SEBAGO

Town of Waterboro
Site Plan Application

To:

Town of Waterboro

24 Town House Road
East Waterboro, ME 04030

For:

Waterboro Sand & Salt Storage Building

Bennett Hill Road
Waterboro, ME

Prepared for:
Town of Waterboro

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 1A
South Portland, Maine 04106

STATE OF MAINE
OWENS A. McCULLOUGH
No. 7122
LICENSED
PROFESSIONAL ENGINEER

8-5-15

August 5, 2015

12199

Site Plan Application

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SEBAGO
TECHNICS

August 5, 2015
12199

Lee Jay Feldman, Town Planner
Town of Waterboro
24 Townhouse Road
East Waterboro, ME 04030

Re: Site Plan Submittal – Waterboro Sand and Salt Storage Building
Waterboro, Maine

Dear Mr. Feldman:

On behalf of the Town of Waterboro, we have assembled the following site plan submittal for staff and Planning Board approval. The Town of Waterboro is proposing to construct a new 80 foot by 140 foot sand and salt storage building at the Bennett Hill Road Public Works Facility.

The project site is located on Town owned land of approximately 70 acres and currently serves as the town's solid waste transfer facility, sand and gravel pit and public works facility. Currently, the town stores a mixed sand and salt storage pile out of doors at the location were the proposed building will be construction. The new building will allow the town to be more environmentally responsive to the inherent concerns about storing sand and salt out of doors. The new building will be a laminated arch style building similar to other sand and salt storage buildings frequently constructed. This type of building provides for cost effective building construction and adequate capacity for storage of winter sand and salt.

The building will be constructed within the existing developed area of the project site partially over the former tannery lagoons which have been abandoned for over 30 years. The Town recently completed an environmental investigation of the tannery lagoons in coordination with the Maine Department of Environmental Protection (MaineDEP). This included field investigations and groundwater studies conducted in 2014. The findings have determined the re-use of the site for the sand and salt storage building is acceptable. Correspondence from the MaineDEP is included in the application including provisions that will be implemented as part of the MaineDEP approval.

The project will be funded through municipal bonds and was approved by the Town at the 2015 town meeting. Pending town approvals, the Public Works Director anticipates constructing the building in the fall of 2015.

76 John Roberts Road, Suite 1A, South Portland, ME 04106-6963 • 207-200-2100 • Fax 207-856-2206

Site Plan Criteria and Standards

Zoning Standards: The project site is located in the Agricultural and Residence Zone of the town and is currently being used as a sand and salt storage area. The proposed use will be consistent with the existing use of the site.

Site Survey: The property has been previously surveyed (see attached surveys). In addition, Sebago Technics, Inc. completed a field topographical survey of the project area to develop the site specific plans.

Emergency Vehicle Access: The proposed use will not create any fire safety hazards. Adequate access for emergency vehicles is provided to the site and the building. The use involves no inhabitable space and is limited to the storage of mineral aggregates which by nature are not a fire hazard. The State Fire Marshal's office has provide the Town Administrator with correspondence indicating the building does not require a sprinkler system.

Exterior Lighting: The project will require exterior lighting mounted on the building for the safe and effective operation of the facility. The lighting will be 400 watt LED lighting or equivalent directed to the operational area of site. The lighting is intended to be manually of motion detection controlled to accommodate winter operations and for safety and security of the site. The project is located within an existing operational area and next to the current public works building and solid waste transfer facility. Lighting will be area style lights mounted over the doors of the building. The project is not adjacent to any housing and is well screened.

Buffers and On-Site Landscaping: The project site is located within an existing operating town facility near the end of the Bennett Hill Road. Wooded buffers surround the facility and property. Given the location, existing operations and size of the property, the development is not expected to have any detrimental impacts to surrounding properties.

Nuisances: The proposed project is located within a compatible area that is currently utilized for the intended use. Since the project site is located adjacent to the existing town transfer station, town public works facility and town sand and gravel pit the proposed building is not expected to create any additional or new nuisances, noise, vibrations, fumes, odor, glare or other causes, that would have any new effect on the abutting properties.

Vehicular Loading and Unloading: The proposed site will provide for adequate circulation, loading and unloading of sand and salt materials. Large circulation areas have been provided to accommodate the movement of sand and salt trucks during winter operations. The site layout has been developed in coordination with Doug Foglio, Sr., the town Public Works Director.

Proposed Buildings and Paved Areas: The location and design of the proposed building does not have any detrimental effect on any adjacent properties. The proposed development is intended to improve the existing operations by placing the storage of sand and salt under cover. The site is internally drained and all stormwater will be discharged internally to the existing gravel pit area where it will temporarily pond and infiltrate into the natural sands and gravel.

Flood Hazard Protection: The proposed design will not result in any flood hazards or damage. There are no known special flood hazard areas associated with this parcel as indicated on the Flood Insurance Rate Maps for the Town of Waterboro, Maine, York County, and Community Panel Number. The parcel does not fall within an identified flood zone.

Waste Disposal: The proposed development requires no wastewater disposal. The building will not include any inhabitable space and is used solely for the storage of sand, salt and equipment.

Erosion and Sedimentation: Proper erosion and sedimentation control features have been provided on site. The site work will be completed by the Town and will utilized appropriate erosion and sedimentation control.

Stormwater Runoff: Stormwater from the project site will be discharged in to the existing gravel pit area and will be internally drained. As a result, no runoff from the development will discharge offsite. Since the site is internally drained we are requesting a waiver for a formal stormwater management plan.

Water Supply: No water supply is required or will be needed.

Hazardous Waste Material: The project will not involve any hazardous waste since it is intended to store sand and salt. As part of the MaineDEP environment review for the lagoon ponds, measures will be taken for the excavation and closure of the ponds as stipulated in the MaineDEP letter appended to this application.

Wildlife Impacts: The proposed development is within an area that has previously been cleared/developed and is not currently wildlife habitat. The project will not have any impacts on any significant wildlife habitat. There are no scenic vistas visible from the site.

Groundwater: The project is not expected to have any adverse impacts on groundwater. The site has been reviewed by the MaineDEP as part of the re-use of the old tannery lagoons that will be closed and integrated into the proposed project. By virtue of formally closing these inactive lagoons, it is expected that groundwater conditions may improve through closure of the prior lagoons.

Utilities: The project will require only electrical power to operate the interior and exterior lighting. Power exists at the site and will be extended underground to the building. The routing of the underground power will be coordinated with the Public Works Director and Central Maine Power Company.

Hazardous Waste Material: The project will not involve any hazardous waste since it is intended to store sand and salt. As part of the MaineDEP environment review for the lagoon ponds, measures will be taken for the excavation and closure of the ponds as stipulated in the MaineDEP letter appended to this application.

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Utilities: The project will require only electrical power to operate the interior and exterior lighting. Power exists at the site and will be extended underground to the building. The routing of the underground power will be coordinated with the Public Works Director and Central Maine Power Company.

Submission

Included in this submission are the following items.

1. Ten (10) copies of the cover letter with a narrative for the project and the description of how the proposed project meets the Site Plan Criteria and Standards.

Closure

We look forward to working with the Town to permit and begin construction of this important public works project. Thank you for your time and consideration of this application.

Sincerely,

SEBAGO TECHNICS, INC.

Owens A. McCullough, P.E., LEED A.P.
Vice - President Engineering & Project Development

OAM:llg
Enc.

cc: Doug Foglio, Foglio, Inc.

TOWN OF WATERBORO
APPLICATION FOR SITE PLAN REVIEW

Applicant (must be owner, lessee, or hold an option on property): Town of Waterboro

Address: 24 Town House Road, East Waterboro, ME 04030

Name and Address of Owner of property: Town of Waterboro, 24 Town House Road, East Waterboro, ME 04030

Size of Lot 70 Acres Zone AR Map # 8 Lot # 47

Size of Proposed Building: 80' X 140', 11200ft

Proposed Use Sand & Salt Shed

Ten (10) copies of 24" x 36" plans drawn at a scale not greater than 1" to 100' of the site plan shall be submitted to the Codes Enforcement Office (where possible, electronic copy in PDF format is requested).

The plan must be drawn to scale and must include the following details:

1. Boundaries of the site and abutting streets with widths;
2. Dimensions of the building(s) showing the number of stories, accesses and use;
3. Layout and location of off-street parking and loading, access drives and vehicular maneuvering areas;
4. Location and size of all signs, gasoline pumps, and similar free standing structures;
5. Location, direction, and type of outdoor lighting with tear sheet/specifications;
6. Location and type of screening and/or buffers with tear sheet/specifications;
7. Landscape plan with schedule of plant species;
8. Location of all utilities;
9. Topography of a contour interval not greater than 2' showing the effects upon adjacent property;
10. All existing structures and buildings on adjacent/contiguous lots shall be plotted to scale; and,
11. The location of existing or proposed subsurface disposal systems.

Signature of Applicant or Agent

8-5-15
Date

Received Date:_____
Receiver Initials_____

WAIVER REQUEST FORM
Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: Waterboro Salt & Sand Storage Shed

Site/Subdivision Location: Off Bennett Hill Road, East Waterboro, ME

Map #: 8 Lot#: 47 Zoning: Residential & Agricultural

Owner(s) Town of Waterboro

Address of Owners: 24 Town House Road, East Waterboro, ME 04030

Phone #: (207)-247-6166 Email: _____

Land Surveyor: Sebago Technics, Inc.

Phone #: 200-2073 Email: omccullough@sebagotechnics.com

Engineer: Owens McCullough

Phone #: 207-200-2073 Email: omccullough@sebagotechnics.com

I TOWN OF WATERBORO seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

Article 7 - Performance Standards, Section 6 Stormwater Management. Project is internally drained with no offsite runoff.

