



City of Gardiner
Site Plan Review Application

Project Name: Core Cutter, LLC Project Cost: _____

Date of submission: August 14, 2023 Received by: _____ Fees: \$250

Proposal (including all other local, state and federal permits required for the project):

Core Cutter is a family owned and operated high performance carbide cutting tool manufacturer. The applicant is proposing to construct a new 11,520 sf building and associated parking for their manufacturing company. A Conditional Compliance Application to the DEP is being filed concurrently with this planning board application.

Anticipated beginning/completion dates of construction: March 2024/December 2024

1. General Information:

Name of Property Owner: Core Cutter

Address: 362 Maine Avenue Farmingdale, Maine 04344

Phone/Fax No: 207-588-7519

Applicant/Agent Name: Core Cutter

Address: 362 Maine Avenue Farmingdale, Maine 04344

Phone/Fax No: 207-588-7519

Design Consultant(s): Surveyor Engineer Architect Planner

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

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

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

Name: James Coffin (PE #8500)

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

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

Name: Kane Coffin (PLS #1292)

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

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

Signature: _____ Date: August 14, 2023

2. Property Information:

Location of Property:

Deed Ref: Book 14527 Page 201 City Tax Map(s): 2 Lot(s): 20-26
Deed Ref: _____ _____ City Tax Map(s): _____ Lot(s): _____
Deed Ref: _____ _____ City Tax Map(s): _____ Lot(s): _____
Deed Ref: _____ _____ City Tax Map(s): _____ Lot(s): _____
Deed Ref: _____ _____ City Tax Map(s): _____ Lot(s): _____
Deed Ref: _____ _____ City Tax Map(s): _____ Lot(s): _____
Property Size/Frontage: Acres: 8.41 Road: 560' Shore:
Zoning District(s): Planned Industrial Commercial (PIC)

3. Development Information:

Include copies of the following as attachments:

- Deed for property, option to buy or other documentation to demonstrate right, title or interest in property on the part of the applicant
- Tax map showing the property and surrounding location
- One or more site maps prepared by a professional engineer or architect, drawn to scale showing:

location of property	property boundaries	elevations	existing & proposed uses
parking areas	roads	driveways	existing & proposed structures
entrances	erosion control features	setbacks	storm water control features
buffers & screening	rights-of-way	easements	essential services and utilities
waterbodies	all other features necessary to show compliance with this Ordinance		
- Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance.
- Elevation drawings prepared by a professional engineer or architect shall show 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.
- Photographs or similar photo representations or drawings shall show the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.
- Any other information necessary to show that the proposal complies with the applicable provisions of this Ordinance.
- All other required city permit applications necessary for the proposal.

6.3.1 **Waivers**

List any waivers of the submission requirements and the reasons for the waiver request.

No waivers are being asked for with this submission.

6.3.2.7.2 The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
A letter has been sent to Zach Lovely of the Gardiner Water District asking if there is sufficient water capacity for the proposed project.
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
The surface water is directed towards catch basins and ditches, which all ends up in the existing wet pond located along the south side of the site. Lot 26 has an allowable impervious area of 1.5 acres as shown on the Phase II Overall Plan. The total impervious area after this project has been constructed will be 1.25 acres. All lots in the LHBP have been pre-designed for stormwater with wet ponds for Phase II and detention ponds for Phase I.
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;
Very few lots in the Libby Hill Business Park allow pedestrian traffic through their site. In addition, there aren't any sidewalks along any of the roads in the park. Vehicles will enter the site off the end of Technology Drive and go in a counter clockwise direction to the north side of the building as shown on the site plan (C-1).
6. The location and details for any signs proposed to be install or altered;
The applicant is proposing to erect a new sign adjacent to the entrance into the site as shown on the Site Plan (C-1).
7. The location and details for any exterior lighting proposed to be installed or altered;
All exterior lights will be wall packs (dark sky) that are attached to the building and a detail is included with this submission.
8. Provisions for landscaping and buffering; and
Buffering is shown on the site plan (C-1). We are proposing Full Screen Option #2 along the east property line and Partial Screen Option #2 along the frontage of Technology Drive. The north, south and west property lines have sufficient buffering in place and no enhancement is necessary.
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.
No other information is included at this time.

6.3.3 Additional Information for Applications for Planning Board Review and Site Plan Review

In addition to the information required for all applications in accordance with 6.3.2, an application for a project that requires Planning Board Review or Site Plan Review shall contain the following additional information:

- 6.3.3.1** Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;
All four building elevations are included in the planning board submission.
- 6.3.3.2** 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;
David Allen (MDOT) has stated that once the left-hand turn lane was installed along Enterprise Drive that the conditions of the turning movement permit have been met and no further traffic mitigation is required within the subdivision. We have included a traffic report to show that there are 9.0 peak hour trips associated with this development.
- 6.3.3.3** An erosion and sedimentation control plan;
The erosion and sedimentation control plan can be found on Sheet C-3.
- 6.3.3.4** 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; and
Lot 26 has an allowable impervious area of 1.5 acres per the Phase II Overall Plan. The total impervious area after this project has been constructed will be 1.25 acres. All lots in the LHBP have been pre-designed for stormwater with wet ponds for Phase II and detention ponds for Phase I.
- 6.3.3.5** If the property contains an identified historic or archeological resource, the application shall include an analysis explaining how the resource was taken into account in the project planning and how any negative consequences of the proposed development activity on the resource will be mitigated.
A letter is included from the Maine Historical Preservation Commission, who have indicated that there are no historic properties affected by the proposed project.

6.3.4 Additional Information for Applications for Site Plan Review

In addition to the information required for all applications in accordance with 6.3.2 and the additional information required by 6.3.3, an application for a project that requires Site Plan Review shall contain the following additional information:

- 6.3.4.1** The site map(s) required in 6.3.2.7 shall be prepared and sealed by a professional engineer or architect.
This information is included with this submission.
- 6.3.4.2** 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.
This information is included with this submission.
- 6.3.4.3** 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.
This information is included with this submission.

6.5.1 Review Criteria for All Applications

Applicant shall provide information that demonstrates that the proposed use or uses meets the Review Criteria listed below:

- 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 applicable provisions of the Ordinance.
The project conforms to all applicable provisions of the LUO.
- 6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
The application contains all pertinent erosion and sediment control devices needed for the project. All runoff flows south to the existing pond shown on the Phase II Lotting Plan of the Libby Hill Business Park.
- 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, break room, etc. will be sent to a new pump station located at the end of Technology Drive. The pump station will flow into the existing manhole shown on the site utility plan (C-2), which will be converted into a valve pit. The LHBP Phase II DEP permit allows the 12 lots to discharge up to 18,000 GPD to the City's wastewater treatment facility. A letter from Doug Clark (Director) of the Gardiner Sewage District is included indicating that the Gardiner Sewage District has sufficient capacity to serve the proposed addition. The applicant is anticipating having up to 15 employees associated with the proposed development. A dumpster enclosure is shown on the Site Plan (C-1) that will provide adequate disposal of solid wastes. The LHBP Phase II DEP permit allows the 12 lots to produce up to 24 tons per year or 120 cubic yards of solid wastes.
- 6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.
The Maine Historical Preservation Committee (MHPC), the Maine Department of Inland Fisheries & Wildlife and the Maine Department of Agriculture, Conservation & Forestry (MNAP) have all provided letters that are included with this submission. There are no concerns with MHPC or MNAP, but the IF&W letter mentions deer wintering areas and recommend that any further softwood removal be kept to a minimum. There is very little tree cutting needed on site so this will not be an issue. The letter also mentions bat species, but the IF&W doesn't anticipate significant impacts to any of the bat species. The letter mentions vernal pools and mapping them. Vaughn Smith has reviewed the site and marked wetlands as shown with no vernal pools in the area.
- 6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.
Vaughn Smith Associates has provided the wetland delineation and our surveyors located his wetland flags. This information is shown on the topographic plan included with this submission.
- 6.5.1.7 The proposal will provide for adequate storm water management.
Lot 26 has an allowable impervious area of 1.5 acres per the Phase II Overall Plan. The total impervious area after this project has been constructed will be 1.25 acres. All lots in the LHBP have been pre-designed for stormwater with wet ponds for Phase II and detention ponds for Phase I.
- 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 per the 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 sent to Zach Lovely of the Gardiner Water District asking if there is 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 at the end of Technology Drive for domestic water service and a letter has been sent to Zach Lovely asking if there is sufficient capacity 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 site is being utilized for manufacturing with offices associated with the applicant's operation. Pedestrians will not be able to walk around on site as this is the case in almost all of the parcels within the Libby Hill Business Park. Tractor trailer trucks can access and negotiate the site as needed with loading docks along the north side of the building. The site has been designed to allow 67' long tractor trailer trucks to enter off Technology Drive and drive in a counter-clockwise direction around the proposed building and turn around on the north side of the building 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 John Cameron (Public Works Director) stating that he has no issues with the project.
- 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.
- 6.5.1.15** If the property contains an identified historic or archeological resource, the proposal shall include appropriate measures for protecting the resource, including but not limited to modification of the proposed design of the site, the timing of construction, and limiting the extent of excavation.
A letter is included from the Maine Historical Preservation Commission, who have indicated that there are no historic properties affected by the proposed project.

