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## MEMORANDUM

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**TO:** Caroline Pelletier, Acting Town Planner  
**FROM:** Adam S. Bliss, P.E., Freeport Town Engineer, Public Works Director *ASB*  
**DATE:** October 16, 2019  
**SUBJECT:** 392 Doten LLC Development  
392 U.S. Route One  
Map 26, Lot 41

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Casco Bay Engineering submitted application materials and plans on behalf of 392 Doten LLC Development (Doten) for a proposed car wash, office building, and site improvements. The application and plans were well presented and professionally developed. I have reviewed the application information and site plans dated October 10, 2019 and the following information summarizes my review.

Doten's proposes to divide the parcel into two lots. The existing house will remain on the westerly parcel whereas a car wash and office building will be constructed on the easterly parcel. The existing garage will be razed as a result of the redevelopment.

The existing land cover is a combination of impervious area (building roofs and gravel), grass, and woods which existed prior to Maine DEP Chapter 500 Stormwater Management Law. Maine DEP exempts applicants from meeting the General Standards of Chapter 500 if the impervious areas existed prior to November 16, 2005. The applicant is exempt from the Maine DEP's General Standards but will direct stormwater runoff from the proposed buildings, pavement, and grass areas through a Bioretention Pond. However, the applicant will be required to treat for water quality according to Section 529 of the Town's Zoning Ordinance. The pond will capture about 95% of potential pollutants from roof and parking lot runoff. Construction details and maintenance specifications were provided with the application materials.

The Maine DEP's Basic Standards require an Erosion and Sediment Control Plan, an Inspection and Maintenance Plan, and a Good Housekeeping Plan for the project. The applicant has addressed these standards as provided on the Erosion Control Detail Sheet (Drawing C300) and in the Stormwater Management Plan.

Section 529 of the Town's Zoning Ordinance requires that the post development rate of stormwater runoff from the site not exceed the pre-development rate. The applicant has addressed this requirement for the 2-, 10-, and 25-year storm events. The applicant has also addressed the stormwater quality requirement by treating the first one-half inch of runoff within the pond.

My review of the project design confirms that the stormwater management system has been designed in compliance with local and state regulations. This project is acceptable for final plan approval with the following conditions stated below.

**Conditions of Approval**

1. In lieu of the Maine DEP requirement for a 5-year recertification of stormwater BMPs, the applicant will be required to annually certify the stormwater BMPs in a Stormwater Maintenance Agreement executed with the Town and recorded in the Cumberland County Registry of Deeds.
2. A pre-construction meeting between the Town Engineer and applicant will be required prior to initiation of any site work.
3. The existing curb cut must be removed and stabilized with loam, seed, and mulch.
4. Only one driveway entrance will be allowed and shall serve both lots.
5. Add a call-out note for the 4' wide gravel shoulder on Drawing C101.
6. The pond inlet pipe should have a riprap apron shown on Drawing C101 and match the detail provided on Drawing C201.
7. The dumpster pad should have a fence enclosure and matching detail.
8. The stabilized construction entrance should be shown as 50 feet long and include a matching detail.
9. The Bioretention Pond is shown on two lots: the proposed developed lot and the lot retained by Doten Construction. An access easement and maintenance agreement must be entered into by all parties.