



City of Gardiner
Site Plan Review Application

Project Name: Philbrook Steel Inc. Project Cost: _____

Date of submission: April 24, 2020 Received by: _____ Fees: \$250

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

The applicant is proposing to construct a new building and associated paved areas for his steel fabrication company. The project will involve an amended subdivision plan because the existing driveway location off Commerce Drive can't be utilized due to elevation constraints on site.

Anticipated beginning/completion dates of construction: June 2020/January 2021

1. General Information:

Name of Property Owner: City of Gardiner

Address: 6 Church Street Gardiner, ME 04345

Phone/Fax No: 207-582-4200

Applicant/Agent Name: Philbrook Steel Inc.

Address: 128 Birmingham Road Randolph, ME 04346

Phone/Fax No: 207-441-7892

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: April 24, 2020

2. Property Information:

Location of Property:

Deed Ref: Book 5034 Page: 273 City Tax Map(s): 7 Lot(s): 18A-15
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: 10.60 Road: 441' 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.

4. Review Criteria

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

- A. 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.
- B. 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 Pond 5 shown on the Phase I Lotting Plan by Oest Associates.
- C. 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 the pump station at the end of Commerce Drive. The LHBP Phase I DEP permit allows the 16 lots to discharge up to 25,000 GPD to the City's wastewater treatment facility. A letter from Doug Clark (Director) of the Gardiner Sewage District is included indicating that the District has sufficient capacity to serve the proposed addition. The applicant is anticipating having up to 7 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 I DEP permit allows the 16 lots to produce up to 1,660 tons per year of solid wastes.
- D. 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.
A letter has been sent to the Maine Historical Preservation Committee asking if there are any historical or archeological sites located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there are will be any undue adverse effect to essential wildlife habitat. A letter has been sent to the Department of Conservation asking if there are any rare botanical features within the project area.
- E. 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.
- F. The proposal will provide for adequate storm water management.
Lot 15 has an allowable impervious area of 3.80 acres per the Phase I Overall Plan by Oest Associates dated August 1998. The total impervious area after this project has been constructed will be 1.56 acres. All lots in the LHBP have been pre-designed for stormwater with detention ponds already in place to provide treatment for quantity.
- G. The proposal will conform to all applicable Shoreland Zoning requirements.
The project is not within Shoreland Zoning and this section is not applicable.
- H. The proposal will conform to all applicable Floodplain Management requirements.
The project is not within the 100-year flood elevation and this section is not applicable.
- I. 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.

- J. The proposal will not adversely affect groundwater quality or quantity.
The project will connect to public water along Commerce Drive for domestic water service and 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.
- K. The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
The proposed site is being utilized for manufacturing, construction services and offices associated with the applicants operation. Pedestrians will not be able to walk around on site as this is a steel fabricating shop. Delivery drivers can access and negotiate the site as needed. The site has been designed to allow 67' long tractor trailer trucks to enter off Commerce Drive and drive clockwise around the proposed building and exit without multiple turning movements. There is more than enough area for vehicle circulation associated with the site.
- L. 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 was sent to Tony LaPlante (Public Works Director), but it is our understanding that he has left and a replacement has yet to be named.
- M. The proposal conforms to all the applicable provisions of this Ordinance.
In regard to the General Performance Standards in Section 8 of the LUO:
8.7 Exterior Lighting: wall-packs and light poles are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction.
Electricity will be brought overhead across Commerce Drive to a new pole and then run underground to the northwest corner of the new building.
8.11 Bufferyard & Screening Standards: The project is required to implement a partial screen along Commerce and Enterprise Drive and a full screen along the rear and side property lines. The site plan depicts Option 3 with 3 canopy trees, 6 understory trees and 12 shrubs per 100 linear feet. The two property lines to the south and east sides require a full screen per the Land Use Ordinance (LUO). The nearest property line is over 120' away and the existing wooded areas meet or exceed the requirements of the LUO.
- 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 in a southerly direction and enter into the existing riprap ditch before eventually ending up in Pond 5 as shown on the overall plan by Oest Associates.
- 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 the northwest corner of the site as shown on the Site Plan (C-1).

5. Site Review Criteria

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:

- a. Land use activities.
The on-site uses will consist of manufacturing and construction services. The site is located on Commerce Drive and there will be a large amount of laydown area along the south side of the site. Trucks will enter the site along Commerce Drive and go along the north side of the building in a clockwise direction before exiting the site. A large buffer has been left in place along the north boundary along Enterprise Drive to help shield the development. However there will still be some buffering required in this area adjacent to the parking area. There are also natural buffers along the east and south property lines that will remain undisturbed. The west side adjacent to Commerce drive will be heavily excavated during construction to implement grade changes and will need to be planted implementing a partial screen to comply with the Land Use Ordinance.
- b. Scale, bulk, setbacks and height of existing structures.
The proposed building will be just over 28' in height and all four building elevations are included with this submission. The fabrication area will be 7,192 sf and office area about 735 sf.
- c. Architectural design.
Building plans from AE Hodson are included with this submission showing elevations of the proposed building.
- d. The placement and orientation of structures on the site.
The proposed building has been sighted in about the only location that works considering the wetlands along the east side of the site along with the setbacks along Commerce Drive. The access at the end of Commerce Drive is too low to utilize as this would result in over a 20' cut on the north side of the proposed building. Therefore we are proposing to install a retaining wall in this area to help mitigate steep slopes in the area. We are also proposing to eliminate the hammerhead in this area to preserve the integrity of the parcel and allow the building to be expanded without being in the building setback line.
- e. The building density of the neighborhood.
The parcel is surrounded by other commercial/industrial parcels except on the south side where it abuts Interstate 95.
- f. The proposal shall not have an adverse impact upon neighboring properties.
The parcel is bordered on the north by Enterprise Drive and east by Commerce Drive. It is surrounded by wetlands on the south and east sides. It will be virtually impossible to see the building except from the public streets in the area. Dust will be controlled during construction by using water or calcium. The project will not have an adverse impact on neighboring properties.
- g. 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 Commerce and Enterprise Drive and a full screen along the rear and side property lines. The site plan depicts Option 3 with 3 canopy trees, 6 understory trees and 12 shrubs per 100 linear feet. The two property lines to the south and east sides require a full screen per the Land Use Ordinance (LUO). The nearest property line is over 120' away and the existing wooded areas meet or exceed the requirements of the LUO.