6.5.2 Additional Site Plan Review Criteria

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

- 6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;
The parcel is surrounded by other commercial/industrial parcels except on the east side where it abuts a CMP easement. There are no design standards in the PIC District.
- 6.5.2.2 The proposal shall not have an adverse impact upon neighboring properties.
The only residential properties are located to the east side parcel, which has at least a 500' buffer to any residence. It will be virtually impossible to see the building except from Technology Drive. Dust will be controlled during construction by using water or calcium. The project will not have an adverse impact on neighboring properties.
- 6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses.
The project is required to implement a partial screen along Technology Drive and a full screen along the rear and side property lines. The site plan depicts a Full Screen with Option #2 consisting of 3 canopy trees and 3 understory trees with at least a 4-foot-high berm per 100 linear feet along the east property line. Partial Screen Option #2 consisting of 9 shrubs per 100' on a 3-foot-high berm will be utilized along the property line abutting Technology Drive. The property lines to the north, west and south sides require a full screen per the Land Use Ordinance (LUO), but there are wooded areas that meet or exceed the Land Use Ordinance requirements in place.
- 6.5.2.4 The building site and roadway design shall harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum.
The proposed driveway into the site is at the end of Technology Drive is at an elevation where the building finish floor elevation is about 4.5-feet higher. With the proposed entrance all traffic entering the site either utilizes the parking area along the south or east side of the building. The site has been graded to send runoff away from the building in all directions and the cuts/fills have been minimized as much as possible with the existing topography of the parcel.
- 6.5.2.5 The proposal shall 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 lot #26. It allows the building to be viewed from Technology Drive and the entire development does not impact any wetlands. Vaughn Smith Associates were hired to delineate the wetlands on site and they are depicted on the Topographic Survey. The Maine Historical Preservation Committee, the Maine Department of Inland Fisheries & Wildlife and the Department of Conservation have all provided letters that are included with this submission.
- 6.5.2.6 The proposal shall provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system shall connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.
There are not any sidewalks on Technology Drive nor along any road within the LHBP. The general public can drive into the site, find a parking space and enter the office area, but this entire site is geared towards a manufacturing facility with tractor trailer trucks and other construction vehicles moving continuously around the east side of the building. It doesn't make sense for any pedestrian access to occur other than the sidewalks abutting the parking areas.

- 6.5.2.7** In urban and built-up areas, buildings shall be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear. In rural or sparsely built areas, buildings shall be set well back from the road to respect the rural character of the area. Front parking areas shall be landscaped to reflect the rural area.
The proposed building is situated on site in one of the only locations available due to grades and the existing pond location. There is parking along the east and south sides of the building. There is not any "Rural Character" associated with the Libby Hill Business Park as there are only commercial and industrial uses. The proposed parking areas are all adjacent to building so that headlights point towards the building. There has been additional landscaping added near the parking areas to soften the paved areas.
- 6.5.2.8** Proposals with multiple buildings shall be designed and placed to utilize common parking areas to the greatest practical extent.
There will not be multiple buildings on the parcel. 21 parking spaces are required per the Land Use Ordinance and there are 24 parking spaces shown on the site plan (C-1).
- 6.5.2.9** Building entrances shall be oriented to the public road unless the layout or grouping of the buildings justifies another approach.
The entrance to the building will be on the south side of the proposed building, which faces Technology Drive.
- 6.5.2.10** Exterior building walls greater than 50 feet in length which can be viewed from the public road shall 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 wall.
There are not any building design standards in the PIC District and therefore this section is not applicable.
- 6.5.2.11** Building materials shall match the character of those commonly found in the City and surrounding area and include brick, wood, native stone, tinted /textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels shall 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 shall not be required to follow this provision.
There are not any building design standards in the PIC District and this section is not applicable.
- 6.5.2.12** Building entrances and points where the development intersects with the public road and sidewalk shall 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 off from a dead-end road (Technology Drive). The proposed site is being utilized for manufacturing with office space associated with the applicant's operation. Pedestrians will not be able to walk around on site as this is a manufacturing operation. There are picnic tables and a bike rack shown along the west side of the building.
- 6.5.2.13** A proposal which includes drive-through service shall be designed to minimize impact on the neighborhood. Drive-through lanes shall be fully screened from adjacent residential properties and communication systems shall not be audible on adjacent properties.
There are no drive-thru lanes associated with the project and this section is not applicable.

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

- 8.7** Exterior Lighting:
Wall-packs are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction.
Electricity will be brought overhead to a pole at the end of Technology Drive and then run underground to the south side of the new building.
- 8.8** Noise:
The only noise generated from the operation will be during construction activities.
- 8.11** Bufferyard & Screening Standards:
The project is required to implement a partial screen along Technology Drive and a full screen along the rear and side property lines. The site plan depicts Option #2 with 3 canopy trees and 3 understory trees with at least a 4-foot-high berm per 100 linear feet along the east property line. The property lines to the east, west and south sides require a full screen per the Land Use Ordinance (LUO), but there are wooded areas that meet or exceed the Land Use Ordinance requirements in place.

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.
- 9.2** Water Quality:
Stormwater runoff will be sent into the ditching and catch basins shown on the attached site plan and then into a plunge pool before going through a level rock spreader to disperse flows before entering the existing wet pond.
- 9.7.2** Public Sewer:
The existing manhole at the end of Technology Drive will be converted into a valve pit and a pump station added upstream to it. The design of the pump station must be approved by the Gardiner Sewage District.

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

- 10.24.5.7.2** Free Standing Signs:
The applicant is proposing to erect a new sign in adjacent to the entrance at the end of Technology Drive as shown on the Site Plan (C-1).

August 08, 2023

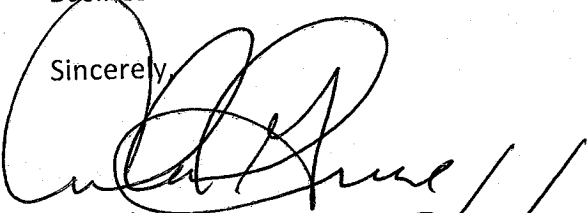
Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
GRA Real Estate Holdings, 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 on Lot 21, at the end of Troiano Way in the Libby Hill Business Park in Gardiner.

Sincerely,


Arleigh Greene,
Applicant

8/8/23



OPR BK 14527 PGS 201-203 07/29/2022 08:23:06
INSTR # 2022018114 # OF PAGES 3
ATTEST: DIANE WILSON
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

MUNICIPAL QUITCLAIM DEED

CITY OF GARDINER, a body corporate and politic located in Kennebec County, Maine, for consideration paid, releases to **CORE CUTTER, LLC**, a Maine limited liability company with a principal place of business in Farmingdale, Kennebec County, Maine and with a mailing address of 362 Maine Ave, Farmingdale, ME 04344, a certain lot or parcel of land in **Gardiner**, Kennebec County, Maine, described as follows:

Lot number 26 containing 8.41 acres as shown on drawings numbered Sheet 1 of plans entitled, "Boundary Survey Libby Hill Business Park Phase 2," prepared by Milone & MacBroom, dated March 6, 2007 and last revised April 10, 2007, signed by the Gardiner Planning Board May 23, 2007, and recorded at the Kennebec County Registry of Deeds on July 11, 2007 in Book 2007 Page 137 and Page 138.

SUBJECT TO the following:

A. Terms and conditions set forth in a Maine Department of Environmental Protection permit dated May 17, 1999, and recorded in said Registry in Book 5960, Page 26;

B. Terms and conditions of the Site Location of Development approval L-19861-39-A-N/L - 19861-T3-B-N by Maine Department of Environmental Protection Findings of Fact and Order, dated May 19, 1999, and recorded in said Registry in Book 5960, Page 31, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances, as modified by the Order dated October 1, 1999, and recorded in said Registry in Book 6075, Page 203, and revised by the Order dated February 15, 2008 and recorded in said Registry in Book 9654, Page 210;

C. Terms, condition, rights and easements set forth in the deed from the City of Gardiner to the Gardiner Water District, dated January 3, 2001, and recorded in said Registry in Book 6378, Page 22;

D. Terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order related to the creation of Phase II of the Libby Hill Business Park, dated March 11, 2008 and recorded in said Registry in Book 9680, Page 276, as affected by the Condition Compliance dated November 4, 2008 and recorded in said Registry in Book 9913, Page 14, and as modified by the Minor Revision Findings of Fact and Order dated February 2, 2009 and recorded in said Registry in Book 9989, Page 46;

E. The provisions of the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated April 11, 2008 and recorded in said Registry in Book 9733, Page 247 and the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated October 27, 2014 and recorded in said Registry in Book 11837, Page 2; and

F. Terms, condition, rights and easements appearing on the said subdivision plans and the plan entitled, "Overall Buffer Plan Libby Hill Business Park Phase 2," prepared by Milone and MacBroom, Inc., dated April 3, 2008 and recorded in said Registry in Book 2008, Page 111, including but not limited to the "Conservation for buffer with Drainage/Utility provision" and forested vegetated buffer, respectively.

