



Department of Public Works
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Facility & Mailing Address:
7 Hunter Road, Freeport, ME 04032

3-13-19

Falcon Way Subdivision

I have looked at the entrance off of RT1 north which is Frost Brook. You will need to use Frost Brook to get to Falcon Way Subdivision. With the additional traffic that will be using the entrance of Frost Brook and RT1, I asked that the road (Frost Brook) be paved within the Town ROW. I would also recommend that an additional 10' past the Town ROW be paved. This additional paving will allow provide a better stopping surface going down the hill towards RT1. It will also provide a better and longer lasting surface for traffic turn off of RT1 onto Frost Brook.

Sincerely,


Earl Gibson
Superintendent of Public Works



MEMORANDUM

TO: Caroline Pelletier, Assistant Town Planner

CC: Donna Larson, Town Planner

FROM: Adam Bliss, P.E., Town Engineer *ASB*

DATE: March 13, 2019

SUBJECT: Casco Bay Ford, Lot 2 Site Plan Review

Atlantic Resource Consultants submitted application materials and plans on behalf of CF Cousins River, LLC. I have reviewed the application information and site plans dated March 11, 2019, and the following information summarizes the results of my review.

Casco Bay Ford Truck Center, located on Ford Drive off of U.S. Route One, proposes a 7,200 square foot building and 69 stall parking lot. Stormwater runoff is proposed to be treated within three Underdrain Soil Filters (UDSFs) which are an allowed Best Management Practice (BMP) by the Maine Department of Environmental Protection (MEDEP).

A Chapter 500 stormwater permit from the Maine DEP is required because the proposed site will create more than 1 acre (43,560 square feet) of impervious area. This site plan is part of a larger development scheme which includes two proposed roadways (Ford Drive and Headwater Drive) and the development of Lot 4 (Hopewell Chiropractic and Spa Facility). The total impervious area must be considered with respect to the MEDEP Chapter 500 permit. Once the total impervious area exceeds 2.99 acres or the lots are further subdivided, then the applicant will be required to obtain a Site Location of Development Permit from the MEDEP. Until then, the Town and its Engineer has Municipal Capacity to review Chapter 500 stormwater permits on behalf of MEDEP. Chapter 502 stormwater management law for Urban Impaired Streams does not apply to this project since it is not located within Freeport's Urban Impaired Stream watersheds, i.e. Concord Gully Brook and Frost Gully Brook. Therefore, my review of this proposal includes compliance with the Town's municipal Zoning Ordinance, Chapter 529, and MEDEP Chapter 500 standards.

Chapter 500 stormwater management law requires that this project meet the Basic and General Standards. The Basic Standards require an erosion and sedimentation control plan, an inspection and maintenance plan, and a good housekeeping plan. The applicant has addressed the basic standards as provided in the Erosion and Sediment Control Details (drawing C-300) and Stormwater Maintenance Plan.

The applicant proposes three UDSF BMPs to meet the General Standards for treating stormwater quality. These water quality filters treat stormwater runoff from the site's impervious and landscape areas and detain runoff within a bioretention type BMP. They are highly effective

at treating these areas because the filter system captures and retains suspended solids, phosphorus, nitrogen, metals, hydrocarbons, and some dissolved pollutants associated with parking lot runoff. The filter system also reduces thermal impacts and minimizes downstream channel erosion by slowly releasing stormwater runoff through the underdrain piping system. The proposed design meets the Maine DEP's design standards. The combination of these stormwater filter BMPs exceed Maine DEP's treatment requirements of 95 percent of impervious area and 80 percent of developed areas for site project (roadways require 75 percent and 50 percent, respectively). The impervious areas and water quality treatment for the three projects before the Project Review Board are summarized in the table below.

Water Quality Treatment Table

	Roadways	Lot 2	Lot 4	Total
Proposed Impervious Area (Ac)	0.98	1.22	0.62	2.82
Proposed Developed Area (Ac)	1.32	1.97	0.91	4.20
Impervious Treatment (%)	86	95	97	-
Developed Treatment (%)	75	87	82	-
Standard Met?	Yes	Yes	Yes	Yes

Pre-treatment areas have been provided to capture runoff-laden sediment from the parking area as rip-rap channels and grass swales. The applicant has stated that snow will not be stored in the UDSFs which will reduce the frequency of BMP maintenance. The owner will be responsible for maintaining all stormwater management facilities in accordance with the submitted Stormwater Maintenance Plan. In lieu of the Maine DEP requirement for 5-year recertification of the stormwater BMPs, I recommend the applicant 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.