Signature of Owner/Applicant/AGENT 8-5-15 Date of submittal

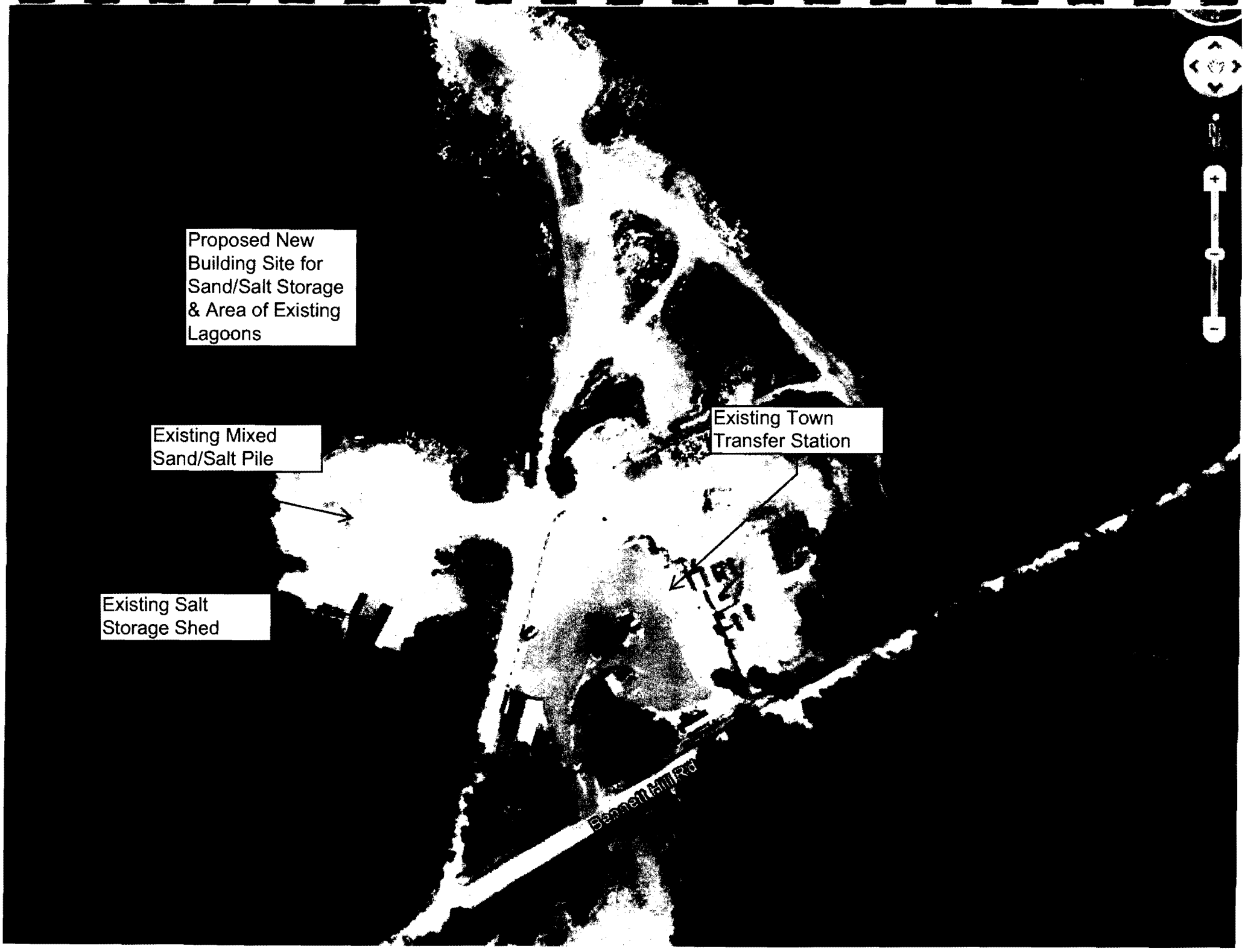
Review Date by Planning Board:_____

Planning Board Decision:_____

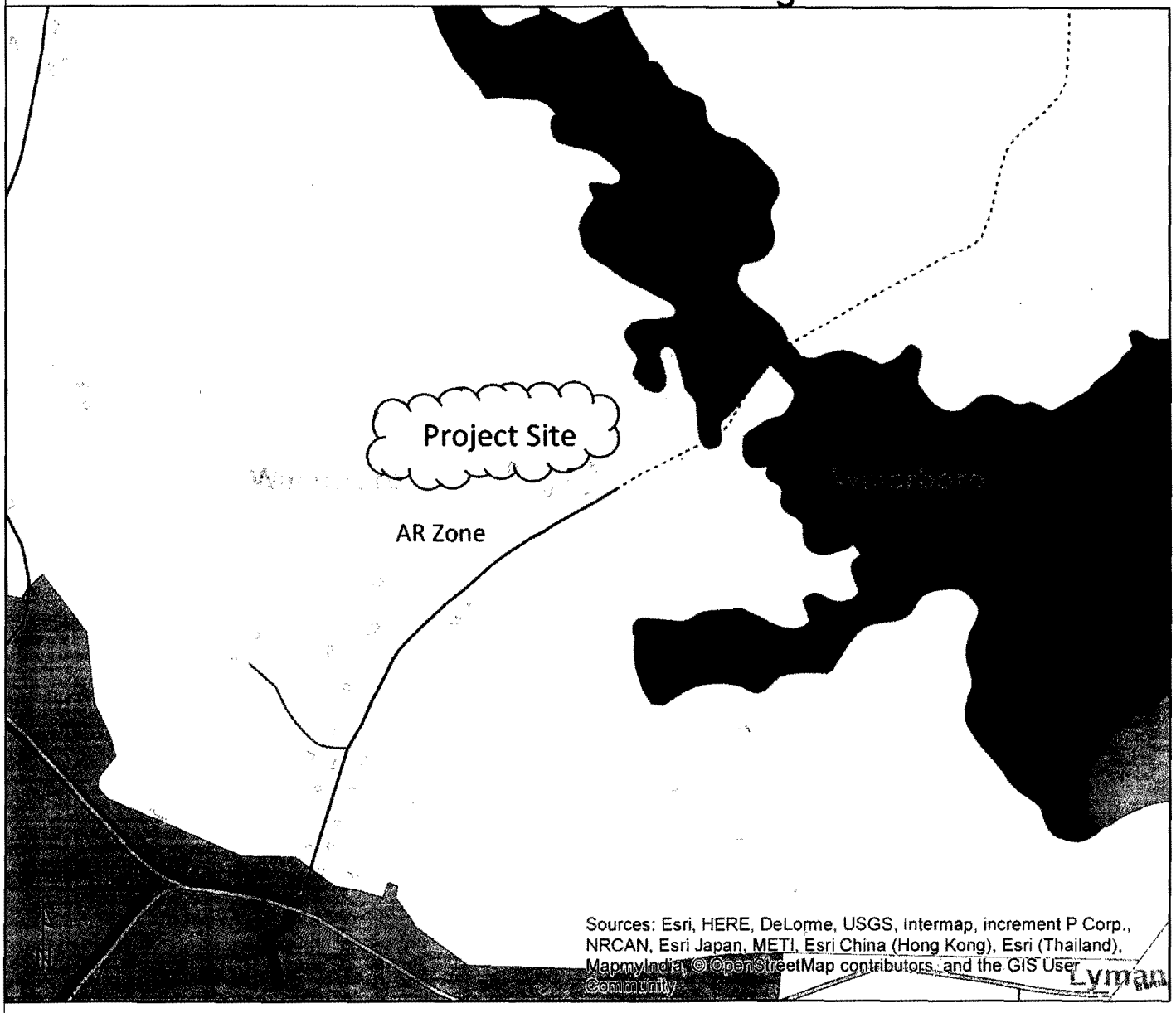
Approved, Approved with Modifications, Denied (with reasons

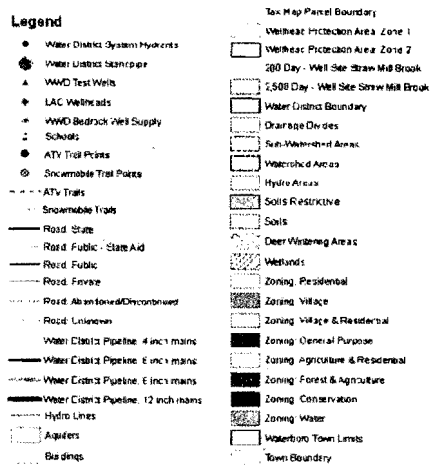
Exhibit 1

Site Aerial Map & Zoning Map


Proposed New Building Site for Sand/Salt Storage & Area of Existing Lagoons
Existing Mixed Sand/Salt Pile
Existing Salt Storage Shed
Existing Town Transfer Station
Bennett Hill Rd

Zoning





1 inch = 1,000 feet

Not a legal survey.

Exhibit 2

Right, Title, or Interest

Know all Men by these Presents,

That WATERBORO PATENT CORP.

a Corporation organized and existing under the laws of the State of Maine and located at Salem in the County of Essex and State of Massachusetts in consideration of ONE DOLLAR ($1.00) and other valuable consideration

paid by THE INHABITANTS OF THE TOWN OF WATERBORO, a municipal corporation duly organized and existing by law and having an established place of business in said Waterboro, County of York and State of Maine

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

The Inhabitants Of The Town Of Waterboro, its successors and assigns forever,

a certain lot or parcel of land situated in Waterboro, in the County of York and State of Maine, and bounded and described as follows: Beginning at a stone on the north side of the road leading from East Waterboro to Deerings Ridge thence north twenty-two degrees west eighty-five rods and twelve links to a stone post beside a wood road; thence north forty degrees thirty-five minutes east sixty-four rods and thirteen links to a stone post in the meadow; thence north eighty-six degrees west fifty-three rods and fourteen links to a stone on the west side of the aforementioned wood road; thence north twenty-four degrees and forty-five minutes west five rods and four links along the road to another stone; thence south sixty-three degrees and forty minutes west one hundred three rods to a stone post at the corner of land now or formerly,of Bertha A. Walker and land, now or formerly of William B. Deering Lumber Co.; thence southeasterly along the line of the D.O. Abbott Lot, so-called, recently owned by said William B.Deering Lumber Co., to the East Waterboro-Deering's Ridge Road; thence by land, now or formerly of Norman Wallingford and the aforesaid road to the point of beginning containing forty acres more or lesss, but excepting and reserving therefrom the same rights in regard to burying ground and roads that are contained in deeds from Ann Maud and George B. Johnston to David B. Henderson dated June 17, 1899 and recorded in the York County Registry of Deeds in Book 499, Page 418.

Land of Norman Wallingford referred to in the premises above-described is the same conveyed by William B. Deering Lumber Co. to W. Norman Wallingford by deed dated December 29, 1943 and recorded in said Registry, Book 1030, Page 216, wherein said parcel is described as follows:

"A certain lot or parcel of land situated in Waterboro on the northerly side of road leading from East Waterboro Village to Deering's Ridge and bounded and described as follows: Beginning at a maple tree on the northerly side of said road at a point nearly opposite the end of a stone wall between land of Owen W. Wakefield and Clinton H. Wakefield; thence North 22°40' West 159 feet to a stake; thence North 30° East, 300 feet to a stake; thence South 41° 15' East about 409 feet to the aforesaid road; thence by said road 370 feet to the point of beginning containing two acres, more or less."

Excepting from the above parcel, that portion conveyed by the Cudahy Company to Central Maine Power Company by deed dated March 2, 1976, recorded in said Deeds, Book 2126, Page 155 and that portion conveyed by this Grantor to this Grantee by deed dated October 8, 1981 and recorded in said Deeds in Book 2859, Page 15. The Grantor intends and hereby conveys to the Grantee all of the above parcel of land not previously conveyed by the Grantor.