ALSO SUBJECT TO the following which shall run with and bind the above-described parcel and Grantee's successors and assigns shall be subject to the same:

Within twenty-four (24) months from the date of this deed ("Completion Deadline"), Grantee shall cause to be constructed upon the parcel at least a 5,000 square foot commercial building with a minimum assessed value of \$500,000.00 (the "Facility"). Construction of the Facility shall be pursuant to duly-issued City of Gardiner permits in compliance with all zoning requirements, building codes, approved site plans and the Libby Hill Business Park covenants and restrictions. Upon completion of the Facility, Grantor, upon Grantee's request, shall execute a release, in recordable form, evidencing termination of this covenant.

In the event Grantee has not completed the Facility by the Completion Deadline, then Grantee shall make a payment in lieu of taxes as if it had been completed. Such payment shall be the increased assessed tax value on the above-described parcel as though the Facility was constructed per the building permit plans. Such payment shall only be required until Grantee completes the Facility as set forth herein.

Meaning and intending to convey a part of the premises conveyed to the City of Gardiner by deed from the Gardiner Board of Trade dated October 26, 2006 and recorded in said Registry in Book 9125, Page 310.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by the undersigned, duly authorized, effective as of the 28th day of July, 2022

City of Gardiner

By  _____
Andrew Carlton, City Manager

STATE OF MAINE

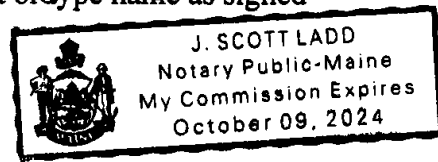
Kennebec County

July 28, 2022

Personally appeared the above-named Andrew Carlton, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said body corporate and politic.

Notary Public

Print or type name as signed



Client Name:

Core Cutter, LLC

Project No.

22-005

Photo No. 1

Date: 7-18-2023

Site Location:

Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Technology Drive looking west at the tee-turn at the end of Technology Drive.



Photo No. 2

Date: 7-18-2023

Site Location:

Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Technology Drive looking north at the woodline along the west side of the parcel.



Client Name:

Core Cutter, LLC

Project No.

22-005

Photo No. 3

Date: 7-18-2023

Site Location:

Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Technology Drive looking east at the existing NE at the site.



Photo No. 4

Date: 7-18-2023

Site Location:

Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Technology Drive looking east at the existing wetpond on site.



Client Name:

Core Cutter, LLC

Project No.

22-005

Photo No. 5

Date: 7-18-2023

Site Location:

Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from on top of the small knoll adjacent to the tee-turn looking Norht towards the woodland along the west side of the parcel.



Photo No. 6

Date: 7-18-2023

Site Location:

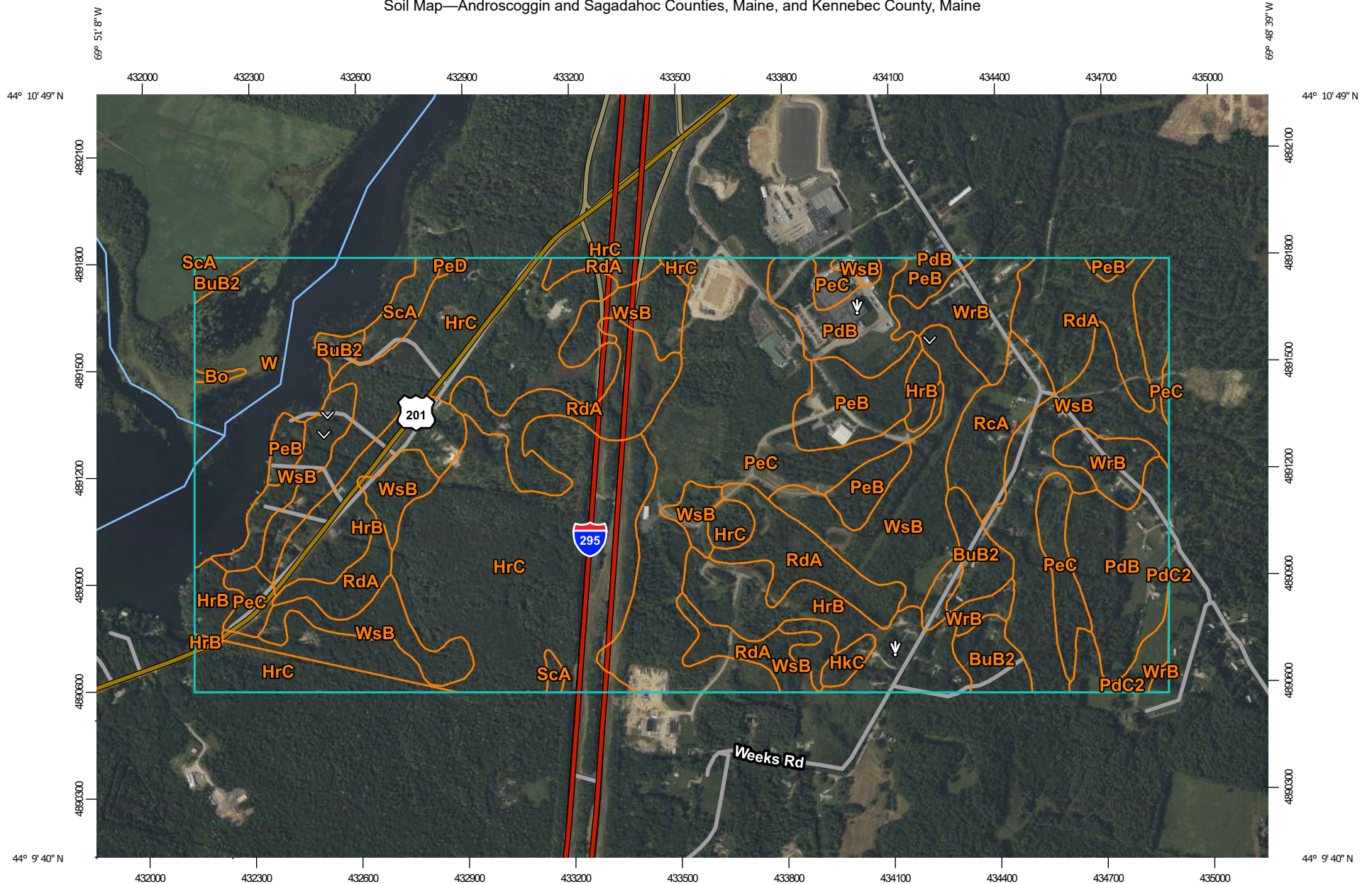
Lot 26
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from on top of the small knoll adjacent to the tee-turn looking NE towards the parcel.



Soil Map—Androscoggin and Sagadahoc Counties, Maine, and Kennebec County, Maine



Map Scale: 1:15,100 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



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 scales ranging from 1:15,800 to 1:20,000.

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: Androscoggin and Sagadahoc Counties, Maine

Survey Area Data: Version 23, Aug 30, 2022

Soil Survey Area: Kennebec County, Maine

Survey Area Data: Version 21, Aug 30, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

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
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.5	0.1%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	14.5	1.7%
Subtotals for Soil Survey Area		15.0	1.8%
Totals for Area of Interest		830.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bo	Biddeford mucky peat, 0 to 3 percent slopes	0.8	0.1%
BuB2	Lamoine silt loam, 3 to 8 percent slopes	21.8	2.6%
HkC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	2.9	0.3%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	64.4	7.7%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	180.3	21.7%
PdB	Paxton-Charlton fine sandy loams, 3 to 8 percent slopes	48.5	5.8%
PdC2	Paxton-Charlton fine sandy loams, 8 to 15 percent slopes, eroded	7.3	0.9%
PeB	Paxton-Charlton very stony fine sandy loams, 3 to 8 percent slopes	32.2	3.9%
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	109.2	13.1%
PeD	Paxton-Charlton very stony fine sandy loams, 15 to 30 percent slopes	0.6	0.1%
RcA	Ridgebury fine sandy loam	17.7	2.1%
RdA	Ridgebury very stony fine sandy loam	89.8	10.8%
ScA	Scantic silt loam, 0 to 3 percent slopes	8.1	1.0%
W	Water bodies	65.4	7.9%
WrB	Woodbridge fine sandy loam, 3 to 8 percent slopes	33.4	4.0%
WsB	Woodbridge very stony fine sandy loam, 3 to 8 percent slopes	133.5	16.1%
Subtotals for Soil Survey Area		815.9	98.2%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Totals for Area of Interest		830.9	100.0%