- h. The proposal provides for the safe flow of traffic within the site and onto the roadway. The traffic generated by the site does not exceed the capacity of the public road providing access to the site. 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 the peak hour trips associated with this development.
- i. 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 existing curb cut at the end of Commerce Drive is at an elevation where it would require a 20' cut on the north side of the building. This would give the appearance of the building essentially sitting in a hole from the north and west sides of the development. Therefore we are proposing to eliminate this curb cut and install a retaining wall in this area. A new curb cut will be implemented about half way down Commerce Drive at elevation 291. This will help balance the cuts/fills on site and allow building expansion in the southerly direction. With the new entrance all traffic entering the site will flow in a clockwise traffic movement around the building.
- j. 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 #15. It allows the building to be viewed from Enterprise Drive and the entire development does not impact any wetlands. Vaughn Smith Associates were hired to delineate the wetlands on site. A letter has been sent to the Maine Historical Preservation Committee asking if there are any historical or archeological sites located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be any undue adverse effect to essential wildlife habitat. A letter has been sent to the Department of Conservation asking if there are any rare botanical features within the project area.
- k. 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 Commerce Drive, Enterprise Drive or in the entire 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 steel fabrication and there are fork lifts, tractor trailer trucks and other construction vehicles moving continuously around the site. It would be very dangerous for any pedestrian access to occur in and around this site without an employee assisting them.
- l. 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 wetland locations. There is parking along the side of the building if you're standing on Commerce Drive. If the project were to disturb any wetlands a NRPA permit application would be required to the DEP. This would take up to 135 days for the DEP review process, which would essentially push the project back, a full year. There is not any "Rural Character" associated with the Libby Hill Business Park as there are only commercial and industrial uses. All proposed parking areas will be well landscaped as mentioned above.

- m. 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. 14 parking spaces are required per the Land Use Ordinance and there are 16 parking spaces shown on the site plan (C-1).
- n. The proposed setback and alignment of buildings shall mirror the existing pattern in the neighborhood to the greatest practical extent.
The new building will not impact any building setbacks. However the existing access right-of-way will need to be eliminated to allow the site to be adequately developed. We have provided a plan depicting this change with the submission.
- o. Building entrances shall be oriented to the public road unless the layout or grouping of the buildings justifies another approach.
As mentioned above the existing access can't be used due to grades and a new entrance has been designed to try to mitigate these differences in elevations. The entrance to the building will be on the north side.
- p. 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.
- q. 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.
- r. 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 (Commerce Drive). The proposed site is being utilized for manufacturing, construction services and offices associated with the applicants operation. Pedestrians will not be able to walk around on site as this is a steel fabricating facility. There is a picnic table shown adjacent to the office area. A retaining wall is proposed along the east side of Commerce Drive to help mitigate grades.
- s. 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.
- t. 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 has provided a financial statement indicating that they have adequate financing to complete the project.

6. **Waivers**

List any waivers of the submission requirements and the reasons for the waiver request.
No waivers are being asked for with this submission.

April 20, 2020

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

Subject: Agent Authorization
Philbrook Steel Inc.
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 Commerce Drive in Gardiner.

Sincerely,

A handwritten signature in cursive script that reads "Ben Philbrook".

Ben Philbrook, Owner



150 State Street | P.O. Box 50 | Augusta, Maine 04330 | Telephone: (207) 622-5801

April 22, 2020

City of Gardiner Planning Board

Re: Property located at Lot 15 Libby Hill Business Park, Gardiner Maine

To Whom it may Concern,

Please be advised that Benjamin Philbrook has the financial capacity to purchase and develop property located at Lot 15 in the Libby Hill Business Park in Gardiner, Maine.

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,

A handwritten signature in blue ink that reads "Brent L. Hall".

Brent L. Hall

Vice President and Commercial Banking Officer

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, **029355**

THAT GARDINER BOARD OF TRADE, a Maine non-profit corporation with a place of business at Gardiner, County of Kennebec and State of Maine,

in consideration of one dollar and other valuable consideration,

paid by THE INHABITANTS OF THE MUNICIPALITY OF GARDINER a body corporate, located at Gardiner, County of Kennebec and State of Maine,

whose mailing address is 6 Church Street, Gardiner, Maine 04345,

the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said THE CITY OF GARDINER, its successors and assigns forever,

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said THE INHABITANTS OF THE MUNICIPALITY OF GARDINER, its successors and assigns, to its use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that it is free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, GARDINER BOARD OF TRADE has caused this instrument to be executed by Arthur Markos, its President, thereunto duly authorized this 12th day of December, 1995.

Signed, Sealed and Delivered
in presence of

Linda J. ...

GARDINER BOARD OF TRADE

BY: *Arthur Markos*
Arthur Markos, President

Those certain premises, locally known as the Gardiner Board of Trade Industrial Park situate in the City of Gardiner, County of Kennebec and State of Maine, and more particularly described as follows:

Two Certain lots or parcels of land situate on the southerly side of Route 201, known as Old Brunswick Avenue, and the Westerly side of the Libby Hill Road in said Gardiner, bounded and described as follows: Being those two lots or parcels of land designated Gardiner Board of Trade and delineated on Plan of Survey entitled, Property of Gardiner Board of Trade, Gardiner, Maine, Property Survey dated September, 1970, by Boothbay Engineering Services, Inc., to which reference is made for a more particular description and to Kennebec Registry of Deeds, Plan Book 40, Page 3, showing the location of the right-of-way to said property from U. S. Route 201, and containing one hundred forty-three (143) acres, more or less, and being those lots or parcels of land conveyed to the Gardiner Board of Trade by Kenneth W. Noble, Sr. by Warranty Deed dated March 17, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1489, Page 88; and by Joshua A. McLaughlin, Jr. by Warranty Deed dated March 3, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1438, Page 50.

Excepting and reserving that real estate containing thirteen (13) acres, more or less, which was acquired by the State of Maine under eminent domain.

Also excepting and reserving to Gardiner Board of Trade, its successors and assigns, a certain parcel of land containing twenty-one (21) acres, more or less, and located on the westerly side of the said Libby Hill Road, and more particularly described as follows, to-wit:

All that real estate situated between the westerly side of the Libby Hill Road and a line projected in a general southerly direction from Point C delineated on the aforesaid Plan of Survey entitled, Property of Gardiner Board of Trade, Gardiner, Maine, Property Survey, to the northwest corner of land now or formerly of Waterhouse, also delineated on the aforesaid Plan of Survey. This reserved parcel of land is bounded on the North by land now or formerly of one Bessler, and by land now or formerly of one Brann; on the East by land now or formerly of the Gardiner Grange, by land now or formerly of one Kirk, by the Libby Hill Road, by land now or formerly of one Slocomb, by land now or formerly of one Holt, and by land now or formerly of one Lamothe; on the South by land now or formerly of one Wallace; and on the West by the above-described land herein conveyed.