The above is a portion of the premises conveyed to the Grantor by deed of Cudahy Company dated March 31, 1978 and recorded in the York County Registry of Deeds

Know all Men by these Presents,

That **CLARK LUMBER COMPANY, INC.,** a Maine Corporation duly organized and existing and having its principal office located at 45 E. Promenade, in the City of Portland, County of Cumberland and State of Maine 04101, Successor-in-Interest to L.L. Clark Lumber Company, and **ALVIN P. PINTER** and **BETTY JANE F. PINTER**, both of 15 Brackett Point Road, Granite Point, in the City of Biddeford, County of York and State of Maine 04005, (hereinafter collectively referred to as "Grantors"), in consideration of One Dollar and other valuable consideration paid by **THE INHABITANTS OF THE TOWN OF WATERBORO**, a municipal corporation duly organized and existing and having its principal office located at Waterboro Center, in the Town of Waterboro, County of York and State of Maine, and having a mailing address of: P.O. Box 130, Waterboro, Maine 04087 (hereinafter referred to as "Grantee"), the receipt whereof it and we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Grantee, The Inhabitants of the Town of Waterboro, its successors and assigns forever,

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land, located in the Town of Waterboro, County of York, and State of Maine, on the Northerly side of the Deering Ridge Road, sometimes called the Bennett Road leading from East Waterboro over Deering Ridge, and being bounded and described as follows:

BEGINNING at a found granite monument located on the apparent Northerly sideline of said Deering Ridge Road, and being the Southeasterly corner of other land of The Inhabitants of the Town of Waterboro, said monument being shown on the "Plan Showing Land of Cudahy Company", dated December, 1974, by Emery S. Littlefield, PLS 339, and recorded in the York County Registry of Deeds in Plan Book 78, Page 47;

Thence **N22 degrees 06' 00"W** by other land of The Inhabitants of the Town of Waterboro and by the found remains of an old wire fence **1,411.14 feet** to a found 12" by 10" granite monument;

Thence **N40 degrees 32'12"E** by other land of The Inhabitants of the Town of Waterboro and by the found remains of an old wire fence **1,069.54 feet** to a found 12" by 12" granite monument, at the land now or formerly of Harry E. Baker & Catherine M. Baker, as described in the deed recorded in the said Registry in Book 3289, Page 134;

Thence **S77 degrees 37' 32" E** by land now or formerly of said Harry E. Baker, et al. **67.24 feet** to a found 12" by 12" granite monument;

Thence **S77 degrees 30'41" E, 650.00 feet** to a point;

Thence **N47 degrees 13'38" W, 230 feet**, more or less, to a point;

Thence **N87 degrees 58'49" E** by remaining land of these Grantors **150 feet**, more or less, to a found 6" by 12" granite monument;

Thence **S35 degrees 54' 52"E** by remaining land of these Grantors

Thence **S 87 degrees 58'49" W** by land now or formerly of said Harry E. Baker, et al., being the former Patterson Meadow as described in the deed of Benjamin C. Jordan to Charles W. Patterson, et al., and recorded in said Registry in Book 409, Page 18, **464.87 feet**, more or less, to a found 12" by 12" granite monument and the point of beginning.

The basis of bearing for the description is the bearing between the first two found granite monuments mentioned herein, and as shown on the said Plan of Cudahy Company; said bearing is N22 degrees 06' 00"E and is assumed to be based from the 1974 magnetic meridian.

All said set 5/8" iron rods are rebar with a yellow plastic cap marked "MIDDLE BRANCH PLS 1303".

This description is based upon a "Standard Boundary Survey for The Inhabitants of the Town of Waterboro of the Clark Lumber Company, Inc., et al., Parcel", dated September 22, 1995, by Robert A. Yarumian II, PLS 1303, of MIDDLE BRANCH *Land Surveyors & Boundary Consultants*, P.O. Box 618, 1A Depot Street, Alfred, Maine 04002 - 0618 to be recorded in said Registry of Deeds.

BEING a portion of the premises described in the Warranty Deed from Clark Lumber Company, Inc. to Alvin P. Pinter and Betty Jane F. Pinter, dated October 11, 1974, recorded in the York County Registry of Deeds in Book 2058, Page 681.

Further, title reference is made to deeds in said Registry of Deeds in Book 629, Page 29; Book 405, Page 130; Book 405, Page 131; Book 472, Page 485; Book 1205, Page 291; Book 1874, Page 645; Book 1891, Page 93.

The Grantors and Grantee herein acknowledge that approximately 40 acres of the above-described and within conveyed premises is conveyed as a gift from the Grantors to the Grantee.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, The Inhabitants of the Town of Waterboro, its successors and assigns, to its use and behoof forever.

And said Grantors do hereby covenant with the said Grantee, its successors and assigns, that it and they are lawfully seized in fee of the premises, that they are free of all encumbrances except as above noted, and further except for any and all state, federal and local land use laws, regulations and ordinances and zoning laws and ordinances of the Town of Waterboro; that it and they have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and they, their successors and heirs 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, the said Clark Lumber Company, Inc. has caused this instrument to be sealed with its Corporate Seal and signed in its corporate name by Susan S. Clark, its Treasurer, thereunto duly authorized, and the said Alvin P. Pinter and

Betty Jane F. Pinter have hereunto set their hands and seals this ___ day of the month of September, 1995.

Signed, Sealed and Delivered in the presence of

CLARK LUMBER COMPANY, INC.

Alan S. Nelson By: Susan S. Clark, Treas.
Susan S. Clark, Treasurer

Alan S. Nelson Alvin P. Pinter
Alvin P. Pinter

to both Betty Jane F. Pinter
Betty Jane F. Pinter

STATE OF MAINE
COUNTY OF YORK, ss

~~October~~ September 30, 1995

Then personally appeared the above named Susan S. Clark, Treasurer of said Clark Lumber Company, Inc., and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Corporation.

Before me,

Alan S. Nelson
~~Notary Public~~ / Attorney-at-Law

Print name: ALAN S. NELSON

My Notary Commission expires: _____

STATE OF MAINE
COUNTY OF YORK, ss

September 29, 1995

Then personally appeared the above named Alvin P. Pinter and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Alan S. Nelson
~~Notary Public~~ / Attorney-at-Law

Print name: ALAN S. NELSON

My Notary Commission expires: _____

STATE OF MAINE
COUNTY OF YORK, ss

September 29, 1995

Then personally appeared the above named Betty Jane F. Pinter and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Alan S. Nelson
~~Notary Public~~ / Attorney-at-Law

Print name: ALAN S. NELSON

My Notary Commission expires: _____

RECEIVED YORK S.S.
95 OCT -5 PM 1:27
ATTEST: Lois M. Moss
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT DOROTHY S. WAKEFIELD, of Waterboro, County of York, State of Maine, in consideration of one dollar and other valuable consideration paid by INHABITANTS OF THE TOWN OF WATERBORO, a body corporate and politic, whose mailing address is: PO Box 130 Waterboro, Maine 040 87 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said INHABITANTS OF THE TOWN OF WATERBORO, its successors and assigns forever,

A certain lot or parcel of land situated on the easterly side of the Bennett Hill Road in the Town of Waterboro, County of York and State of Maine and being more particularly described as follows:

Beginning at an iron on the northeasterly sideline of said Bennett Hill Road at the most southwesterly corner of land currently owned by the Town of Waterboro as described in a survey prepared by Middle Branch Engineering in December of 1974, recorded in York County Registry of Deeds in Plan Book 78, Page 47; thence North 31°-49'-07" West, 2,130.32 feet to an iron at the most northwesterly corner of land now or formerly of said Town of Waterboro; thence South 52°-47'-24" West, 1,016.39 feet by land now or formerly of Mills to an iron; thence South 54°-11'-49" East through land of this Grantor, 1,613.29 feet to an iron; thence South 31°-49'-07" East, 500 feet to an iron set on the northwesterly sideline of said Bennett Hill Road; thence along the northwesterly sideline of said Bennett Hill Road in an easterly direction 400 feet to the point of beginning.

MAINE REAL ESTATE TRANSFER TAX PAID

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

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs 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, the said DOROTHY S. WAKEFIELD by Melville B. Knight, Jr., under Power of Attorney dated May 29, 1991 and recorded in York County Registry of Deeds in Book

6738, Page 293, has hereunto set his hand and seal this day of the month of July , 1996.

SIGNED, SEALED and DELIVERED
in presence of:

M. B. Knight Jr. P.O.A.
for Dorothy S. Wakefield

Dorothy S. Wakefield, by
Melville B. Knight, Jr.
under Power of Attorney

STATE OF MAINE
YORK, SS

July 25 , 1996

Then personally appeared the above named Melville B. Knight, Jr. under Power of Attorney from Dorothy S. Wakefield, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Gaye C. Littlefield
Notary Public
Print Name Gaye C. Littlefield
Commission Expires 9/10/01

Affix Notarial Seal Here

RECEIVED YORK S.S.
96 AUG 21 PM 1:01
ATTEST: Lois M. Muse
REGISTER OF DEEDS

→ Town of Waterboro
PO Box 130
Waterboro, Me 04087

ROBERTS RIDGE ROAD

ROUTE 5

N/F MILLS 2501/124

N/F HOLMES 3602/234

N/F ABBOTT 6534/48

N/F WALSH

N/F MURRAY

N/F ROSS

"MILL ACRES" PLAN BOOK 76 PAGE 27 Y.C.R.D.

N/F JUNKINS 4241/451

N/F ROBERTS 2038/548

N/F PERKINS 7076/214

N/F DOWDELL 5462/241

AREA: 3,758,895 SQ.FT. 86.29 ACRES

MADDOX BROOK

N54°-43'-07"E 689.40'

180.07'

N52°-47'-24"E 1196.46'

1016.39'

N54°-11'-42"W 1613.29'

S31°-49'-07"E 2130.32'

S59°-59'-40"E 874.59'

S59°-40'-47"E 714.59'

N58°-13'-07"E 858.00'

S58°-13'-07"W 772.86'

S68°-00'-49"W 408.04'

S27°-42'-50"E 50.16'

N63°-00'-49"E 210.00'

N26°-04'-12"W 80.16'

N18°-46'-53"W 160.00'

N22°-23'-07"W 53.58'

N22°-23'-07"W 240.52'

S66°-46'-29"W 200.75'

N31°-21'-43"E 285.27'

N49°-37'-27"E 281.72'

N29°-23'-27"W 500.00'

N31°-49'-07"W 600.00'

S43°-48'-00"W 225.00'

N32°-25'-14"W 175.14'

N02°-23'-14"W 75.94'

S44°-00'-17"E 71.34'

N29°-23'-27"W 146.38'

S44°-11'-18"E 146.38'

230.27'

400.00'

(P) REMAINING AREA: 41.45 ACRES

(C) AREA: 8.31 ACRES N/F J. RAMSELL 7888/292

N/F R. SMITH 1914/832 & 3319/340

30.00 ACRES N/F TOWN OF WATERBORO 7963/343

N/F TOWN OF WATERBORO 3296/189

"LOCATION OF THIS LINE ACCEPTED BY MR CLINTON WAKEFIELD AS PER SURVEY FOR CUDAHY COMPANY BY MIDDLE BRANCH ENGINEERING DECEMBER, 1974" PLAN BOOK 78 PAGE 47 Y.C.R.D.

(A) AREA: 2.10 ACRES

(B) AREA: 2.20 ACRES

N/F RAMSELL 5324/92

N/F B. RAMSELL 7778/255 2.23 ACRES

BENNETT HILL ROAD (A.K.A. DEERING RIDGE RD. & DUMP ROAD)

PLAN REVISED	3-21-97	IPREST IN BROOK
PLAN REVISED	1-3-97	2 IRON PINS SET
PLAN REVISED	6-13-96	ADJUSTMENT TO LOT D ON R/W
PLAN REVISED	5-20-96	Added 8.3 ACRE lot - Added Lot Labels
PLAN REVISED	3-27-96	Added Two lots (2.1 & 2.2 ACRE lots)
PLAN REVISED	8-17-95	ROAD R/W ADJUSTED NEAR 2.23 ACRE PARCEL
PLAN REVISED	7-19-95	2.23 ACRE PARCEL CREATED - AREAS ADJUSTED
PLAN REVISED	7-14-95	30 ACRE CONVEYANCE TO TOWN OF WATER - AREAS ADJUSTED.

NOTES:

(1) DEED REFERENCES: BOOK 2157 PAGE 665; BOOK 2868 PAGE 203; " 2861 " 168; " 917 " 26

YORK COUNTY REGISTRY OF DEEDS

(2) PLAN REFERENCES

(a) PLAN BOOK 76, PAGE 27 Y.C.R.D.

(b) " " 78, " 47 Y.C.R.D.