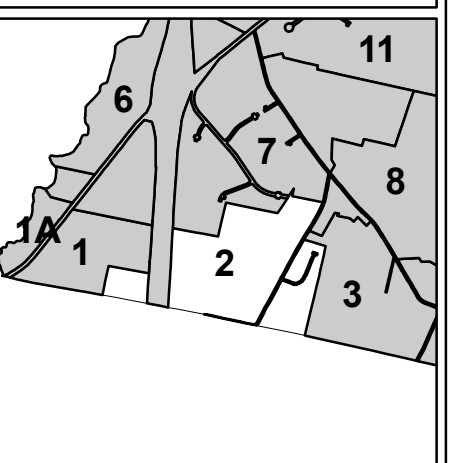
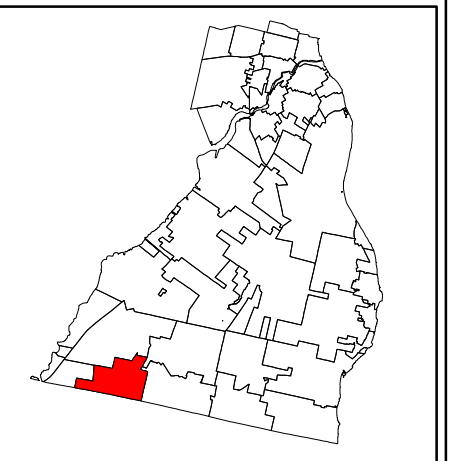
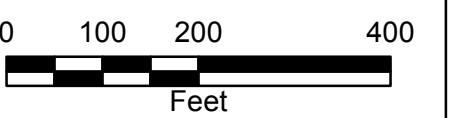
**CITY OF
GARDINER**
KENNEBEC CO.
MAINE



LEGEND

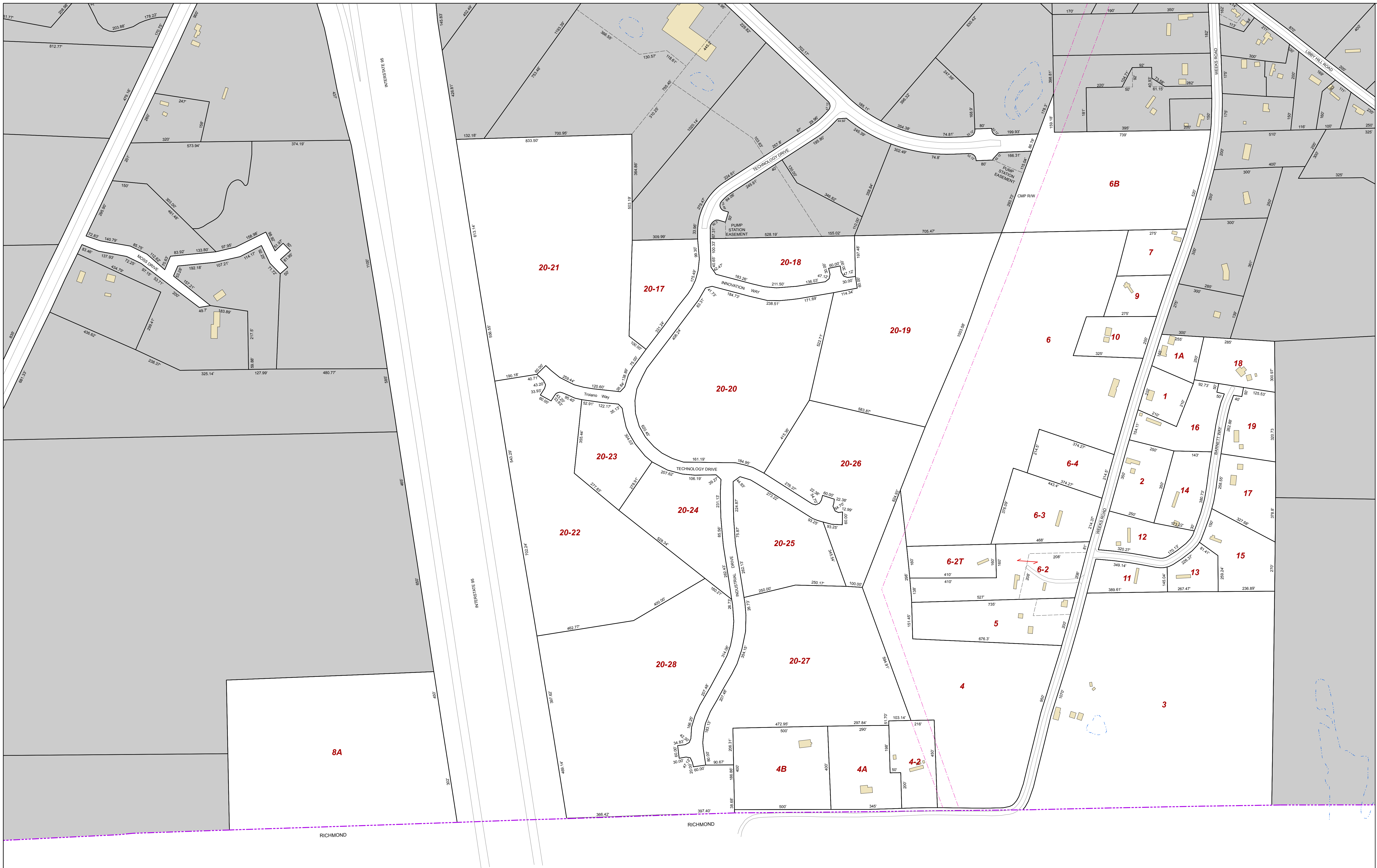
- Lot Hook
- Private Right of Way
- Sub-lot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not to be used for conveyances.



Map 2

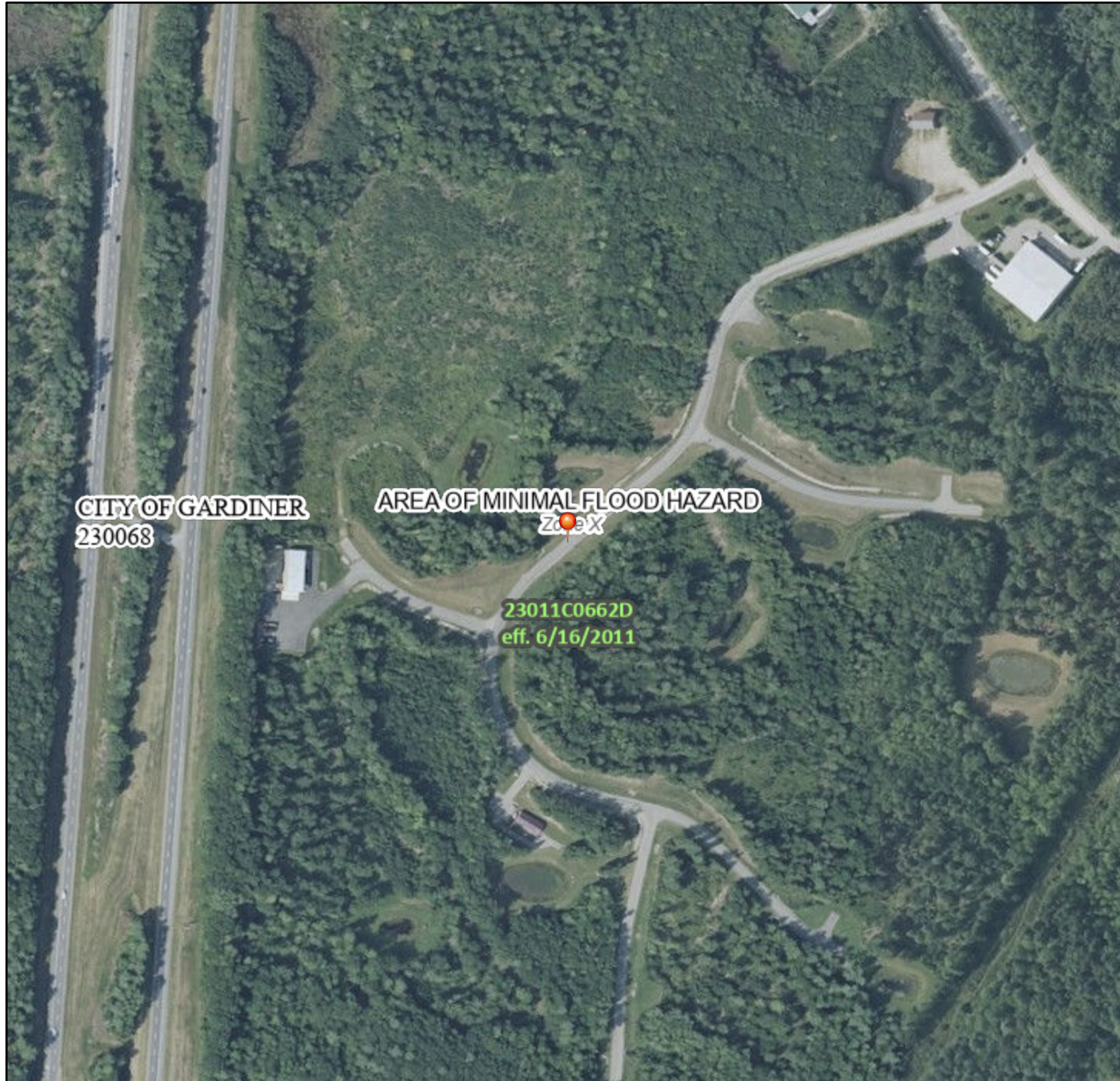
Printed: 9/7/2022
Effective Date: 4/1/2022



National Flood Hazard Layer FIRMMette



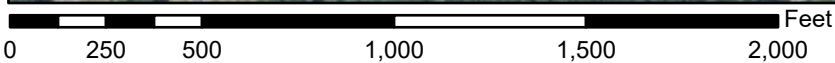
69°50'8"W 44°10'26"N



Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | 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. |



1:6,000


69°49'31"W 44°10'N

Basemap Imagery Source: USGS National Map 2023

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 7/11/2023 at 11:02 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.