Meaning and intending hereby to convey the same premises conveyed to S. A. Klein Associates II by warranty deed from Gardiner Board of Trade dated December 8, 1978 and recorded in Book 2170, Page 109 of the Kennebec County Registry of Deeds.

RECEIVED KENNEBEC

95 DEC 14 PM 1:35

WITNES: *Henry R. Anderson*
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 21, 2020

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

Subject: Stormwater Report
Philbrook Steel, Inc.

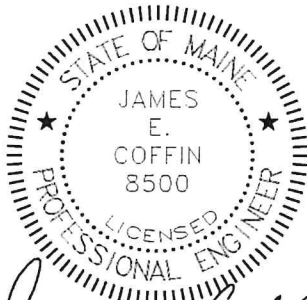
Dear Ms. Willis,

I have reviewed the plans for lot #15 in the Libby Hill Business Park in Gardiner completed by Oest Associates in 1998. The entire Phase I subdivision has been pre-engineered for a certain amount of impervious area for each parcel. Detention 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 #15 has been designed to have a total impervious area of 3.80 acres and the actual impervious area will be 1.56 acres. This parcel flows southerly to pond #5 as shown on the Overall Plan by Oest Associates, which is included with this submission. Therefore lot #15 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,

James E. Coffin, PE



Professionals Delivering Quality Solutions

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



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

April 21, 2020

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

Subject: Philbrook Steel, Inc.
Traffic Report

Dear Ms. Willis,

Philbrook Steel, Inc., herein called the applicant has a purchase/sale agreement with the City of Gardiner to purchase Lot 15 of the Libby Hill Business Park (LHBP). The parcel is in the Planned Industrial Commercial (PIC) District and is shown as Lot 18A-15 on Tax Map 7 in the City of Gardiner Tax Maps.

The applicant is proposing to construct a new 14,400 sf manufacturing building, which will contain a fabrication area, outside storage, offices, bathrooms, etc. There are areas on the east and west sides that have open storage areas with a roof over the top. The area of building with walls and roofs over it is 7,985 sf. The main use of the building will be to fabricate steel. The building will not be sprinkled, but there is access around the entire building. A site plan has been included for your use.

General Light Industrial uses are listed in the Institute of Transportation Engineers (ITE) Manual. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "General Light Industrial" and are shown below:

Based on Building Size (7,985 sf):

AM Peak Hour Rate = 1.01

$(7,985 \text{ sf}/1,000 \text{ sf}) \times 1.01 = 8.1$ peak hour trips.

PM Peak Hour Rate = 1.08

$(7,985 \text{ sf}/1,000 \text{ sf}) \times 1.08 = 8.6$ peak hour trips.

Maximum Peak Hour Trips = 8.6 (PM)

Based on Employees (7):

AM Peak Hour Rate = 0.48

(7 employees) x 0.48 = 3.4 peak hour trips.

PM Peak Hour Rate = 0.51

(7 employees) x 0.51 = 3.6 peak hour trips.

Maximum Peak Hour Trips = 3.6 (PM)

The maximum generator based on building size occurs during the PM peak hour (8.6 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



General Light Industrial (110)

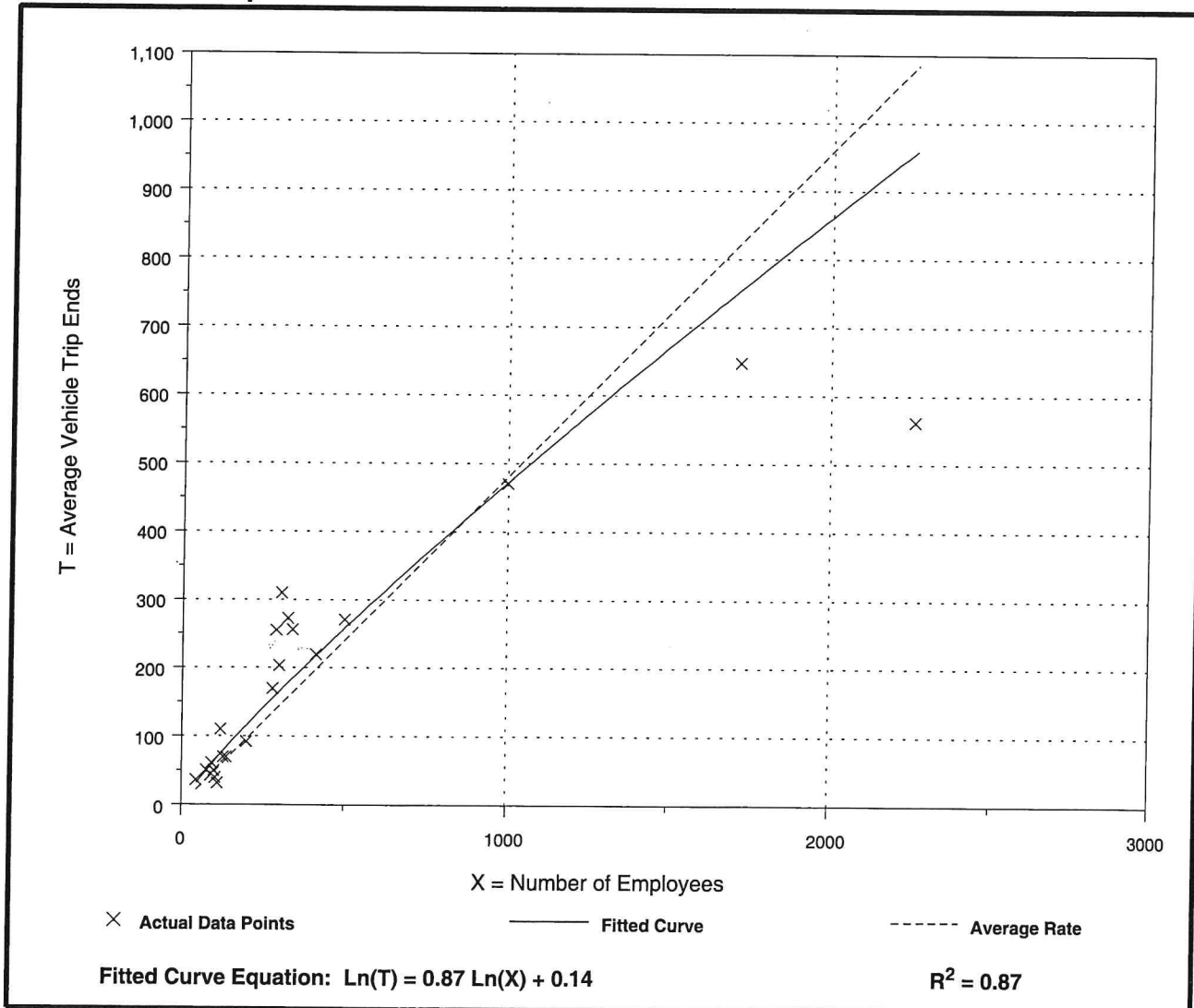
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 21
 Avg. Number of Employees: 421
 Directional Distribution: 87% entering, 13% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.48	0.25 - 1.02	0.72

