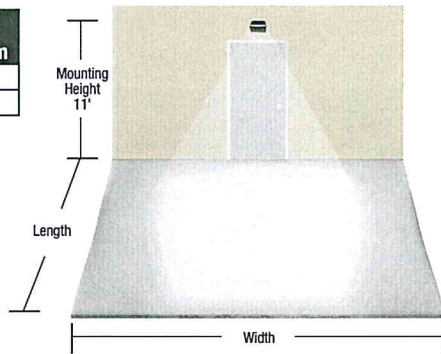


3/4 View

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

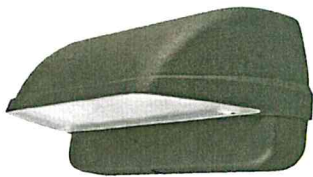


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'



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



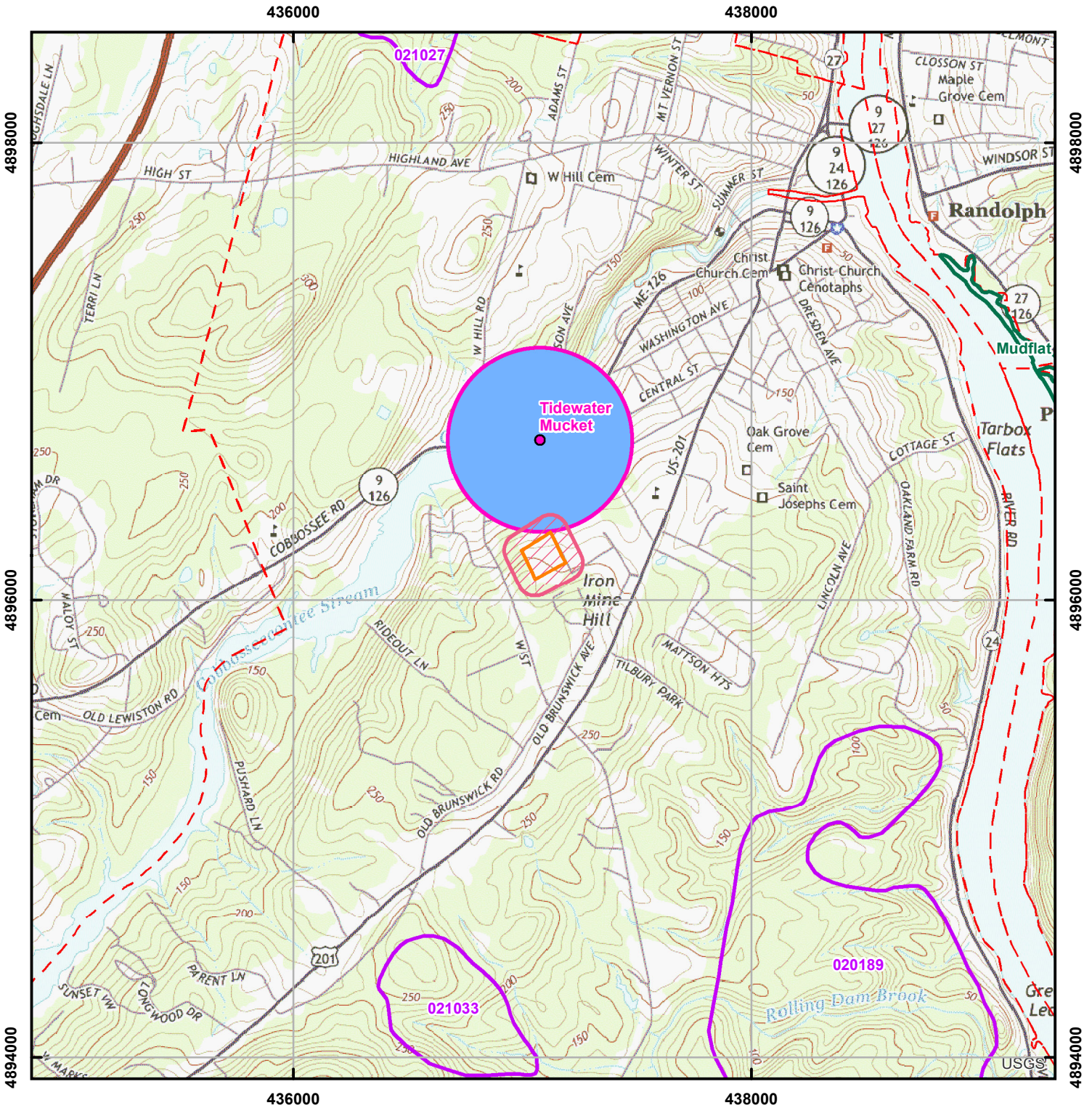
LNC2-SCBB-XX



BB-GEO-XX



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

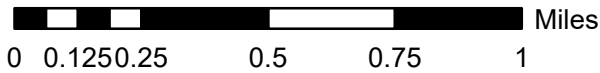


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: P&M Realty LLC 24 Griffin Street, Gardiner
(Version 1)