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



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

August 14th, 2023

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

Subject: Stormwater Report
Core Cutter, LLC
Lot 26 LHBP

Dear Ms. Willis,

I have reviewed the plans for lot #26 in the Libby Hill Business Park in Gardiner completed by Milone & MacBroom in 2008. The entire Phase II subdivision has been pre-engineered for a certain amount of impervious area for each parcel. Wet ponds have been built at various locations throughout the subdivision and can each handle a certain amount of stormwater. Prior to 2005 the DEP standard only required stormwater quantity and after 2005 the standard dealt with stormwater quality.

The key for any project is designing the building so that the finish floor is high enough to allow positive drainage to the ponds. This would include the footing drains as well. Because the parcel is already fully engineered for stormwater it is not necessary to provide calculations. Lot #26 has been designed to have a total impervious area of 1.50 acres and the actual impervious area will be 1.25 acres. This parcel flows southerly to Pond DB-510 as shown on the Overall Plan by Milone & MacBroom, which is included with this submission. Therefore lot #26 complies with stormwater standards and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

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

James E. Coffin, PE

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



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

August 14th, 2023

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

Subject: Core Cutter
Traffic Report

Dear Ms. Willis,

Core Cutter, herein called the applicant is proposing to erect a new manufacturing facility on Lot 26 in the Libby Hill Business Park in Gardiner. The parcel is identified as Lot 26 on Tax Map 2 in the City of Gardiner tax maps. The 8.4-acre parcel is in the Planned Industrial Commercial (PIC) District as shown on the City's Zoning Map.

The applicant is proposing to erect a 11,520-sf building that will contain 2,145 sf of office space and 9,375 sf of manufacturing area. There will be two bathrooms, a breakroom and the building will not be sprinkled. The applicant will employ 15 people once the project is completed. The applicant is proposing to tie into the existing water main at the end of Technology Drive as shown on the attached site plan (C-1).

Manufacturing uses are listed in the Institute of Transportation Engineers (ITE) Manual and are defined as facilities where the primary activity is the conversion of raw materials or parts into finished products. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Manufacturing" and are shown below:

Based on Building Size (10,000 sf):

AM Peak Hour Rate = 0.78

$(11,520 \text{ sf}/1,000 \text{ sf}) \times 0.78 = 9.0$ peak hour trips.

PM Peak Hour Rate = 0.75

$(11,520 \text{ sf}/1,000 \text{ sf}) \times 0.75 = 8.6$ peak hour trips.

Maximum Peak Hour Trips = 9.0 (AM)

Based on Employees (15):

AM Peak Hour Rate = 0.39

(15 employees) x 0.39 = 5.9 peak hour trips.

PM Peak Hour Rate = 0.40

(15 employees) x 0.40 = 6.0 peak hour trips.

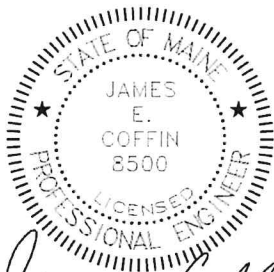
Maximum Peak Hour Trips = 6.0 (PM)

The maximum generator based on the building size occurs during the AM peak hour (9.0 peak hour trips) for the proposed project. The Libby Hill Business Park already has a turning movement permit from the MDOT in place and the DOT has issued a statement that once the left-hand turn lane was installed along Enterprise Drive that the conditions of this permit have been met. 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



Manufacturing (140)

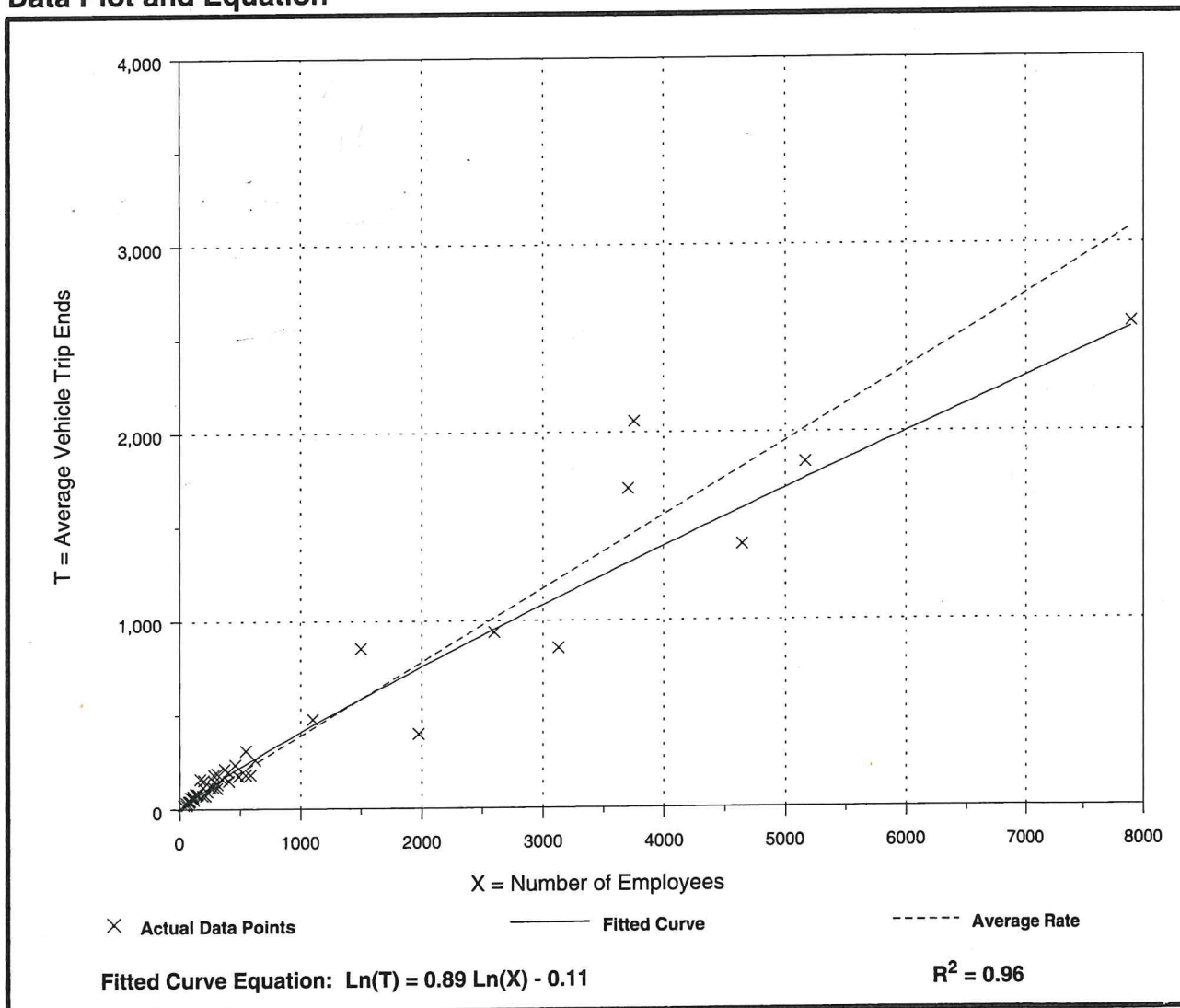
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 52
 Avg. Number of Employees: 881
 Directional Distribution: 80% entering, 20% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.39	0.20 - 0.94	0.64

Data Plot and Equation



Manufacturing (140)