Data Plot and Equation



General Light Industrial (110)

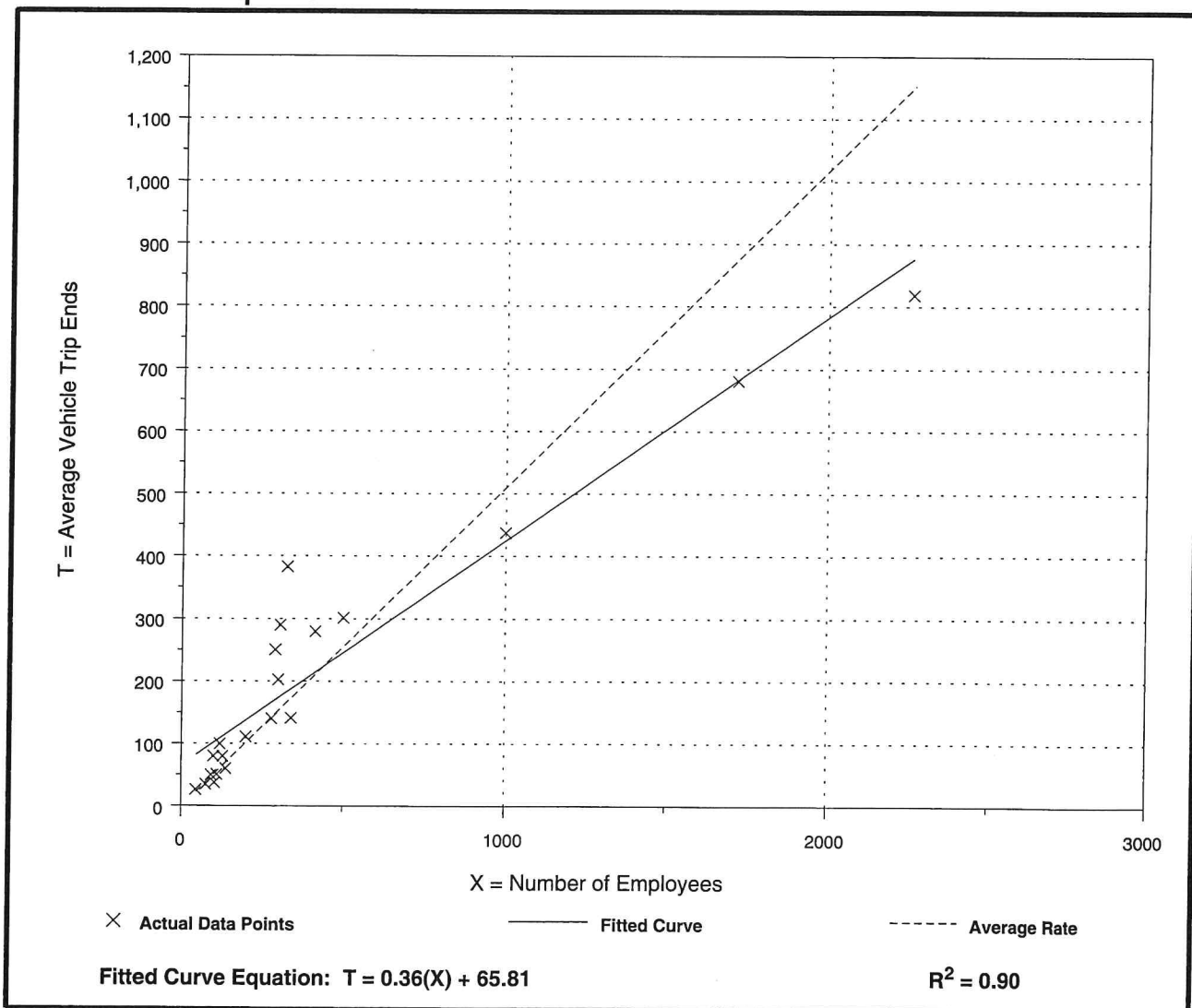
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 21
 Avg. Number of Employees: 421
 Directional Distribution: 29% entering, 71% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.51	0.36 - 1.18	0.75

Data Plot and Equation



General Light Industrial (110)