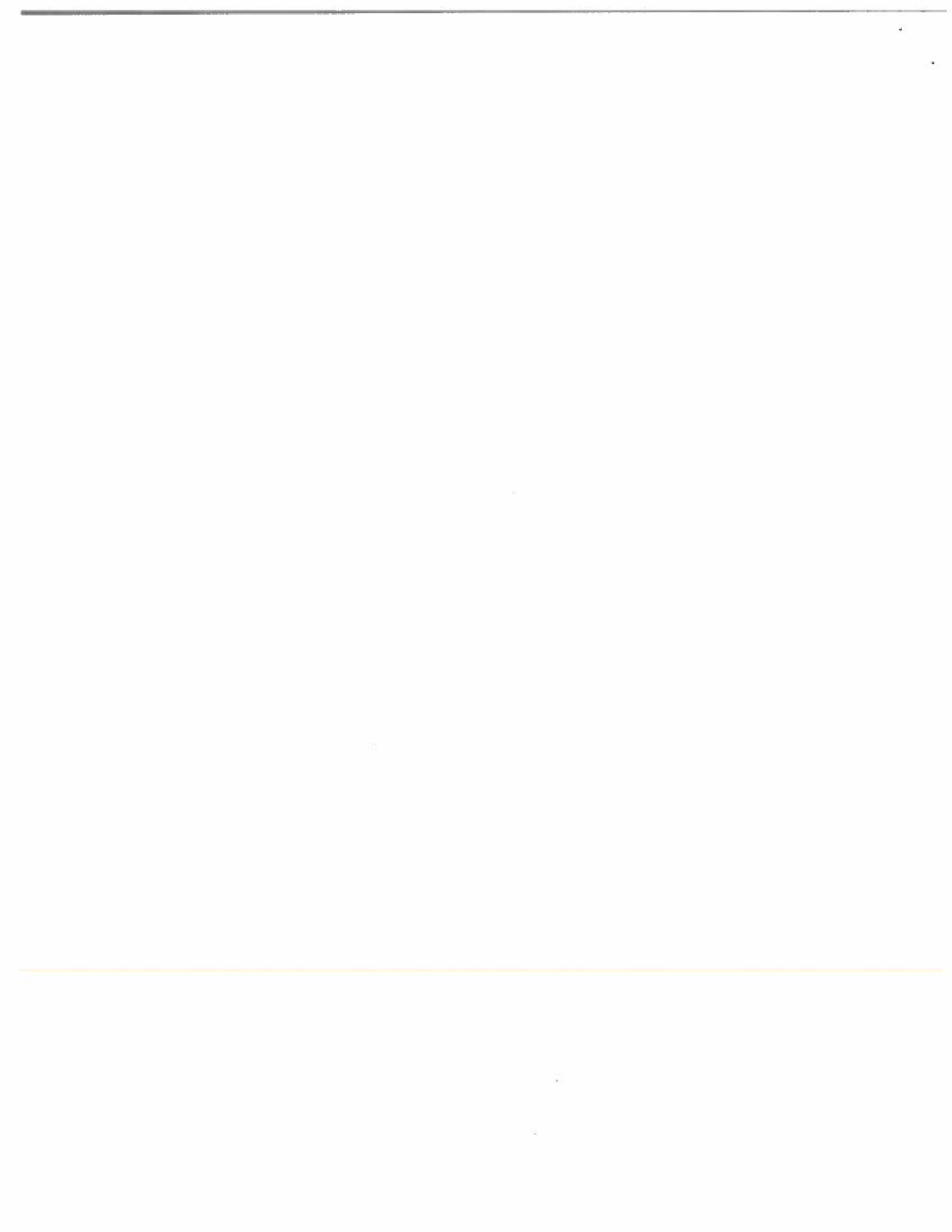
Section 529 of the Town's Zoning Ordinance requires that the post development rate of stormwater runoff from the site not exceed the pre-development rate. The applicant has addressed this requirement for the 2-, 10-, and 25-year storm events. The water quality requirement has been met by complying with the MEDEP's Chapter 500 standards.

My review of the project design confirms that the stormwater management system has been designed under the Maine DEP Chapter 500 rules and is generally in compliance with those rules and the Town's Zoning Ordinance. Chapter 500 stormwater permits usually require a minimum of 30 business days and can take up to 90 business days for a complete review. There are construction-specific notes and details that will require further review but these can be addressed between the Town Engineer and consultant. Any necessary revisions can be addressed between the permitting and construction phases. This memorandum authorizes a Maine DEP Chapter 500 stormwater permit under the Town's stormwater review capacity as allowed by the Maine DEP permitting program once these minor comments have been addressed.