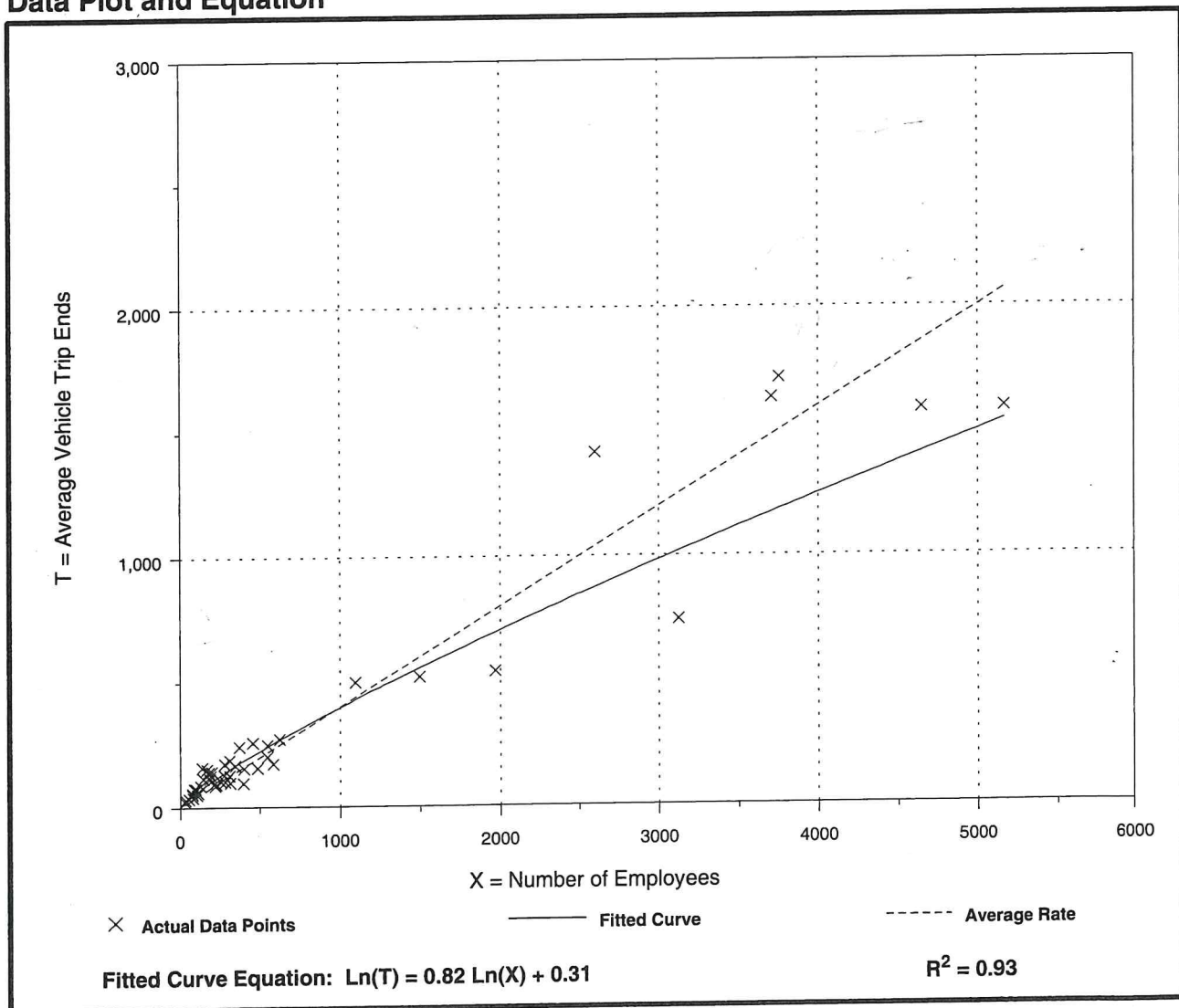
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 51
 Avg. Number of Employees: 744
 Directional Distribution: 48% entering, 52% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.40	0.24 - 1.11	0.65

Data Plot and Equation



Manufacturing (140)

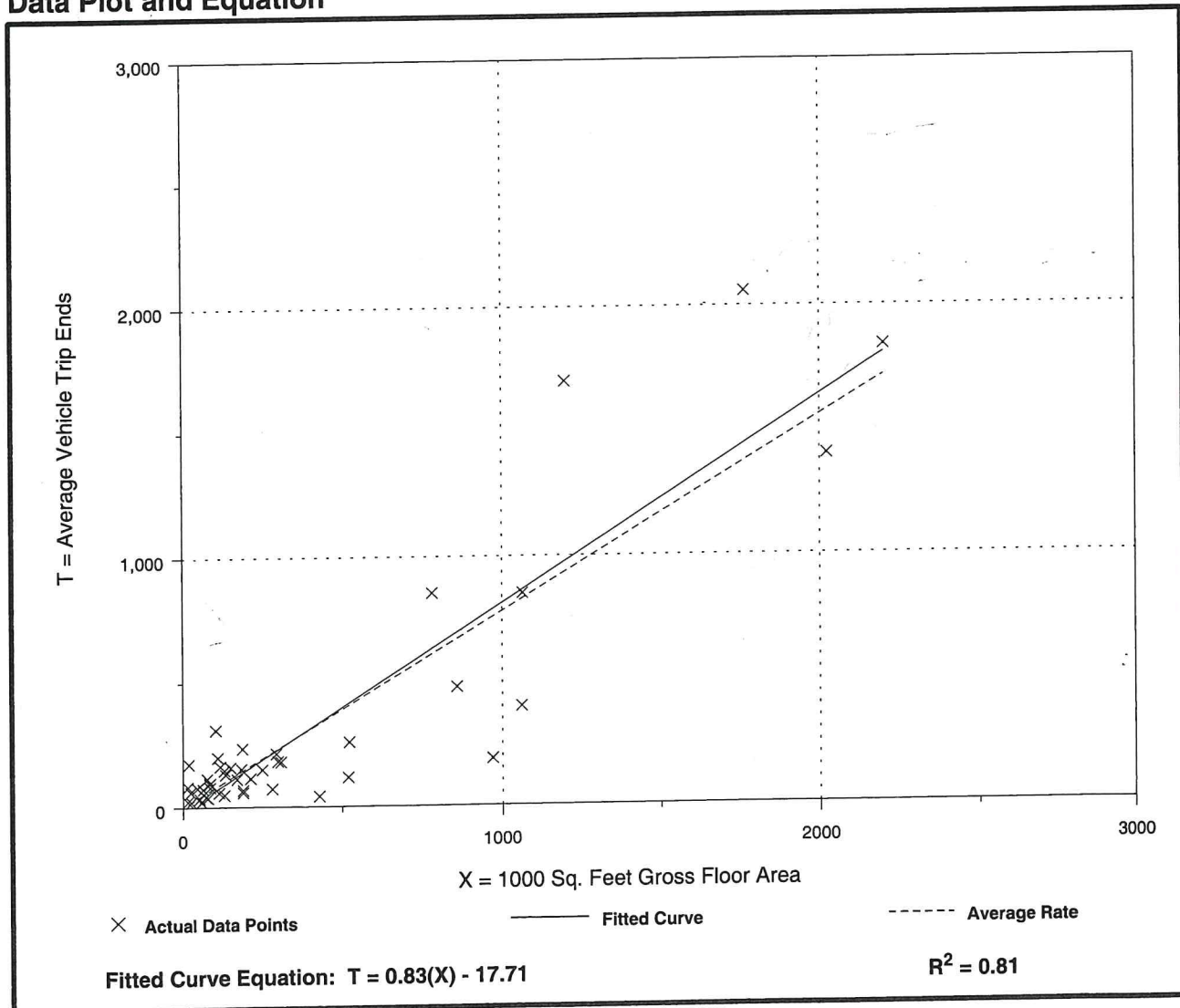
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 50
 Average 1000 Sq. Feet GFA: 370
 Directional Distribution: 68% entering, 32% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.78	0.10 - 8.75	1.01

Data Plot and Equation



Manufacturing (140)