(c) PLAN OF PROPERTY - FOR: GARY RAMSELL BY SURVEY INC. MARCH, 1988.

(d) FORD CRANBERRY LOT OWNED BY GEO. K. SMITH BY GEO. O. HAWKES DEC. 1915 (UNRECORDED)

STANDARD BOUNDARY SURVEY
BENNETT HILL ROAD
WATERBORO, MAINE
FOR:

DOROTHY S. WAKEFIELD

OWNER OF RECORD: DOROTHY S. WAKEFIELD
WATERBORO, MAINE

SURVEY BY: SURVEY, INC.
P.O. BOX 210
WINDHAM, MAINE

PLAN PREPARED BY: A. Allen PLS 2013
P.O. BOX 210
WINDHAM, MAINE

SCALE: 1" = 100' DECEMBER, 1993

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY - CATEGORY 1 CONDITION II
EXCEPTIONS: (1) NO WRITTEN REPORT

ROBERT N. FARTHING P.L.S. 5816

LEGEND:

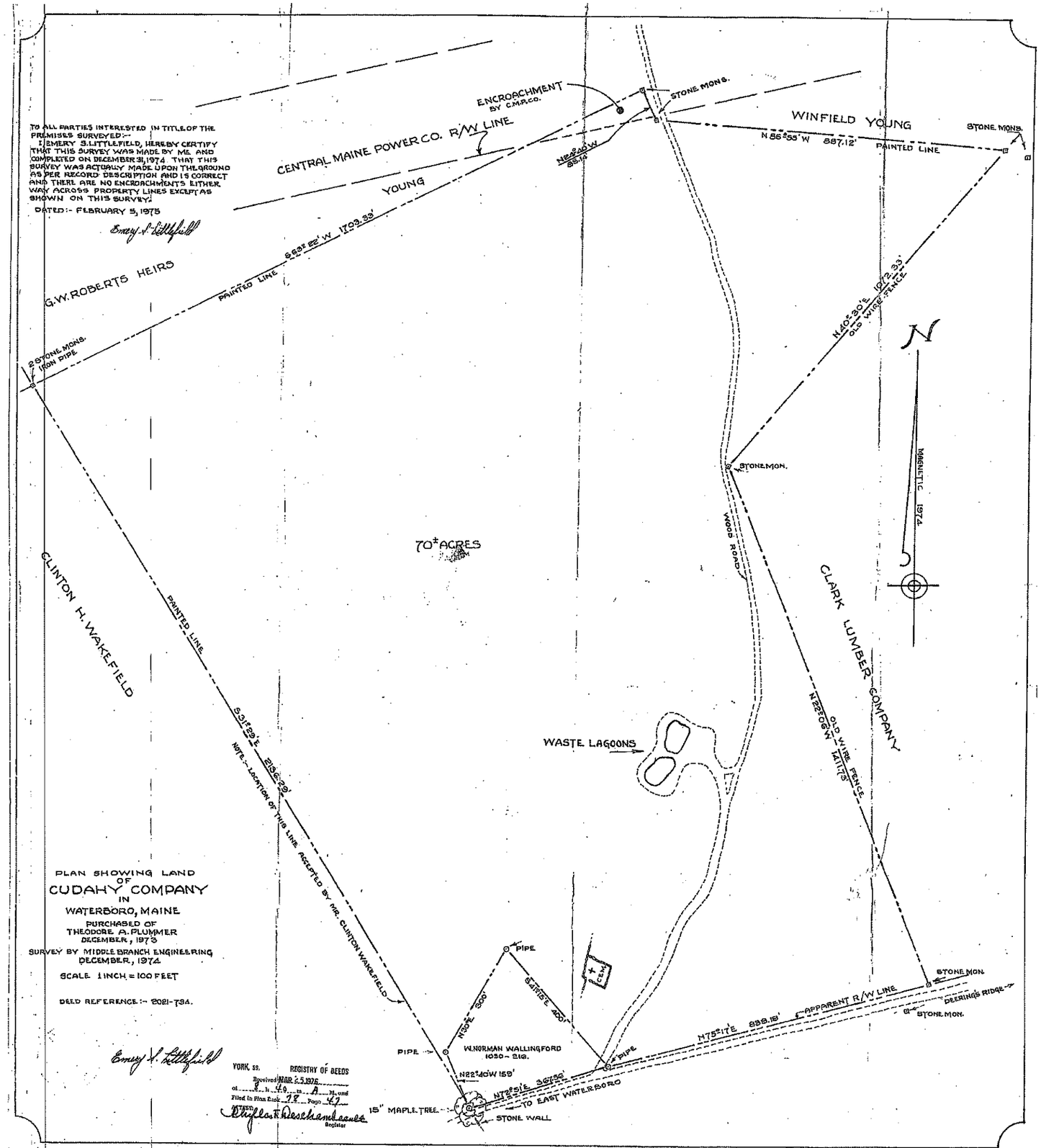
- IRON PIN FOUND
- IRON PIN SET (#5 REBAR PLS 5816)
- STONE MONUMENT
- STONE WALL
- UTILITY POLE

P-1173A

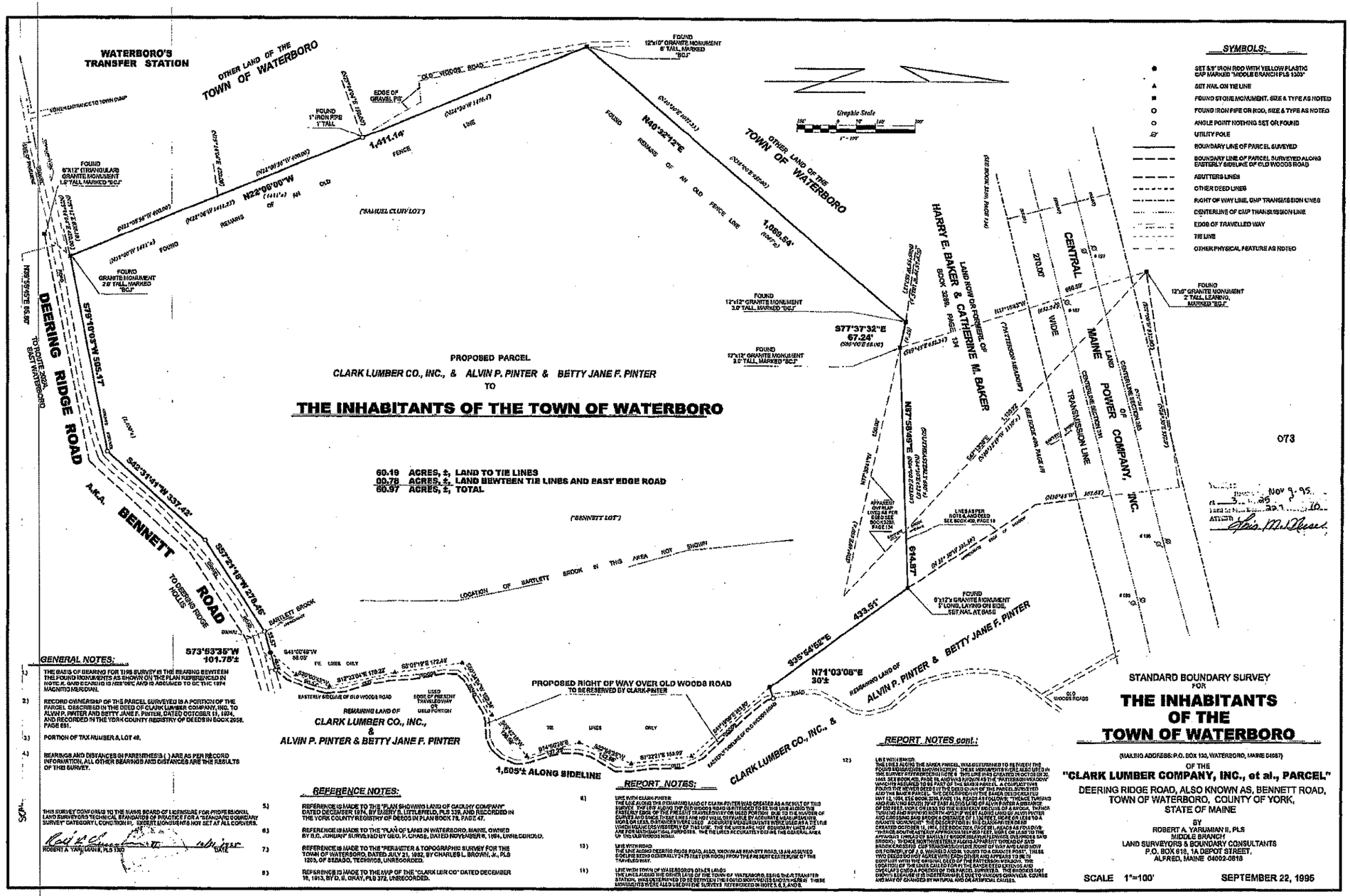
TO ALL PARTIES INTERESTED IN TITLE OF THE PREMISES SURVEYED:-
I, EMERY S. LITTLEFIELD, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME AND COMPLETED ON DECEMBER 31, 1974. THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON THIS SURVEY.

DATED:- FEBRUARY 5, 1975

Emery S. Littlefield



YORK, ss. REGISTRY OF DEEDS
Received MAR 25 1975
at 8 h. 40 m. A M. and
Filed to Plan Book 78 Page 47
ATTEST: Elizabeth Kieschnick
Register



GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING BEWTEEN THE FOUND MONUMENTS AS SHOWN ON THE PLAN REFERENCED IN NOTE 4. SAID BEARING IS N22°08'0E AND IS ASSUMED TO BE THE 1974 MAGNITIC MERIDIAN.

2) RECORD OWNERSHIP OF THIS PARCEL SURVEYED IS A PORTION OF THE PARCEL DESCRIBED IN THE DEED OF CLARK LUMBER COMPANY, INC. TO ALVIN P. PINTER AND BETTY JANE F. PINTER, DATED OCTOBER 11, 1974, AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 2058, PAGE 651.

3) PORTION OF TAX NUMBER 8, LOT 48.

4) BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE AS PER RECORD INFORMATION, ALL OTHER BEARINGS AND DISTANCES ARE THE RESULTS OF THIS SURVEY.

SCALE:

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A "STANDARD BOUNDARY SURVEY" CATEGORY I, CONDITION III. SECRET MONUMENTS NOT SET AT ALL CORNERS.

ROBERT A. YARUMIAN II, PLS 1303 — DATE

REFERENCE NOTES:

5) REFERENCE IS MADE TO THE "PLAN SHOWING LAND OF CAUGHY COMPANY" DATED DECEMBER 1974, BY BARRY B. LITTLEFIELD, PLS 339, AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 78, PAGE 47.

6) REFERENCE IS MADE TO THE "PLAN OF LAND IN WATERBORO, MAINE, OWNED BY G.C. JOHLIN" SURVEYED BY GEO. P. CHASE, DATED NOVEMBER 6, 1984, UNRECORDED.

7) REFERENCE IS MADE TO THE "PERAMBTER & TOPOGRAPHIC SURVEY FOR THE TOWN OF WATERBORO, DATED JULY 21, 1992, BY CHARLES L. BROWN, JR., PLS 1205, OF SEBAGO, TECHNICAL, UNRECORDED.

8) REFERENCE IS MADE TO THE MAP OF THE "CLARK LBR CO" DATED DECEMBER 16, 1913, BY D. E. GRAY, PLS 372, UNRECORDED.