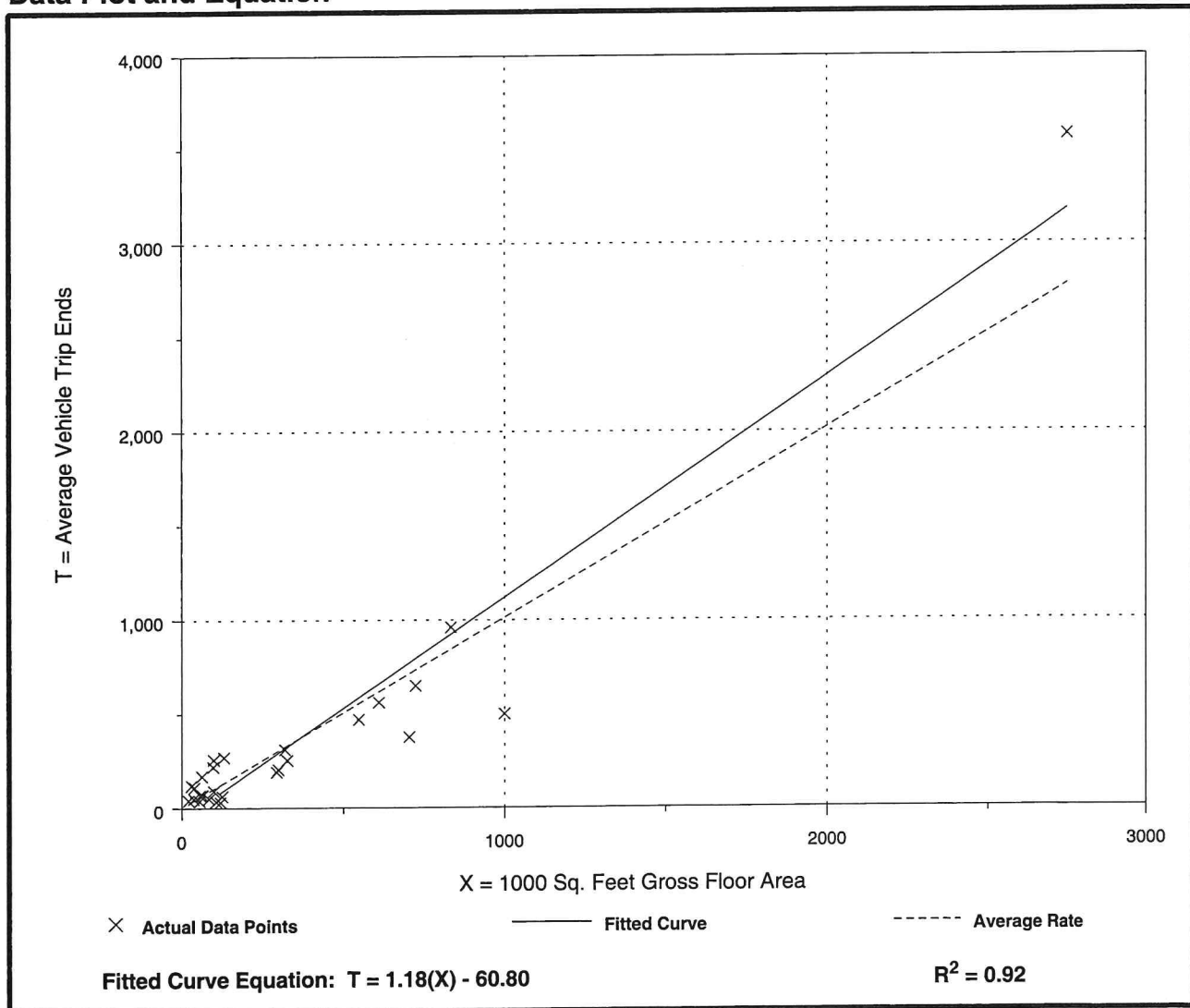
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 27
 Average 1000 Sq. Feet GFA: 358
 Directional Distribution: 90% entering, 10% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.01	0.27 - 4.00	1.10

Data Plot and Equation



General Light Industrial (110)

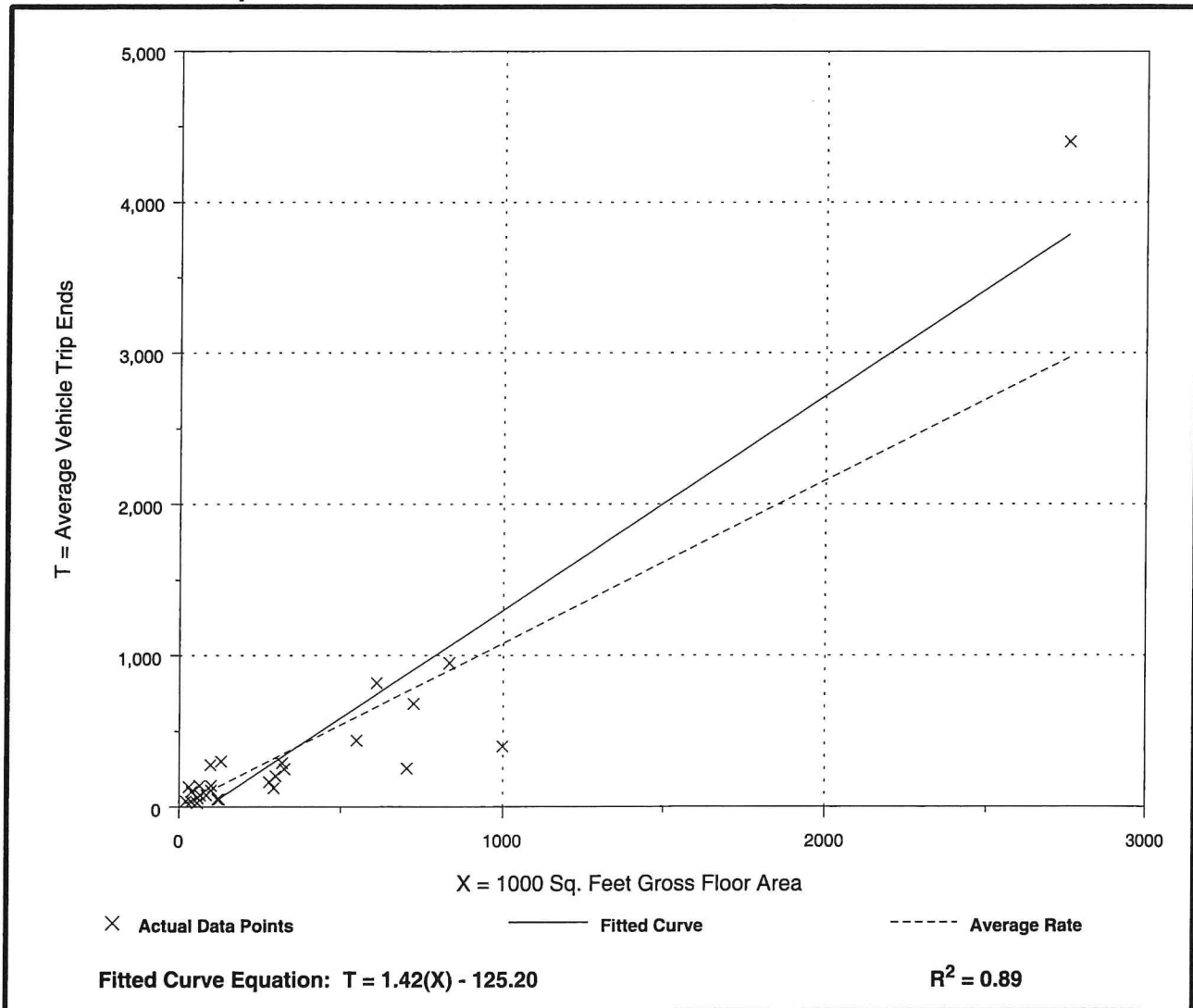
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 27
 Average 1000 Sq. Feet GFA: 364
 Directional Distribution: 14% entering, 86% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.08	0.36 - 4.50	1.18