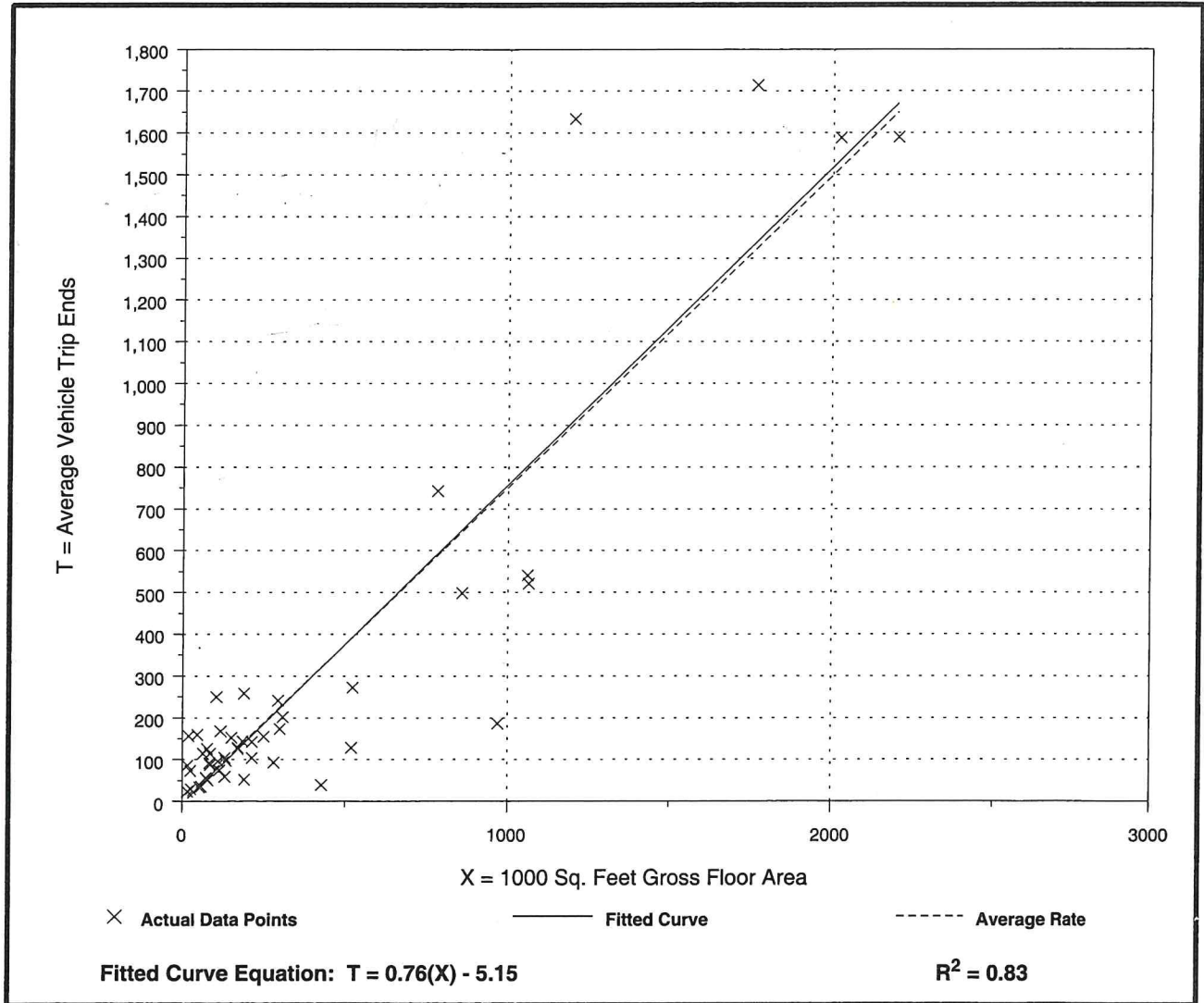
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 50
 Average 1000 Sq. Feet GFA: 370
 Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.75	0.09 - 7.85	0.98

Data Plot and Equation





Kennebec Savings Bank

150 State St. | Augusta, Maine 04332 | Telephone: (207) 622-5801

Mailing Address: P.O. Box 50, Augusta, Maine 04332

July 14, 2023

City of Gardiner
Attn: Kris McNeill
6 Church Street
Gardiner, ME 04345

Re: Development of property by James Graham and Aaron Mattson of Core Cutter in the Libby Hill Business Park, Gardiner.

Dear Mr. McNeill,

Please be advised that James Graham and Aaron Mattson of Core Cutter LLC have the financial capacity to develop the property they purchased in the Libby Hill Business Park in Gardiner.

This letter does not constitute an offer, agreement, or commitment to lend. The terms and conditions upon which Kennebec Savings Bank may extend credit are subject to a satisfactory review and completion of necessary documentation, due diligence and any other such terms and conditions as are determined necessary by the Bank and its counsel.

Please let me know if you have any questions.

Sincerely,

Brent L. Hall
Vice President and Commercial Banking Officer



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

July 11, 2023

Dear Mr. Coffin,

I have received your proposal to erect a new manufacturing facility on Lot 26 in the Libby Hill Business Park. After reviewing the attached plans, I see no problems for the Fire Department, however I would prefer to see a sprinkler system.

I look forward to working with you as this project progresses.

Sincerely,

Richard Sieberg
Gardiner Fire Department
Fire Chief

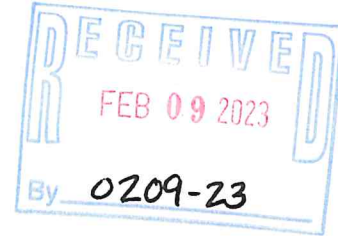
432 Cony Road
P.O. Box 4687
Augusta, ME 04330



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

January 31st, 2023

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



Subject: Core Cutter
Lot 26 LHBP
Gardiner, Maine

Dear Kirk:

Core Cutter, herein called the applicant is proposing to erect a new manufacturing facility on Lot 26 in the Libby Hill Business Park in Gardiner. The parcel is identified as Lot 26 on Tax Map 2 in the City of Gardiner tax maps. The 8.4-acre parcel is in the Planned Industrial Commercial (PIC) District as shown on the City's Zoning Map. A site location map (SLM) is provided 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

2/15/23
Date



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



February 14, 2023

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

RE: Information Request – Core Cutter Libby Hill Business Park Project, Gardiner

Dear James:

Per your request received on February 01, 2023, 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 *Core Cutter Libby Hill Business Park* project in Gardiner.

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

Deer Wintering Areas (DWAs) – The project search area intersects with a DWA. DWAs contain habitat cover components that provide conditions where deer find protection from deep snow and cold wind, which is important for overwinter survival. MDIFW recommends that development projects be designed to avoid losses or impacts to the continued availability of coniferous winter shelter. As it appears that most of this DWA has already been cleared, we recommend that any further softwood removal is kept to a minimum to improve the quality and vigor of the coniferous species providing this winter shelter.

Significant Vernal Pools - At this time, MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools in the project search area; 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

Letter to James Coffin, E.S. Coffin
Comments RE: Core Cutter Libby Hill Business Park, Gardiner
February 14, 2023

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 Agency for review well before to 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

432000

434000

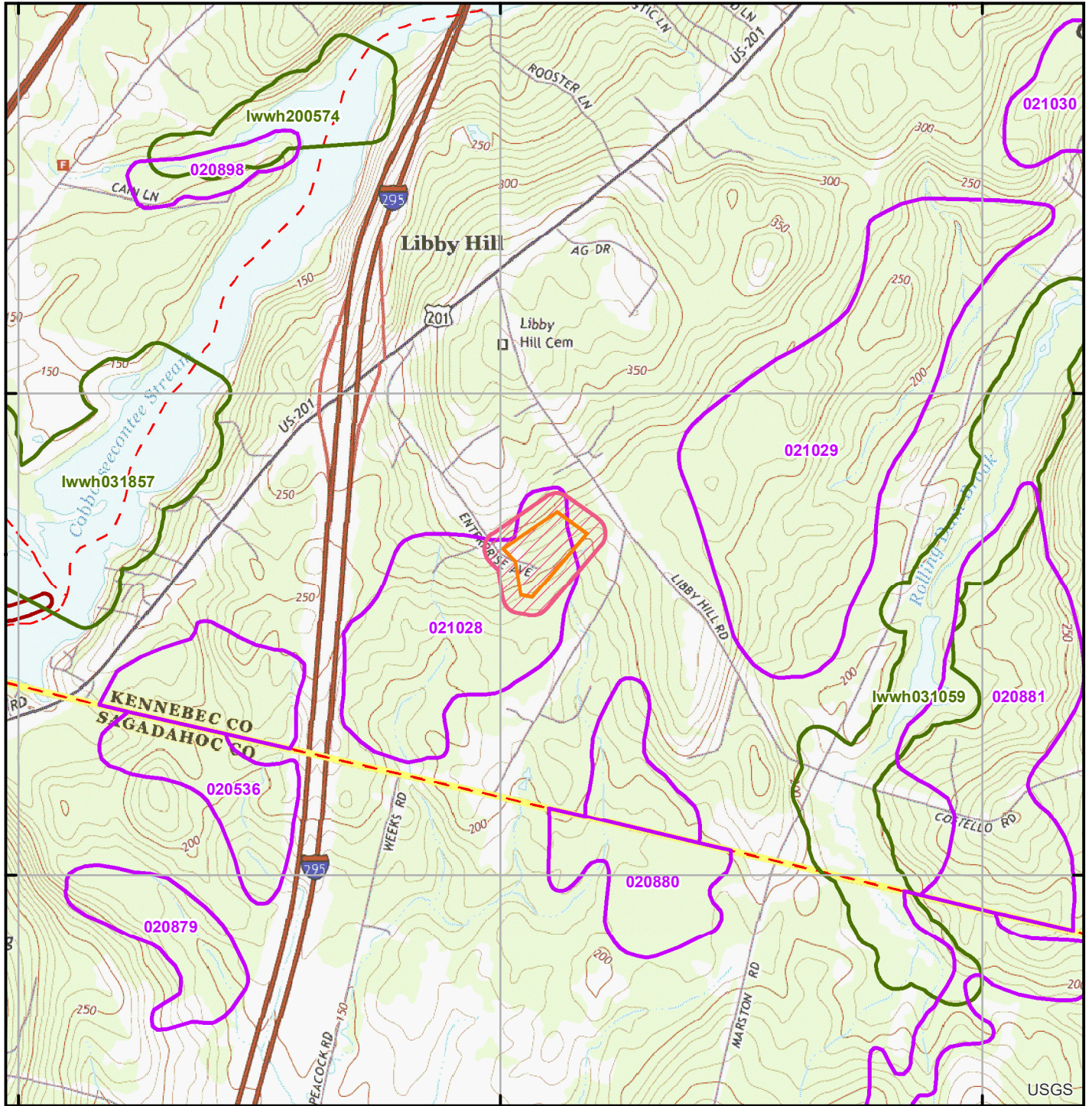
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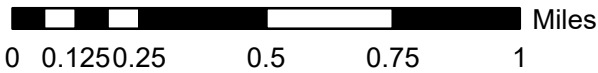