REPORT NOTES:

9) LINE WITH CLARK-PINTER
THE LINE ALONG THE REMAINING LAND OF CLARK-PINTER WAS CREATED AS A RESULT OF THIS SURVEY. THE LINE ALONG THE OLD WOODS ROAD (BARTLETT) IS TO BE THE LINE ALONG THE EASTERLY EDGE OF THE PRESENT TRAVELWAY OR USED PORTION DUE TO THE NATURE OF CURVES AND SINCE THESE LINES ARE NOT VISUALLY DEFINABLE BY ACCURATE MEASUREMENTS. LOSS OR LEASE SUBTRACTED WERE USED. ACCURATE MEASUREMENTS WERE USED AS A TIE LINE WHICH MEANDERS WESTERLY OF THIS LINE. THE SIDELINE ARE NOT BOUNDARY LINES AND ARE FOR REFERENCE AND ESTIMATE PURPOSES ONLY. THE TIE LINES ACCURATELY DEFINE THE GENERAL AREA OF THE OLD WOODS ROAD.

10) LINE WITH ROAD
THE LINE ALONG DEERING RIDGE ROAD, ALSO, KNOWN AS BENNETT ROAD, IS AN ASSUMED SIDELINE BEING ESTIMATELY 24.75 FEET (33 FEEN) FROM THE PRESENT CENTERLINE OF THE TRAVELED WAY.

11) LINE WITH TOWN OF WATERBORO'S OTHER LANDS
THE LINES ALONG THE OTHER LAND OF THE TOWN OF WATERBORO, BEING THE TRANSFER STATION, WAS UNSURVEYED TO BE SURVEYED. THE FOUND MONUMENTS SHOWN HEREIN THESE MONUMENTS WERE ALSO USED IN THE SURVEYS REFERENCED IN NOTES 6, 7, AND 8.

REPORT NOTES cont.:

12) LINE WITH BANDS
THE LINES ALONG THE BAKER PARCEL, WAS SUBSTANTIALLY TO BE SURVEY THE FOUND MONUMENTS SHOWN HEREIN. THESE MONUMENTS WERE ALSO USED IN THE SURVEY REFERENCED IN NOTE 6. THIS LINE WAS CREATED IN OCTOBER 30, 1984, SEE BOOK 400, PAGE 19, AND WAS KNOWN AS THE "PATTERSON MEADOW" WHICH IS NOW A PART OF THIS BAKER PARCEL. A CONJECTURE ADDITION IS NEEDED TO THE DESCRIPTION OF THE PARCEL SUBDIVIDED BY THE PATTERSON MEADOW, THE DEED DESCRIPTION OF THE PARCEL DATED MAY 15, 1984, SEE BOOK 2139, PAGE 134, READS AS FOLLOWS: "EXCEPTING AND RESERVING THE SOUTH 270 FEET EAST ALONG THE SIDELINE OF ALVIN P. PINTER FROM THE EAST, WHICH ONE IS TO THE WESTERLY BOUNDS OF A BROOK, PINTER TURNING AND RUNNING NORTHWESTERLY ALONG THE WESTERLY BOUNDS OF SAID BROOK AND CROSSING SAID BROOK A DISTANCE OF 1.15 FEET, MORE OR LESS TO A GRANITE MONUMENT." THE DESCRIPTION IN THE CLARK-PINTER DEED CREATED OCTOBER 11, 1974, SEE BOOK 2058, PAGE 651, READS AS FOLLOWS: "THENCE SOUTHEASTERLY APPROXIMATELY 30 FEET, MORE OR LESS TO THE APPARENT THREAD OF BARTLETT BROOK (BEARING LENGTH CROSSES SAID BROOK); THENCE NORTHWESTERLY ALONG APPARENT THREAD OF SAID BROOK (BEARING CUP TRANSMISSION LINE RIGHT OF WAY AND LAND NOW OR FORMERLY OF J. S. WINFIELD AGER, YOUNG TO A GRANITE POST". THESE TWO DEEDS DO NOT AGREE WITH EACH OTHER AND APPEARS TO BE IN CONFLICT WITH THE ORIGINAL DEED OF THE PATTERSON MEADOW. THE LOCATION OF THE LINES CALLED FOR BY THE BAKER DEED EXTENDS AND OVERLAPS OVER A PORTION OF THIS PARCEL SURVEYED. THE BROOKS NOT SHOWN IN BEARING IS INDETERMINABLE DUE TO VARIOUS CHANNELS, COURSE AND WAY OF CHANGED BY NATURAL AND OR ARTIFICIAL CAUSES.

STANDARD BOUNDARY SURVEY
FOR

THE INHABITANTS OF THE TOWN OF WATERBORO

(MAILING ADDRESS: P.O. BOX 130, WATERBORO, MAINE 04087)

OF THE

"CLARK LUMBER COMPANY, INC., et al., PARCEL"

DEERING RIDGE ROAD, ALSO KNOWN AS, BENNETT ROAD,
TOWN OF WATERBORO, COUNTY OF YORK,
STATE OF MAINE

BY
ROBERT A. YARUMIAN II, PLS
MIDDLE BRANCH
LAND SURVEYORS & BOUNDARY CONSULTANTS
P.O. BOX 618, 1A DEPOT STREET,
ALFRED, MAINE 04002-0618

SCALE 1"=100' — SEPTEMBER 22, 1995

Exhibit 3

Tax Map

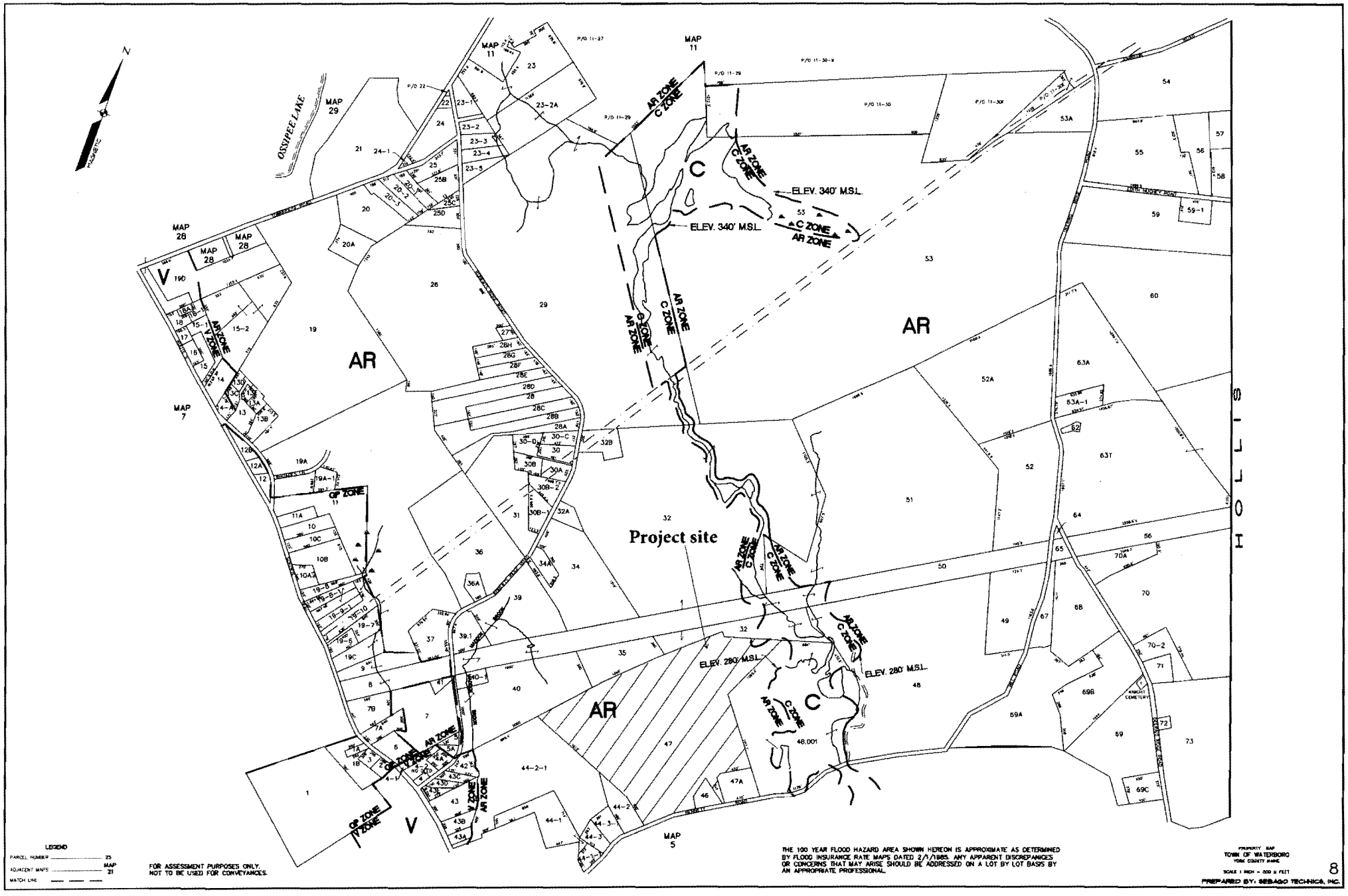

N
MAGNETIC
OSSIPEE LAKE
MAP 29
MAP 11
MAP 28
MAP 7
MAP 5
AR
C
V
AR ZONE
C ZONE
V ZONE
GP ZONE
ELEV. 340' M.S.L.
ELEV. 280' M.S.L.
Project site
SILLOH
LEGEND
PARCEL NUMBER 23
ADJACENT MAPS MAP 21
MATCH LINE
FOR ASSESSMENT PURPOSES ONLY.
NOT TO BE USED FOR CONVEYANCES.
THE 100 YEAR FLOOD HAZARD AREA SHOWN HEREON IS APPROXIMATE AS DETERMINED BY FLOOD INSURANCE RATE MAPS DATED 2/1/1985. ANY APPARENT DISCREPANCIES OR CONCERNS THAT MAY ARISE SHOULD BE ADDRESSED ON A LOT BY LOT BASIS BY AN APPROPRIATE PROFESSIONAL.
PROPERTY MAP
TOWN OF WATERBORO
YORK COUNTY MAINE
SCALE 1 INCH = 500 FEET
PREPARED BY: SEBAGO TECHNICS, INC.
8

Exhibit 4

Abutters List

Abutters List

Map-Lot	Name	Property Adress	Mailing Address
005-021-003	J & L SAND	87 BENNETT HILL ROAD, WATERBORO ME	PO BOX 145, WATERBORO ME, 04087
005-021-03A	J & L SAND	79 BENNETT HILL ROAD, WATERBORO ME	PO BOX 145, WATERBORO ME, 04087
005-21A	STONE BYRON	BENNETT HILL ROAD	PO BOX 211, WATERBORO ME, 04087
005-022-001	BENNETT HILL HOUSING INC	BENNETT HILL ROAD	PO BOX 308, WATERBORO ME, 04087
008-032	BAKER HARRY E & CATHERINE M	230 ROBERTS RIDGE ROAD	230 ROBERTS RIDGE ROAD, WATERBORO ME, 04087
008-035	Support Solutions Inc.		56 Industrial Park Rd. Suite 1&2, Saco ME, 04072
008-040	DOLBEC EVAN A & PATRICIA A	364 ROBERTS RIDGE ROAD	PO BOX 291 EAST WATERBORO ME, 04030
008-044-002	GROSVENOR KENNETH D & LOIS K	82 BENNETT HILL ROAD	82 BENNETT HILL ROAD, WATERBORO ME, 04087
008-044-2-1	MALONE JOHN L	BENNETT HILL ROAD	PO BOX 264, NORTH CHATHAM, MA 02650
008-048	MMR PROPERTIES LLC	BENNETT HILL ROAD	PO BOX 101, PARSONSFIELD, ME 04047

Exhibit 5

Financial Capability

SEBAGO
TECHNICS

Town of Waterboro
Sand and Salt Storage Building
Financial Capability

The Town of Waterboro will be funding the project through municipal bonds. The funding was approved at the Town Meeting through referendum vote on June 9, 2015 in the amount of $700,000. Gary Lamb the Town Administrator has the results of the vote.