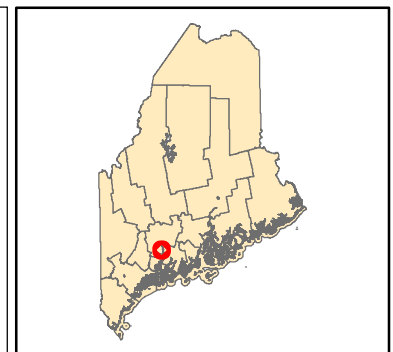
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 4/11/2022

- | | | |
|-----------------------------------|----------------------------------|---|
| ProjectSearchAreas - All Versions | Deer Winter Area | Roseate Tern |
| Maine Cliff and Talus Areas | LUPC p-fw | Piping Plover and Least Tern |
| Cooperative DWAs | Seabird Nesting Islands | Aquatic ETSc - 2.5 mi review |
| Shorebird Areas | Inland Waterfowl and Wading Bird | Rare Mussels - 5 mi review |
| 2008 Iwwh - Shoreland Zoning | Tidal Waterfowl and Wading Bird | Maine Heritage Fish Waters |
| Significant Vernal Pools | Environmental Review Polygons | Arctic Charr Habitat |
| | | Redfin Pickerel and Swamp Darter Habitats - buffer100ft |
| | | Special Concern occupied habitats - 100ft buffer |
| | | Wild Lake Trout Habitats |





STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



May 10, 2022

James Coffin
E.S. Coffin
432 Cony Road, PO Box 4687
Augusta, ME 04330

RE: Information Request – P&M Realty LLC 24 Griffin Street Project, Gardiner

Dear James:

Per your request received on April 11, 2022, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *P&M Realty LLC 24 Griffin Street* project in Gardiner. For purposes of this review we are assuming tree clearing will be part of your project.

Our Department has not mapped any Essential Habitats or inland fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine’s Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S. §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools - At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs subject to protection under the Natural Resources Protection Act (NRPA) within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our

Letter to James Coffin, E.S. Coffin
Comments RE: P&M Realty LLC 24 Griffin Street, Gardiner
May 10, 2022

Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read 'Becca Settele', with a stylized, cursive style.

Becca Settele
Wildlife Biologist



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

June 17, 2022

James Coffin
E.S. Coffin Engineering

Jim,

Sorry about the tardy response. The Gardiner Water District has the capacity to serve the proposed 64,475 square foot car barn to be built at 24 Griffin St. in Gardiner. Griffin St is served by a 12" ductile iron water main that feeds directly from the Iron Mine Hill tank. This area is relatively low in pressure but has ample volume to handle the proposed sprinkler system. Please contact me if you need anything further.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Gray", is written over the typed name.