Data Plot and Equation



Town of Farmingdale		
Map	Lot	Owner
7	18A-1, 2 &3	PMP REALTY, LLC. PO Box 600 Gardiner ME 04345
7	18A-5	KNG HOLDINGS LLC. 99 Enterprise Ave. Gardiner ME 04345
7	18A-14	HARPER'S II LLC. PO Box 324 Hallowell ME 04347
7	18A-16	BLACK DIAMOND CONSULTANTS INC 312 Water Street Gardiner ME 04345
2	20-21	AUBURN ASPHALT, LLC. PO Box 91 Sunderland, MA 01375
		CITY OF GARDINER 6 Church Street Gardiner ME 04345

TO: Abutting property owners
FROM: Philbrook Steel, LLC.
SUBJECT: Planning Board Meeting /Public Hearing
Fabricating/Manufacturing

I have submitted an application to the Planning Board seeking approval to erect a 14,400 sf building (fabricating/office) located on Commerce Drive in the Libby Hill Business Park. It is within the Planned Industrial Commercial & Rural (PIC) Zoning Districts, City Tax Map 007, Lot 18A-1 5. The date of the meeting is May 12, 2020 at 6:00 PM via Zoom Video Conferencing. Please refer to the attached letter from the City of Gardiner for more information regarding this meeting.



April 22, 2020

Re: Gardiner Planning Board Public Hearings – May 12, 2020

To Whom It May Concern,

The City of Gardiner is working to ensure we have staff available for emergencies and to minimize the economic impact of COVID-19 in Gardiner which includes managing the safety of public meetings, trying to keep projects moving and supporting businesses. You are receiving this notice because the Gardiner Planning Board intends to hold a Public Hearing on Tuesday, **May 12, 2020 at 6:00 PM via Zoom** for a project that is within 200 feet of a property that you own and we are required to notify you of the meeting. This notice is being sent to try to add opportunity for public feedback during this challenging time as explained below.

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be limited to staff only, while members of the Planning Board and other staff will be conferenced in and have the ability to participate. The meeting will be recorded and made available live on the city's website for public access.

We are asking that people review the materials online at <https://www.gardinermaine.com/planning-board/agenda/planning-board-agenda-6> and provide comments or concerns prior to the meeting to tdesjardins@gardinermaine.com or by calling 582-6888. Providing comments outside of the meeting will ensure the Board can consider the public comments. If you wish to participate in person, we will work with you to allow attendance virtually through Zoom Conference Services. Please RSVP of your attention so we can accommodate. Thank you for your cooperation.

Please do not hesitate to contact the CEO at kmcneill@gardinermaine.com if you have any questions about these projects. The applications will be uploaded to the website and made available to the public on the City's website at: <https://www.gardinermaine.com/planning-board/agenda/planning-board-agenda-6> no later than 3:00 pm on Friday, May 1, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracey K. Desjardins".

Tracey K. Desjardins
Director of Economic Development/Planning
tdesjardins@gardinermaine.com

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and Fees
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Street and Apt. No., P.O. Box or R.F.D. **P.O. Box 91**
City, State, ZIP+4® **Sunderland, MA 01375**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees
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Sent To **HARPER'S II LLC.**
Street and Apt. No., P.O. Box or R.F.D. **PO Box 324**
City, State, ZIP+4® **Hallowell ME 04347**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To **BLACK DIAMOND CONSULTANTS INC**
Street and Apt. No., P.O. Box or R.F.D. **312 Water Street**
City, State, ZIP+4® **Gardiner-ME 04345**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To **PMP Realty, LLC**
Street and Apt. No., P.O. Box or R.F.D. **P.O. Box 600**
City, State, ZIP+4® **Gardiner, ME 04345**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ **.55**

Total Postage and Fees
\$ **6.95**



Sent To **KNG HOLDINGS LLC.**
Street and Apt. No., P.O. Box or R.F.D. **99 Enterprise Ave.**
City, State, ZIP+4® **Gardiner-ME 04345**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of Gardiner
Planning Board Meeting
Tuesday, May 12, 2020 @ 6:00 PM
Via Video Conference ZOOM

Public Hearing – for Site Plan Review

Philbrook Steel, LLC., owns lot 18A-15 on Tax Map 7 in the Libby Hill Business Park. The lot is zoned in the Planned Industrial Commercial (PIC) District. The applicant is seeking Planning Board approval to erect a building addition (14,400 sf) along with associated paved areas to support their fabricating/manufacturing business. The new building will contain a fabrication area, offices, bathrooms and exterior steel storage.

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be limited to staff only, while members of the Planning Board and other staff will be conferenced in and have the ability to participate. The meeting will be recorded and made available live on the city's website for public access.

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Public Notice

**City of Gardiner
Planning Board
Meeting
Tuesday, May 12,
2020 @ 6:00 PM
Via Video
Conference ZOOM**

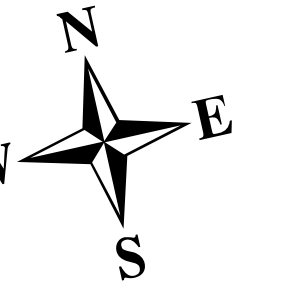
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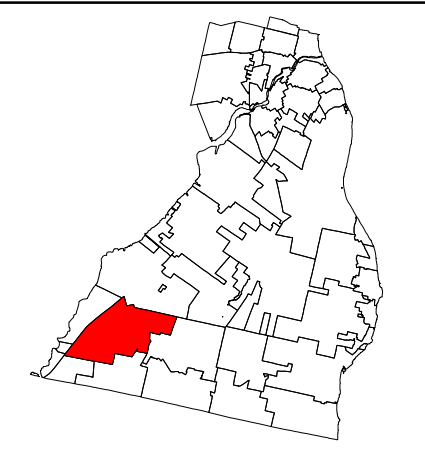
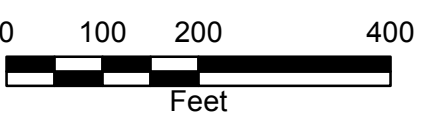
**CITY OF
GARDINER**
KENNEBEC CO.
MAINE