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207-200-2100 • Fax: 207-856-2206

Exhibit 6

Stormwater Management

STORMWATER MANAGEMENT NARRATIVE

Waterboro Sand and Salt Storage Building
Waterboro, Maine

I. Introduction

This Town of Waterboro is proposing to construct a new 80 foot by 140 foot sand and salt storage building at the existing Public Works and Transfer Station located off the Bennett Hill Road. The project will involve approximately 32,000 square feet of development area located within the existing Public Works operations area and the former tannery lagoons.

The project is also located within the Town's sand and gravel pit which is internally drained. As a result, the project will not discharge any stormwater off the site as surface drainage will be conveyed into the existing pit area for dispersion and infiltration into the natural sand and gravel soils.

II. Existing Conditions

A. Land Cover

The project site currently consists of an existing gravel area previously used for the sand and salt storage area together with the former tannery lagoons. The entire project area is disturbed and previously developed. The lagoons and surrounding area are partially vegetated with scrub shrub growth.

B. Site Topography

Site topography is variable and slopes into the existing sand and gravel operational area.

C. Surface Water Features

There are no identified surface water or wetland features in the project construction area.

D. Soils

Soil characteristics were obtained from the Soil Conservation Service (SCS) Medium Intensity Soil Survey of York County. Soils identified on the site are identified as stony fine sandy loams and gravelly loam coarse sandy loams. These soils have a high capacity for absorbsion with low run-off potential.

III. Proposed Development

The proposed project will utilze catch-basins and surface water sheet flow to convey drainage into the internally drained portion of the pit.

IV. Downstream Ponds and Waterbodies

Since the project will drain internally, no surface water discharge will occur into downstream waterbodies. The project site is not located adjacent to any ponds or streams.

V. Regulatory Requirements

A. Town of Waterboro, Maine

Since the project is internally drained and was previously developed, the applicant is requesting a waiver from the Town Planning Board for a formal stormwater drainage study.

B. Maine Department of Environmental Protection (MDEP)

The project development is relatively small in size and will create less than 1 acre of new non-revegetated surface. As a resulting a permit from the MDEP is not required.

VI. Erosion and Sedimentation Control

Erosion and sedimentation controls, inspection and maintenance procedures will be undertaken by the Town's Public Works Director and Town staff. This work will include revegetation of disturbed areas and maintaining the stability of the site during and after construction.

Prepared by,

SEBAGO TECHNICS, INC.

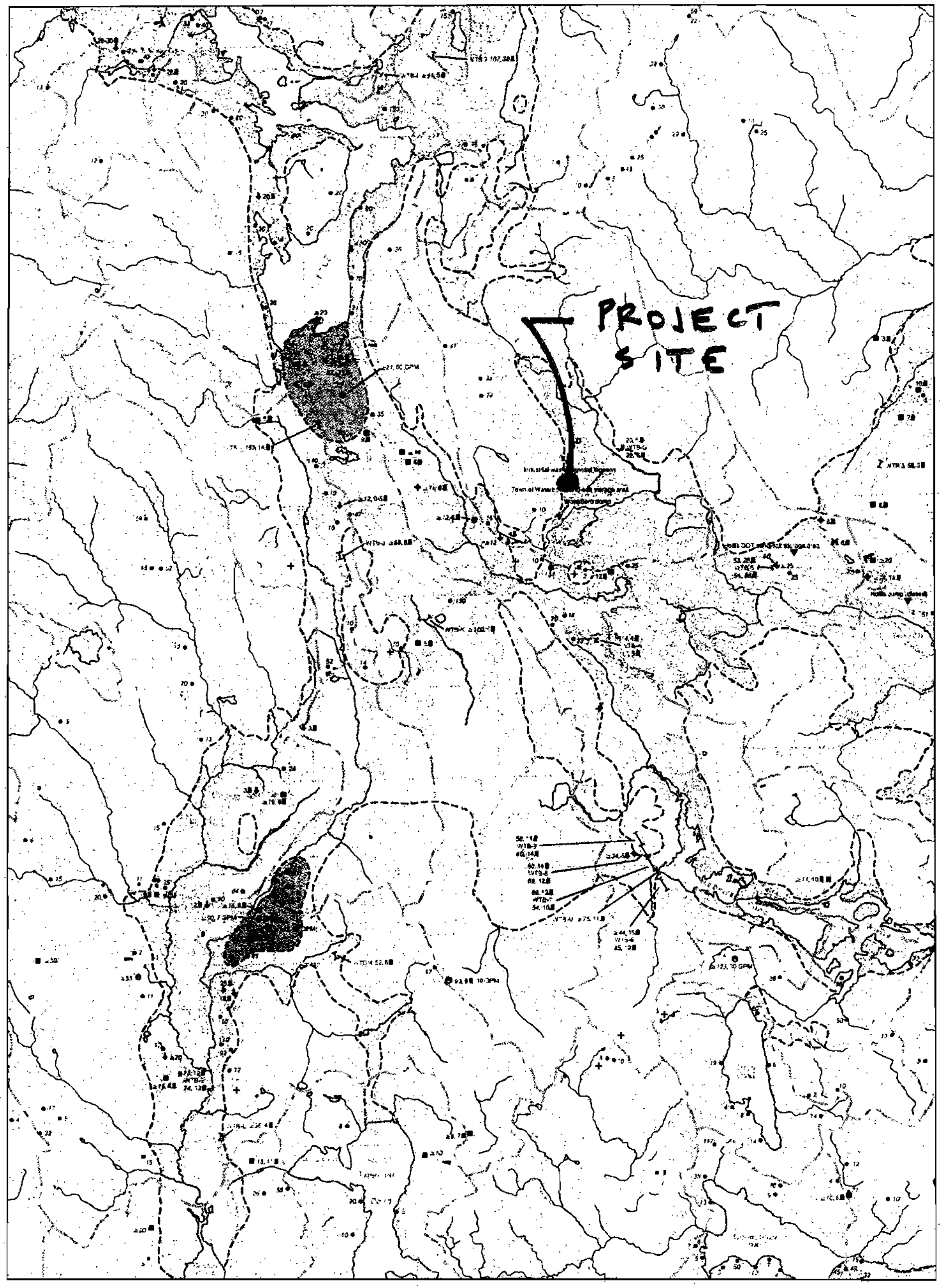
Owens A. McCullough, P.E.; LEED A.P.
V.P. Engineering

August 5, 2015

Exhibit 7

Aquifer Map

Significant Sand and Gravel Aquifers



Aquifer boundaries modified from: Tolman, A. L., and others, 1983, Hydrogeologic data for significant sand and gravel aquifers in parts of York and Cumberland Counties, Maine: Map 4. Maine Geological Survey, Open-File Map 83-93, scale 1:50,000.

Well inventory data from U.S. Geological Survey Basic-Data Reports and additional data collected by Maine Geological Survey field assistants during the 1979-1984 and 1995 field seasons.

Drainage basin boundaries compiled by U.S. Geological Survey, Water Resources Division, Augusta, Maine, with funding from the Maine Low-Level Radioactive Waste Authority.

Quadrangle Location

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET

TRUE NORTH

Topographic base from U.S. Geological Survey Waterboro quadrangle, scale 1:24,000 using standard U.S. Geological Survey topographic map symbols.

The use of industry, firm, or local government names on this map is for location purposes only and does not impute responsibility for any present or potential effects on the natural resources.

Waterboro Quadrangle, Maine

Compiled by
Craig D. Neil

Preliminary aquifer boundaries mapped by:
Andreas Meglioli

Digital cartography by:
Robert A. Johnston

Robert G. Marvinney
State Geologist

Cartographic design and editing by:
Robert D. Tucker
Bennett J. Wilson, Jr.

Funding for the preparation of this map was provided in part by the Maine Department of Environmental Protection.

Maine Geological Survey

Address: 22 State House Station, Augusta, Maine 04333
Telephone: 207-287-2801 E-mail: mgs@maine.gov
Home page: http://www.maine.gov/doc/nrimc/nrimc.htm

Open-File No. 98-144
1998

WHAT IS AN AQUIFER?

Ground water, as the name implies, is water found below the land surface in the pore spaces between sand grains and in fractures in the bedrock (see diagrams below). An *aquifer* is a water-bearing geologic formation capable of yielding a usable amount of ground water to a well. In Maine there are two types of aquifers, loose soil materials (such as sand, gravel, and other sediments) and fractured bedrock. A sand and gravel deposit is considered a *significant aquifer* when a well in that deposit is capable of being continuously pumped at a rate of 10 gallons per minute (gpm) or more. To sustain a yield of 10 gpm or more, a deposit must be permeable enough for water to flow readily into the well as it is pumped (see section on *porosity* and *permeability* below), and there must be a sufficient depth of water in the well so that it will not be pumped dry.

The diagram below shows a schematic cross section of a sand and gravel aquifer in Maine. The symbols above the diagram correspond to the well symbols shown on the map at left. Information typically shown for these wells includes type of well, depth to bedrock, depth to water, and well yield. The blue line in the diagram is the *water table*. The area below the water table is called the *saturated zone*, where all pore spaces between the sediment particles are filled with water. In order to yield water, a well must extend below the water table into the saturated zone. Notice that the water table corresponds to the water level in most wells and in the stream.

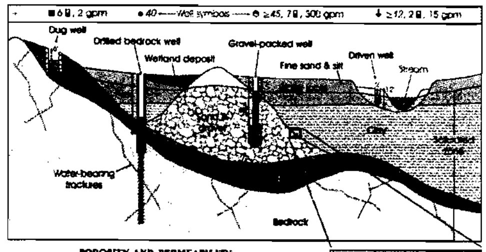
Several types of wells, common in Maine, are shown on the diagram. A *dug well* is a large diameter hole excavated by hand or backhoe. The hole is kept from caving in by installing a lining that may be stone, tile, or cement blocks. The hole must be deep enough to extend below the water table. The shallow dug well in the diagram has a yield of 2 gpm. Although the yield is often low, dug wells generally supply enough ground water for a household because of the large amount of water stored in the well.

A *gravel-packed* well is usually installed into coarse-grained sediment and is drilled with a much larger diameter than the final casing and screen diameter. To increase the yield and pumping efficiency of the well, the space around the well screen is filled with selected gravel that increases the permeability in the immediate vicinity of the well. The gravel-packed well in the diagram has a high yield of 300 gpm. Such high-yielding gravel-packed wells are commonly drilled for municipal or industrial water systems.