Paul Gray Supt. GWD



CITY OF
Gardiner
Moving Forward

April 11, 2022

Dear James,

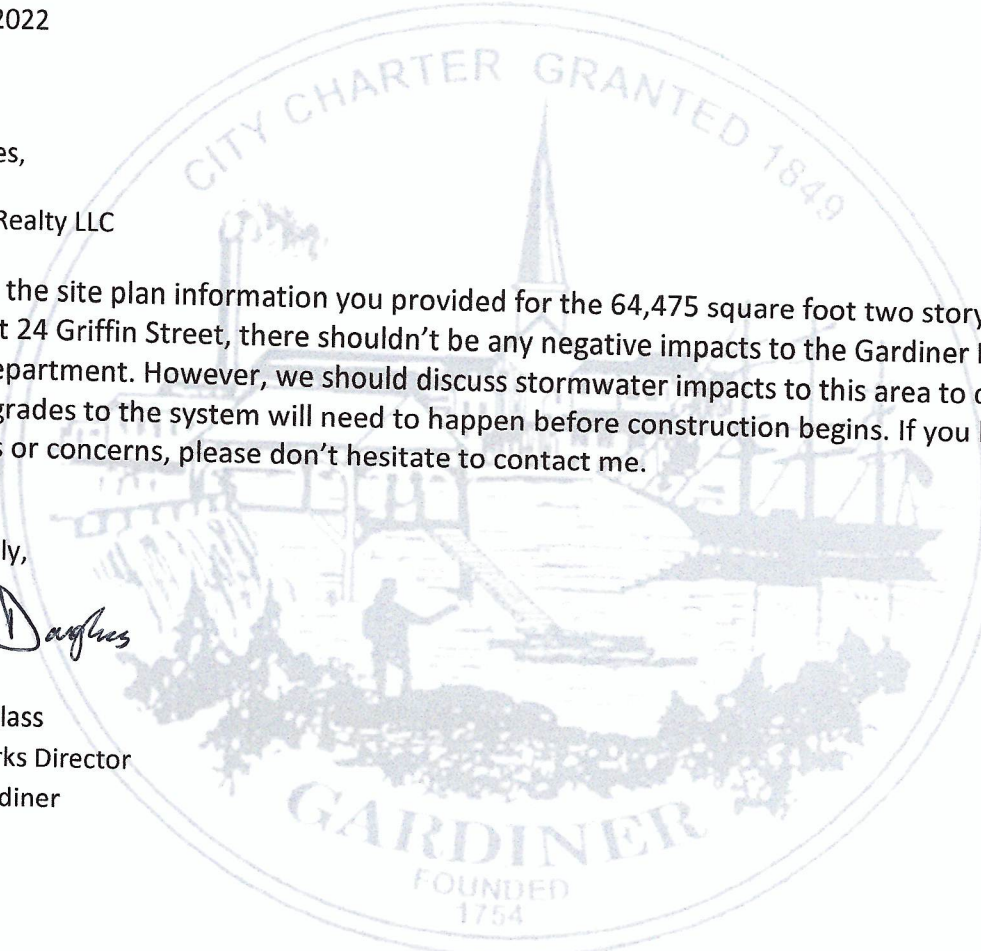
Re: P&M Realty LLC

Based on the site plan information you provided for the 64,475 square foot two story museum located at 24 Griffin Street, there shouldn't be any negative impacts to the Gardiner Public Works Department. However, we should discuss stormwater impacts to this area to determine if any upgrades to the system will need to happen before construction begins. If you have any questions or concerns, please don't hesitate to contact me.

Respectfully,



Jerry Douglass
Public Works Director
City of Gardiner



Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jdouglass@gardinermaine.com
www.GardinerMaine.com



GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

April 12, 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 received a site plan that was submitted by E.S. Coffin Engineering & Surveying, Inc. on behalf of P&M Realty LLC, as it pertains to the proposed new construction of a 64,475 sf, two story, museum located on Griffin Street (Lot 64, Tax map 28).

After reviewing the documents, 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 construction of a 64,475 sf, two story, museum 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

JMT:dd



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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 12, 2022

James Coffin
ES Coffin
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #2021-144, P&M Realty Vehicle Museum, 24 Griffin Street, 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 April 11, 2022 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. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

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.

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.

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



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

Letter to ES Coffin
Comments RE: 24 Griffin St, Gardiner
April 12, 2022
Page 2 of 2

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

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



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

April 15, 2022

Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: P&M Realty LLC
24 Griffin Street
Gardiner, Maine

Dear Kirk:

P&M Realty LLC, herein called the applicant is proposing erect a building that will be utilized for the applicant's private vehicle collection at 24 Griffin Street in Gardiner. The parcel is identified as Lot 64 on Tax Map 28 in the City of Gardiner Tax Maps and is in the Mixed-Use Village (MUV) District as shown on the City's Zoning Map. The applicant is proposing to construct a new 64,475 sf (footprint) two-story museum, which will contain a large vehicle display area with offices, bathroom, mechanical room, etc. A site location map has been included for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions or concerns; please do not hesitate to contact me.

Sincerely,

James E. Coffin, PE

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

Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

5/6/22
Date



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Fire Chief Richard Sieberg

June 17, 2022

Dear James Coffin,

I have received your request for a letter from the Fire Department regarding the construction of a two story museum at 24 Griffin Street.

After reviewing the preliminary plans I see no issues for the Fire Department if this project is approved.

As always we look forward to working with all of the businesses in the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Sieberg".

Richard Sieberg
Gardiner Fire Department
Fire Chief



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

Phone: 207 582-6892
Fax: 207 582-6895

June 20, 2022

24 Griffin Street Project for Site Plan Review

This letter is to state that the Code Enforcement Office does not have any issues with P&M Realty's application for a vehicle storage building at 24 Griffin Street. If you have any further questions, feel free to contact me at 207-620-4853.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine



April 6, 2023

RE: Everett J. Prescott, Inc.

To Whom It May Concern:

I am writing this letter of reference on behalf of Everett J. Prescott Inc. ("EJP"). EJP has been a client of NBT Bank since February 2015. Additionally, the NBT relationship team previously managed EJP's commercial relationship at another financial institution, so our personal experience with the company dates back over 20 years.

EJP maintains an eight-figure borrowing relationship with NBT consisting of working capital financing. The company maintains ample borrowing availability under its line of credit, and current availability is in the eight-figure range.

EJP is a valued customer in excellent standing with the Bank, and all our dealings with the company have been handled as agreed. If further information is needed, please feel free to contact me directly at (603) 716-6928.

Sincerely,

A handwritten signature in blue ink, appearing to read "CT" with a stylized flourish.

Connor Theroux,
VP - Commercial Banking Relationship Manager
114 N Main St. Suite 401
Concord, NH 03301
ctheroux@nbtbank.com