LEGEND

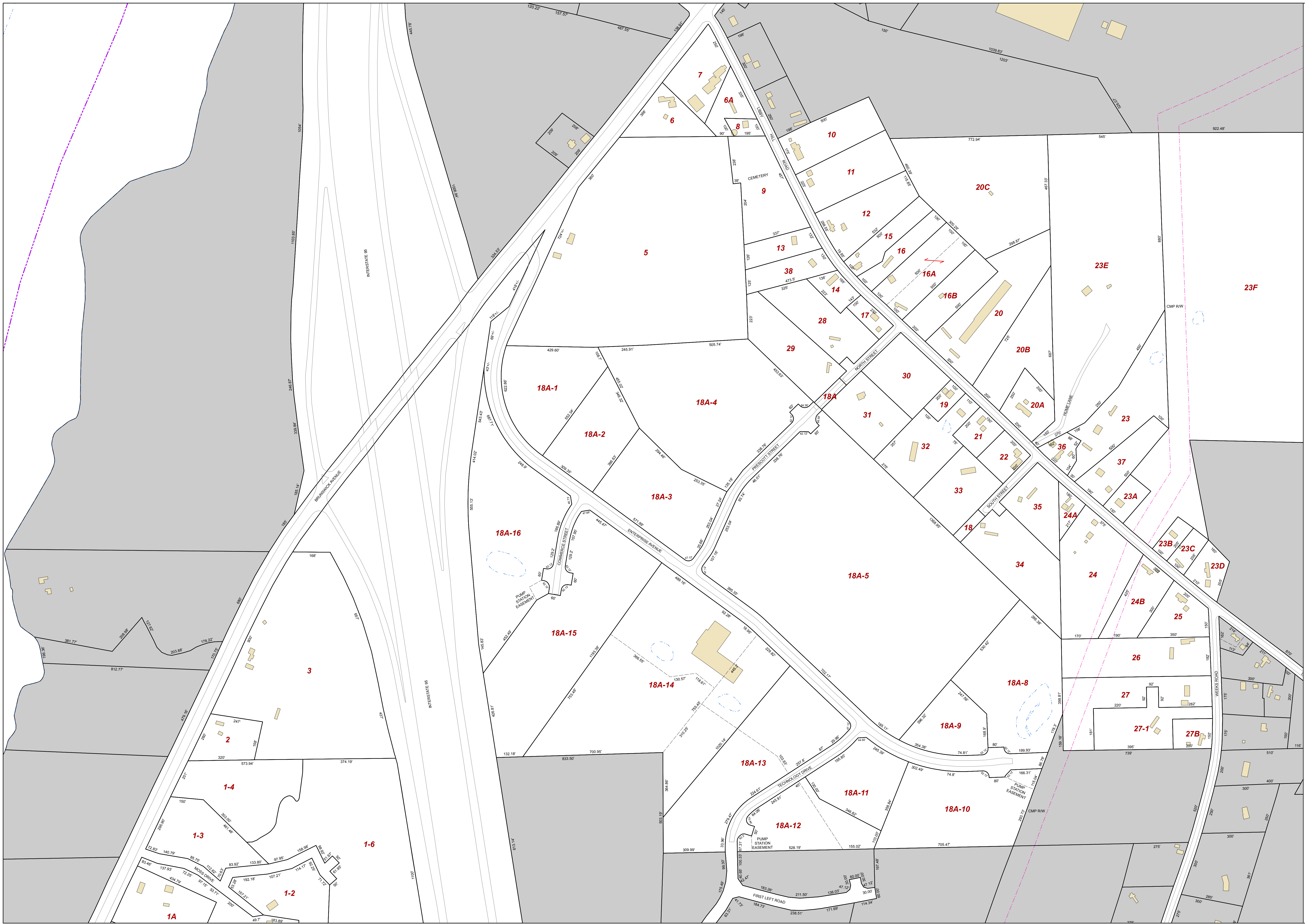
- Lot Hook
- Private Right of Way
- Sub-lot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not to be used for conveyances.



Map 7

Printed: 9/4/2019
Effective Date: 4/1/2019





GARDINER WATER DISTRICT

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

April 23, 2020

James Coffin
E.S. Coffin Engineering
432 Cony Rd
Augusta Me. 04330

Dear Jim,

In regards to the proposed steel shop being built for Ben Philbrook, the Gardiner water District has the capacity to serve lot 15 in the Libby Hill business park.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Gray', is written over the printed name 'Paul Gray'.

Paul Gray Supt. Gardiner Water District

James Coffin

From: Doug Clark <DClark@gardinermaine.com>
Sent: Thursday, April 23, 2020 11:54 AM
To: James Coffin
Cc: Tracey Desjardins
Subject: RE: Philbrook Steel
Attachments: NCAC Anticipated Design Flows.pdf

Hi Jim,

Based on the information you gave me concerning the Steel Fabrication building proposed in the Libby Hill Business Park the City of Gardiner wastewater transport and treatment system has the capacity to handle the anticipated flow addition of 7 to 10 employees based on 15A NCAC 02T.0114 Wastewater Design Flow Rates (copy attached) of 25 gallons per person per day (per shift) for a light manufacturing/warehouse environment. The flow will run by gravity out of the building and down to Pump Station #3 at the end of Commerce Drive then will turn around and be lifted up out of the Park into the Route 201 gravity/pumping stations.

If you have any questions or comments please let me know.

Thanks,

Doug Clark
City of Gardiner WWTF

From: James Coffin <jcoffin@coffineng.com>
Sent: Thursday, April 23, 2020 11:10 AM
To: Doug Clark <DClark@gardinermaine.com>
Subject: Philbrook Steel

Hi Doug,
Ben Philbrook is proposing to develop lot 15 in the Libby Hill BP. I've attached the site plan and letter for your use. The planning board requires a response from you for the project. 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
(207) 623-9475 Phone
1-800-244-9475 Toll Free
(207) 623-0016 Fax
jcoffin@coffineng.com



LITEPAK SERIES LNC2

Cat.# LNC2 12L U 4K 4

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

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

Construction:

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

Electrical:

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

LED(s) CCT:

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

Optical:

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

Lumen Maintenance:

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

Installation:

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

Options:

Controls:

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

Egress (includes factory installed back box):

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

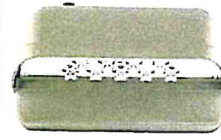
Listings:

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

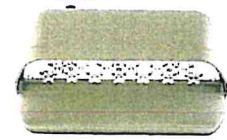
Warranty:

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

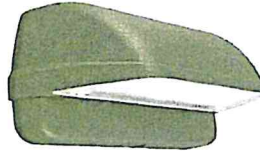
PRODUCT IMAGE(S)