A *driven well* or *well point* can be installed into sand and gravel where the water table is within about 20 feet of the ground surface. A 1 to 4 inch diameter pipe, equipped with a well screen at the lower end, is driven into the deposit until the screen is below the water table. This pipe acts as a casing, and water is pumped directly from the aquifer. The driven well in the diagram has a significant yield of 15 gpm. Although the yield is relatively high, driven wells generally only supply a single household because very little water is stored in the well casing.

Wells of any type constructed in the other sediments shown in the diagram (clay or fine sand and silt) would yield some water, but yields would be lower than for wells in coarse-grained sand and gravel deposits.

Another type of well common in Maine is the *drilled bedrock well*. This well is drilled into the underlying rock with steel casing to isolate the well from potential surface-water contamination. In this type of well, water is found when the well hole intersects water-bearing fractures in the bedrock. Notice how the water level in this well is not the same level as the water table. The well casing isolates the bedrock well from the overlying sediments. The water level is controlled by water pressure in the fractures in the bedrock and is not related to the water table in the overlying materials.

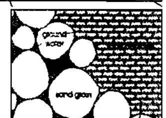


POROSITY AND PERMEABILITY

The diagram at right is an enlarged view of a section of the diagram above. Note that the section shown is below the water table and that ground water completely fills the pore spaces between the sediment grains. In an aquifer, the more pore space there is, the more water the aquifer can hold. This is called the *porosity* of a deposit. *Permeability* refers to the ability of a surficial deposit to transmit water. Permeability depends on the size of the spaces between the sediment grains.

Permeability is related to porosity, but is not the same. Porosity determines the capacity of the material to hold water. Permeability determines its ability to yield water. For example, clay is made of tiny particles with a large amount of pore space between them. However, the pore spaces are so small that they create a resistance to flow which reduces ground water permeability. Sand and gravel may not be as porous as clay, but the pore spaces are larger and better connected and the materials are much more permeable.

Permeability is an important characteristic since it determines whether ground water can actually be drawn into a pumping well.



moderate porosity, high permeability — *high porosity, low permeability*

HOW ARE AQUIFERS MAPPED?

Operating a twelve-channel seismograph, Piscataquis County, Maine

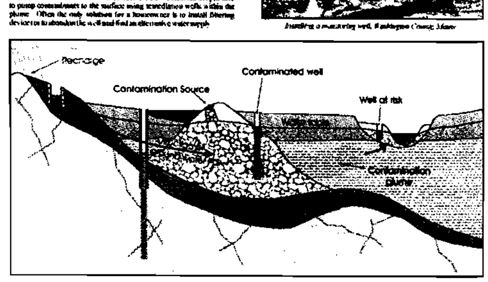
When mapping sand and gravel aquifers, geologists visit gravel pits, stream banks, road cuts, and other surface exposures to describe materials and identify deposits. This surficial geology mapping is supplemented with seismic-refraction studies and the installation of observation wells and test borings. In addition, much information about an aquifer may already be available from water-company exploration, large construction projects, town well inventories, and other sources. This information, along with aerial photography and previously published maps, allows the geologists to define the boundaries of favorable surficial deposits and estimate how well the deposits will yield water to a well.

[illegible]

GROUND-WATER FLOW AND CONTAMINATION

[illegible]

Installing a monitoring well, Washington County, Maine



HOW TO USE THIS MAP

[illegible]

SIGNIFICANT SAND AND GRAVEL AQUIFERS
(yields greater than 10 gallons per minute)

- - - - - Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.

Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yield zones are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.

Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS
(yields less than 10 gallons per minute)

Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, eolian deposits, alluvium, swamps, thin glacial sand and gravel deposits or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

Profiles for selected 12-channel seismic lines are shown on Plate 2 of Open-File Report 83-1 (Tolman and others, 1983). Length of 12-channel and single-channel seismic lines as shown on the map is to scale.

82	Depth to bedrock, in feet below land surface.
≥83	Depth to bedrock exceeds depth shown (based on calculations).
12	Depth to water level, in feet below land surface.
MAP-7 137, 23	Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.
69, 12 MAP-E 72, 12	Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP-7, MAP-4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP-E, MAP-P), the line is a single-channel line. Seismic interpretation by C. D. Neil and D. H. Tepper.

GEOLOGIC AND WELL INFORMATION

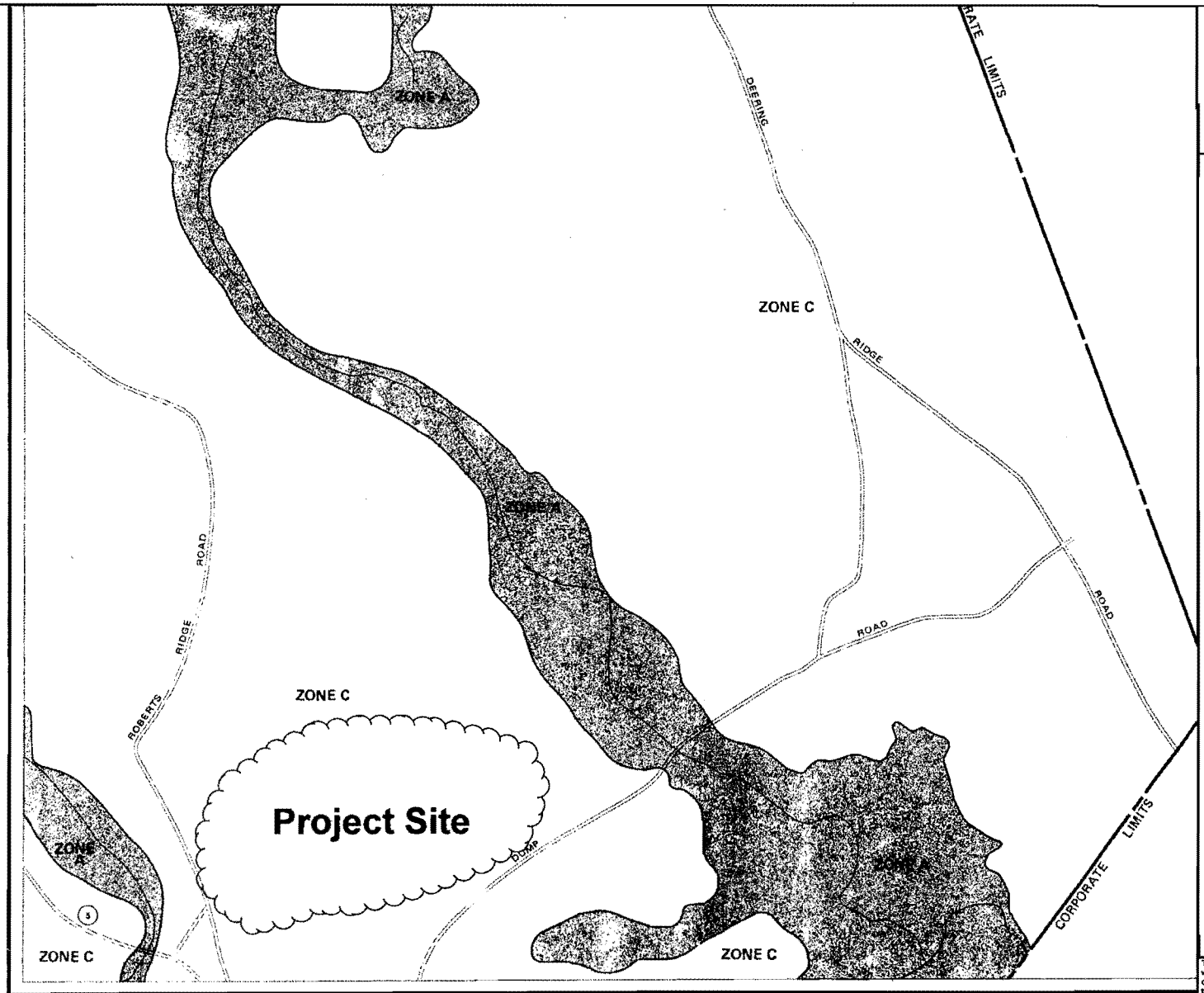
60	Depth to bedrock, in feet below land surface
≥15	Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal
6	Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)
✕	Gravel pit (overburden thickness noted in feet, e.g. 5-12')
⚒	Quarry
4 GPM	Yield (flow) of well or spring in gallons per minute (GPM)
	Spring, with general direction of flow
	Drilled overburden well
	Dug well
+	Observation well (project well if labeled; nonproject well if unlabeled)
	Test boring (project boring if labeled; nonproject boring if unlabeled)
	Driven point
	Test pit
•	Drilled bedrock well
▽	Potential point source of ground-water contamination
+	Bedrock outcrop
	Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.

OTHER SOURCES OF INFORMATION

1. Tolman, A. L., Tepper, D. H., Prescott, G. C., and Gammon, S. O., 1983, Hydrogeology of significant sand and gravel aquifers, northern York and southern Cumberland Counties, Maine: Maine Geological Survey, Open-File Report 83-1, 4 plates.
2. Meglioli, A., 1998, Surficial materials of the Waterboro quadrangle, Maine: Maine Geological Survey, Open-File Map 98-178.
3. Meglioli, A., 1999, Surficial geology of the Waterboro quadrangle, Maine: Maine Geological Survey, Open-File Map 99-103.
4. Caswell, W. B., 1987, Ground water handbook for the state of Maine, Second Edition: Maine Geological Survey, Bulletin 39, 135 p.
5. Thompson, W. B., 1979, Surficial geology handbook for coastal Maine: Maine Geological Survey, 68 p. (out of print)
6. Thompson, W. B., and Borns, H. W., Jr., 1985, Surficial geologic map of Maine: Maine Geological Survey, scale 1:500,000.

Exhibit 8

FEMA Flood Map



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WATERBORO,
MAINE
YORK COUNTY