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Core Cutter Libby Hill Business Park, Gardiner
(Version 1)



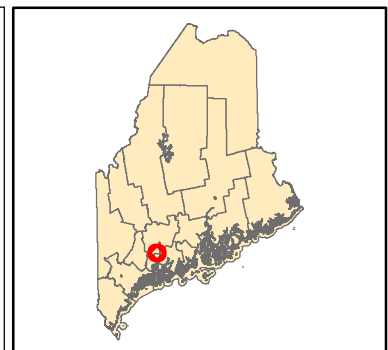
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 2/2/2023

- | | | |
|-----------------------------------|----------------------------------|---|
| 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 lwwh - 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 AGRICULTURE, CONSERVATION & FORESTRY

177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

January 31, 2023

James Coffin
E.S. Coffin Engineering & Surveying
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #2022-005, Core Cutter Manufacturing Facility, Lot 26, Libby Hill Business Park, 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 January 31, 2023 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

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

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

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



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

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

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

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

Sincerely,

Lisa St. Hilaire

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

Rare and Exemplary Botanical Features within 4 miles of

Project: #2022-005, Core Cutter Manufacturing Facility, Lot 26, Libby Hill Business Park, Gardiner, ME

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush						
	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng						
	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
Broad Beech Fern						
	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Columbian Watermeal						
	SC	S2	G5	2020-10-11	13	Open water (non-forested, wetland)
Eaton's Bur-marigold						
	SC	S2	G3	2013-10-04	29	Tidal wetland (non-forested, wetland)
Estuary Bur-marigold						
	SC	S3	G4	2013-10-04	30	Tidal wetland (non-forested, wetland)
Freshwater Tidal Marsh						
		S2	G4?	2013-09-10	16	
Pale Green Orchis						
	SC	S2	G4?T4Q	1923-07-24	18	Non-tidal rivershore (non-forested, seasonally wet),Open
Parker's Pipewort						
	SC	S3	G3	2013-10-04	16	Tidal wetland (non-forested, wetland)
Pygmyweed						
	SC	S2S3	G5	2013-10-04	17	Open water (non-forested, wetland)
Spongy-leaved Arrowhead						
	SC	S3	G5T4	2013-10-04	15	Tidal wetland (non-forested, wetland)

Upper Floodplain Hardwood Forest						
	S3	GNR	2016-05-23	46		
Water Stargrass						
SC	S3	G5	2020-10-11	17	Open water (non-forested, wetland)	
Wild Garlic						
SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest,	

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Conservation Status Ranks

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

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

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

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

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

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

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

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>





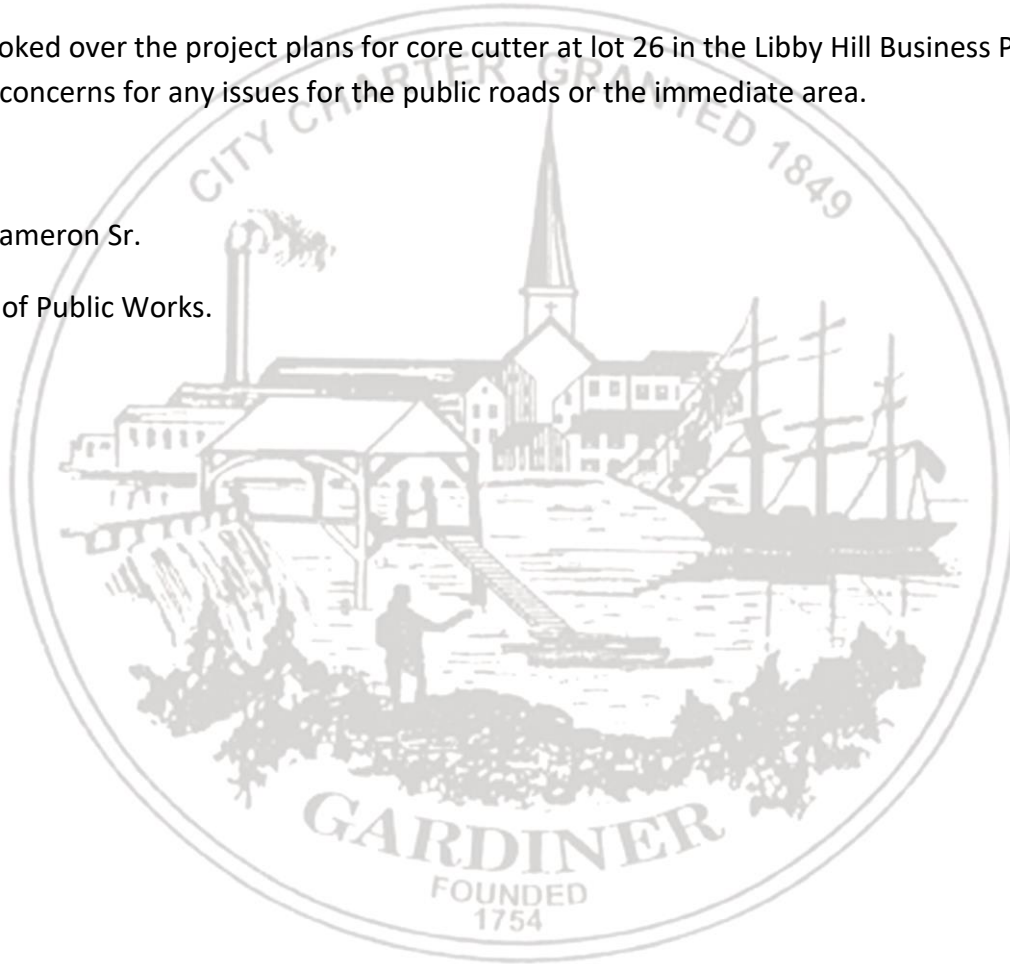
CITY OF
Gardiner
Moving Forward

Dear James Coffin,

I have looked over the project plans for core cutter at lot 26 in the Libby Hill Business Park and I have no concerns for any issues for the public roads or the immediate area.

John A Cameron Sr.

Director of Public Works.



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

Jim Coffin

From: Doug Clark <DClark@gardinermaine.com>
Sent: Friday, August 11, 2023 11:19 AM
To: Kelly Hare
Cc: Jim Coffin
Subject: FW: Lot 26 LHBP
Attachments: sewer.pdf; C-2 (7-10-2023).pdf

Hi Kelly,

Jim Coffin needs a letter concerning Lot 26 at the Libby Hill Business Park stating adequate sewer capacity for the proposed new building:

Planning Board
City of Gardiner
Gardiner, ME 04345

To Whom It May Concern,

Based on the proposed addition of 15 employees at the facility and following NEIWPC TR-16 manual design guidelines for office/manufacturing environment flow estimates the City of Gardiner wastewater transport and treatment system can adequately handle the additional flow. This is for typical light residential usage such as toilet flushes, kitchenette/breakroom applications, etc. This is not for any industrial, manufacturing or processing activities that would discharge wastes of that nature as defined in the City Sewer Use Ordinance.

If you have any questions please contact me.

Douglas E. Clark
Wastewater Director
City of Gardiner

From: Jim Coffin <jcoffin@coffineng.com>
Sent: Monday, July 10, 2023 3:53 PM
To: Doug Clark <DClark@gardinermaine.com>
Subject: Lot 26 LHBP

Hi Doug,

We're doing a project on Lot 26 at the end of Technology Drive in the LHBP. I've attached a letter and plan for your use, let me know if you have any questions.

Thanks,
Jim

James E. Coffin, P.E.
Vice President
E.S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687 432 Cony Road
Augusta, Maine 04330