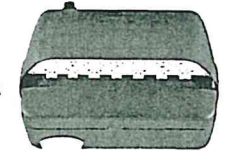
LNC2-12LU



LNC2-18LU

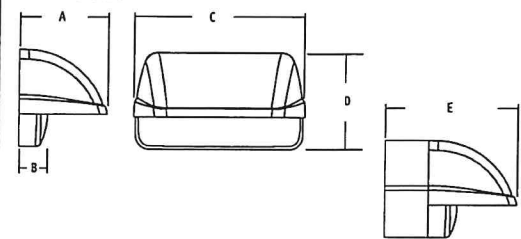


With diffuser



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

DIMENSIONS



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

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

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

SERIES	NUMBER OF LEDS	VOLTAGE ⁷	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 LNC2	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs 12L ³ 12 LEDs 18L 18 LEDs 12L5 12 LEDs, 480V 12LF 12 LEDs, 347V	1 120V 2 208V 3 240V 4 277V 5 480V (12L only) F 347V (12L only)	3K ³ 3000K nominal 80 CRI 4K 4000K nominal 70 CRI 5K 5000K nominal 67 CRI AM Amber (590 µm 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 • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

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

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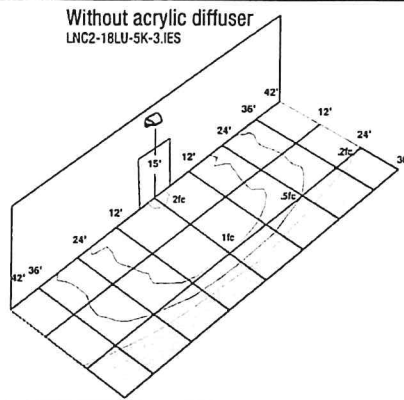
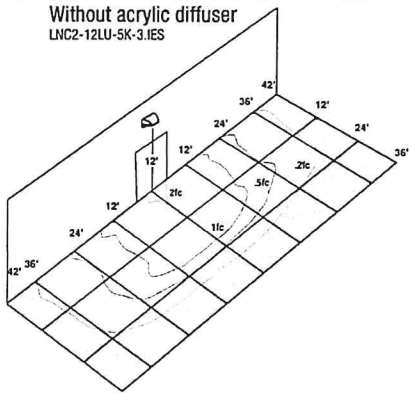
LARE00LNC2-SPEC 3/17

REPLACEMENT PART/ACCESSORIES

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

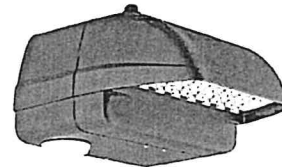
AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

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

ELECTRICAL DATA

# OF LEADS	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



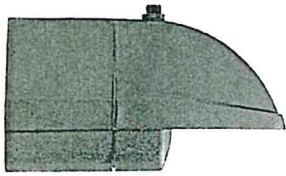
Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

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

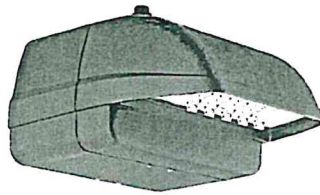
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LAREDLNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

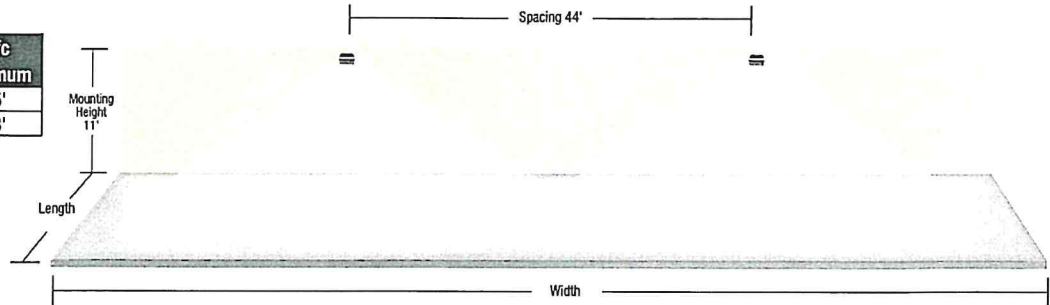


Side View

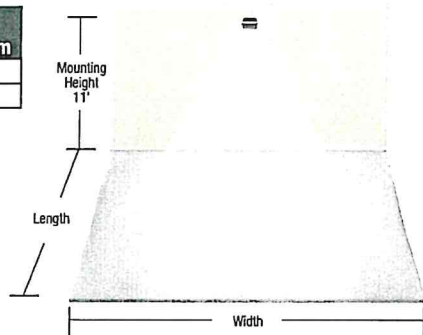


3/4 View

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

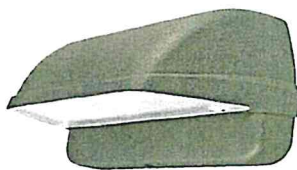


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'

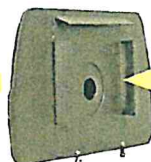


Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'. Diagrams for illustration purposes only, please consult factory for application layout.

LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



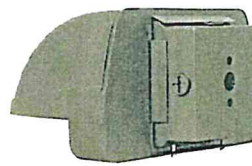
LNC2 FIXTURE



LNC2-SCBB-XX



BB-GEO-XX



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

To Wall



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 23, 2020

James Coffin
ES Coffin
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #2017-018, Philbrook Steel, 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 April 21, 2020 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

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

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

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



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

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,



Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

Rare and Exemplary Botanical Features within 4 miles of

Project: #2017-018, Philbrook Steel, Libby Hill Business Park, Gardiner, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush						
	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng						
	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
Broad Beech Fern						
	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Columbia Water-meal						
	SC	S2	G5	2007-08-14	5	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						
	<null>	S2	G4?	2013-09-10	16	Tidal wetland (non-forested, wetland)
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						
	<null>	S3	GNR	2016-05-23	46	Forested wetland

Rare and Exemplary Botanical Features within 4 miles of

Project: #2017-018, Philbrook Steel, Libby Hill Business Park, Gardiner, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Water Stargrass	SC	S3	G5	2002-09-12	11	Open water (non-forested, wetland)
Wild Garlic	SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest, upland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered and Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>

James Coffin

From: Al Nelson <ANelson@gardinermaine.com>
Sent: Thursday, April 23, 2020 3:08 PM
To: James Coffin
Subject: RE: Philbrook Steel

Jim,

I have viewed the site plan and I do not see any issues with the proposed site. As always I would prefer that the building be sprinkled, but it is not required unless the Fire Marshal's office makes the requirement.

If you need more than an email from me, please let me know

Thanks
Al

From: James Coffin <jcoffin@coffineng.com>
Sent: Thursday, April 23, 2020 11:11 AM
To: Al Nelson <ANelson@gardinermaine.com>
Subject: Philbrook Steel

Hi Chief,
Ben Philbrook is proposing to develop lot 15 in the Libby Hill BP. I've attached the site plan and letter for your use. The planning board requires a response from you for the project. 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
(207) 623-9475 Phone
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jcoffin@coffineng.com