PANEL 15 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230199 0015 C

EFFECTIVE DATE:
FEBRUARY 1, 1985

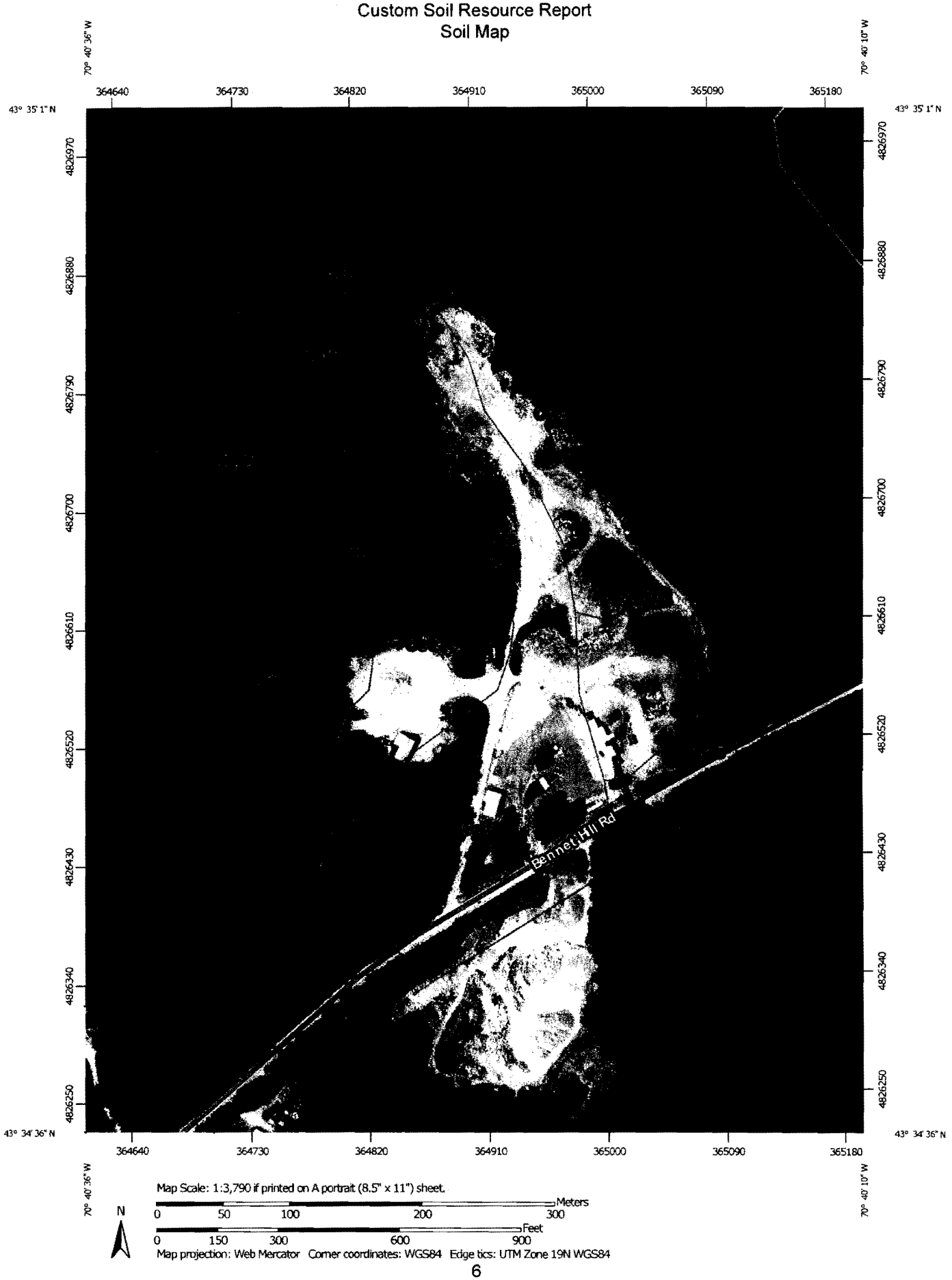
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Exhibit 9

USGS Low Intensity Soil Map

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
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: York County, Maine
Survey Area Data: Version 13, Sep 12, 2014

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

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

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

York County, Maine (ME031)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
CoB	Colton gravelly loamy coarse sand, 0 to 8 percent slopes	12.7	28.0%
CoC	Colton gravelly loamy coarse sand, 8 to 15 percent slopes	7.7	16.9%
CoD	Colton gravelly loamy coarse sand, 15 to 25 percent slopes	5.1	11.2%
CoE	Colton gravelly loamy coarse sand, 25 to 45 percent slopes	5.1	11.3%
HmD	Hermon very stony fine sandy loam, 15 to 25 percent slopes	4.9	10.7%
HnC	Hermon extremely stony fine sandy loam, 3 to 15 percent slopes	7.0	15.5%
Na	Naumburg sand	2.8	6.1%
SrC	Skerry very stony fine sandy loam, 8 to 15 percent slopes	0.1	0.3%
Totals for Area of Interest		**45.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified

by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

CoB—Colton gravelly loamy coarse sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9k58
Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Colton and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colton

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 12 inches: gravelly loamy sand
H2 - 12 to 20 inches: gravelly coarse sand
H3 - 20 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A

CoC—Colton gravelly loamy coarse sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9k59
Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Colton and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colton

Setting

Landform: Eskers, outwash terraces, kames
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 12 inches: gravelly loamy sand
H2 - 12 to 20 inches: gravelly coarse sand
H3 - 20 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A

CoD—Colton gravelly loamy coarse sand, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 9k5b
Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Colton and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colton

Setting

Landform: Eskers, kames
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 12 inches: gravelly loamy sand
H2 - 12 to 20 inches: gravelly coarse sand
H3 - 20 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A

CoE—Colton gravelly loamy coarse sand, 25 to 45 percent slopes

Map Unit Setting

National map unit symbol: 9k5c
Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Colton and similar soils: 93 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colton

Setting

Landform: Eskers, kames
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 12 inches: gravelly loamy sand
H2 - 12 to 20 inches: gravelly coarse sand
H3 - 20 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A

HmD—Hermon very stony fine sandy loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 9k5q
Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hermon and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hermon

Setting

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 5 inches: fine sandy loam
H2 - 5 to 11 inches: fine sandy loam
H3 - 11 to 28 inches: gravelly sandy loam
H4 - 28 to 65 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 15 to 25 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A

HnC—Hermon extremely stony fine sandy loam, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9k5r
Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hermon and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hermon

Setting

Landform: Moraines
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 5 inches: fine sandy loam
H2 - 5 to 11 inches: fine sandy loam
H3 - 11 to 28 inches: gravelly sandy loam
H4 - 28 to 65 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 3 to 15 percent
Percent of area covered with surface fragments: 9.0 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A

Na—Naumburg sand

Map Unit Setting

National map unit symbol: 9k67
Elevation: 200 to 1,800 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Naumburg and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Naumburg

Setting

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 9 inches: sand
H2 - 9 to 32 inches: sand
H3 - 32 to 65 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D

SrC—Skerry very stony fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9k6t
Elevation: 10 to 2,500 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Skerry and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Skerry

Setting

Landform: Drumlins, drumlinoid ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
H1 - 2 to 4 inches: fine sandy loam
H2 - 4 to 35 inches: gravelly sandy loam
H3 - 35 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: 16 to 38 inches to densic material
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C

Exhibit 10

Maine DEP Letter

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

#12199

PAUL R. LEPAGE
GOVERNOR

PATRICIA W. AHO
COMMISSIONER

January 29, 2015

Town of Waterboro
Attn: Gary Lamb
24 Townhouse Road
Waterboro, Maine 04030

Re: Proposed Sand and Salt Shed

Dear Mr. Lamb,

The Maine Department of Environmental Protection (Department) has reviewed the Remedial Investigation (RI) of the Waterboro Patent Lagoons written by Ransom Consulting, Inc. (Ransom), dated December 04, 2014.

The Waterboro Patent Lagoons consist of two unlined lagoons (north and south lagoons), which encompass an approximate one acre portion of the Waterboro Public Works facility. The objective of the RI was to collect sufficient data to characterize the current environmental condition of the Site in relation to risk-based regulatory standards, identify potential exposure risks to current and future Site occupants/workers, and evaluate the suitability of the Site for proposed reuse/development by the Town as a sand and salt storage facility.

Based on the information obtained during thisRI, the Department concurs with Ransom's following recommendations, as outlined in the RI Report:

1. A Soil and Groundwater Management Plan and Health and Safety Plan should be prepared and submitted to the MEDEP outlining the soil and groundwater management procedures to be employed during future Site use and/or redevelopment activities (e.g., displaced and/or excess soils generated during installation of new foundations/utilities for a new sand and salt storage building in and/or immediately surrounding the lagoons will likely require management). Performance of environmental monitoring by a MEDEP- approved Qualified Environmental Professional (QEP) should also be conducted during redevelopment activities to further evaluate soil and groundwater conditions.

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

web site: www.maine.gov/dep

2. Low-permeable or impermeable soil cover systems or other barrier systems (e.g., building foundation for the proposed sand and salt storage building, pavement, clean soil cover, and/or concrete cover systems) should be constructed over the lagoons in order to prevent direct contact and exposure to remaining contaminated soil and groundwater at the Site and to minimize storm water infiltration. The proposed cover systems should be incorporated into final redevelopment plans including proposed elevations and site grading.

Conceptual and final design plans for redevelopment and construction of the proposed sand and salt storage building or other proposed structures must be submitted to and approved by the MEDEP to ensure that proposed construction activities will adequately mitigate exposure risks to contaminated soil and groundwater identified at the Site. Confirmatory sampling following installation of proposed cover systems and Site redevelopment will likely be necessary as part of final regulatory closure by the MEDEP.

3. A deed restriction and/or institutional controls in the form of a Declaration of Environmental Covenant (DEC) should be prepared and submitted to the MEDEP for approval. As part of the DEC, soil excavation and groundwater extraction should be prohibited within a 300-foot radius surrounding the lagoons. A Cover System Maintenance and Soil and Groundwater Management Plan should also be developed in order to insure that cover systems are properly maintained and describe proper characterization, handling, and management of contaminated soil and groundwater, that may be encountered and displaced after redevelopment of the Site property.

4. Since the Site is proposed to be developed with an open-canopied building that will only be utilized for sand and salt storage and is not proposed to be occupied by Site employees, a vapor intrusion risk is not applicable to the proposed building. However, a vapor barrier and/or passive sub-slab depressurization system may need to be incorporated into the design of any proposed structures within the vicinity of the lagoons that would be occupied by commercial workers (i.e., workers occupying the building for typical 8-hour workday).

5. Care should be taken to protect existing groundwater remaining monitoring wells from damage during Site redevelopment activities to ensure their functionality for future groundwater monitoring at the property.

2. Low-permeable or impermeable soil cover systems or other barrier systems (e.g., building foundation for the proposed sand and salt storage building, pavement, clean soil cover, and/or concrete cover systems) should be constructed over the lagoons in order to prevent direct contact and exposure to remaining contaminated soil and groundwater at the Site and to minimize storm water infiltration. The proposed cover systems should be incorporated into final redevelopment plans including proposed elevations and site grading.

Conceptual and final design plans for redevelopment and construction of the proposed sand and salt storage building or other proposed structures must be submitted to and approved by the MEDEP to ensure that proposed construction activities will adequately mitigate exposure risks to contaminated soil and groundwater identified at the Site. Confirmatory sampling following installation of proposed cover systems and Site redevelopment will likely be necessary as part of final regulatory closure by the MEDEP.

3. A deed restriction and/or institutional controls in the form of a Declaration of Environmental Covenant (DEC) should be prepared and submitted to the MEDEP for approval. As part of the DEC, soil excavation and groundwater extraction should be prohibited within a 300-foot radius surrounding the lagoons. A Cover System Maintenance and Soil and Groundwater Management Plan should also be developed in order to insure that cover systems are properly maintained and describe proper characterization, handling, and management of contaminated soil and groundwater, that may be encountered and displaced after redevelopment of the Site property.

4. Since the Site is proposed to be developed with an open-canopied building that will only be utilized for sand and salt storage and is not proposed to be occupied by Site employees, a vapor intrusion risk is not applicable to the proposed building. However, a vapor barrier and/or passive sub-slab depressurization system may need to be incorporated into the design of any proposed structures within the vicinity of the lagoons that would be occupied by commercial workers (i.e., workers occupying the building for typical 8-hour workday).

5. Care should be taken to protect existing groundwater remaining monitoring wells from damage during Site redevelopment activities to ensure their functionality for future groundwater monitoring at the property.

- 6) Because the construction of the shed is to include excavating soils that may be contaminated, workers must have current 40-Hour OSHA HAZWOPER training.
- The Department also requires the Town of Waterboro to provide oversight during construction by a MEDEP- approved Qualified Environmental Professional (QEP) during redevelopment activities to further evaluate soil and groundwater conditions. These activities should be coordinated with the Department .

I can be reached at (207)215-9169 or Nicholas.Mayhew@Maine.Gov should you have any further questions.

Sincerely,

Nicholas Mayhew

Nicholas Mayhew
Project Manager
Bureau of Remediation & Waste Management
Uncontrolled Sites

Cc: file