As noted above, the proposed project will have over one acre of disturbed area, so a Maine Construction General Permit (MCGP) is required. The applicant will submit the required MCGP Notice of Intent form to the Maine DEP a minimum of 14 days prior to the start of site construction. The Erosion and Sediment Control Details, Drawing C-300, and the Grading and

Drainage Plan, Drawing C-103, provide the necessary requirements and details for erosion control on the project.

This project is required to obtain a Natural Resource Protection Act (NRPA) wetland fill permit through the MEDEP and Army Corp of Engineers. My understanding is the application has not yet been submitted. The project also requires an Entrance Permit from the Town's Public Works Department. This application has not been submitted for the roadway or the Lots 2 and 4 Site Plan projects. These permits must be obtained prior to any site work. The Project Review Board should discuss whether they want to make these requirements a condition of the approval at the March 20, 2019 meeting.





MEMORANDUM

TO: Caroline Pelletier, Assistant Town Planner

CC: Donna Larson, Town Planner

FROM: Adam Bliss, P.E., Town Engineer *ASB*

DATE: March 13, 2019

SUBJECT: Hopewell, Lot 4 Site Plan Review

Atlantic Resource Consultants submitted application materials and plans on behalf of CF Cousins River, LLC. I have reviewed the application information and site plans dated March 13, 2019, and the following information summarizes the results of my review.

Hopewell Health Services, located on Headwater Drive off of U.S. Route One, proposes an 8,540 square foot building and 37 stall parking lot. Stormwater runoff is proposed to be treated within a subsurface sand filter and a roof dripline filter which are allowed Best Management Practices (BMP) by the Maine Department of Environmental Protection (MEDEP).

A Chapter 500 stormwater permit from the Maine DEP is required because the proposed site will create more than 1 acre (43,560 square feet) of impervious area. This site plan is part of a larger development scheme which includes two proposed roadways (Ford Drive and Headwater Drive) and the development of Lot 2 (Casco Bay Ford Truck Center). The total impervious area must be considered with respect to the MEDEP Chapter 500 permit. Once the total impervious area exceeds 2.99 acres or the lots are further subdivided, then the applicant will be required to obtain a Site Location of Development Permit from the MEDEP. Until then, the Town and its Engineer has Municipal Capacity to review Chapter 500 stormwater permits on behalf of MEDEP. Chapter 502 stormwater management law for Urban Impaired Streams does not apply to this project since it is not located within Freeport's Urban Impaired Stream watersheds, i.e. Concord Gully Brook and Frost Gully Brook. Therefore, my review of this proposal includes compliance with the Town's municipal Zoning Ordinance, Chapter 529, and MEDEP Chapter 500 standards.

Chapter 500 stormwater management law requires that this project meet the Basic and General Standards. The Basic Standards require an erosion and sedimentation control plan, an inspection and maintenance plan, and a good housekeeping plan. The applicant has addressed the basic standards as provided in the Erosion and Sediment Control Details (drawing C-300), Erosion Control Plan (drawing C-104), and Stormwater Maintenance Plan.

The applicant proposes a subsurface sand filter and storage chamber BMP and a Roof Dripline Filter BMP to meet the General Standards for treating stormwater quality. These water quality filters treat and detain stormwater runoff from the site's impervious and landscape areas. They

are highly effective at treating these areas because the filter system captures and retains suspended solids, phosphorus, nitrogen, metals, hydrocarbons, and some dissolved pollutants associated with parking lot runoff. The filter system also reduces thermal impacts and minimizes downstream channel erosion by slowly releasing stormwater runoff through the underdrain piping system. The proposed design meets the Maine DEP's design standards. The combination of these stormwater filter BMPs exceed Maine DEP's treatment requirements of 95 percent of impervious area and 80 percent of developed areas for site project (roadways require 75 percent and 50 percent, respectively). The impervious areas and water quality treatment for the three projects before the Project Review Board are summarized in the table below.

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Impervious Treatment (%)	86	95	97	-
Developed Treatment (%)	75	87	82	-
Standard Met?	Yes	Yes	Yes	Yes

The owner will be responsible for maintaining all stormwater management facilities in accordance with the submitted Stormwater Maintenance Plan. In lieu of the Maine DEP requirement for 5-year recertification of the stormwater BMPs, I recommend the applicant 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.

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 water quality requirement has been met by complying with the MEDEP's Chapter 500 standards.

My review of the project design confirms that the stormwater management system has been designed under the Maine DEP Chapter 500 rules and is generally in compliance with those rules and the Town's Zoning Ordinance. Chapter 500 stormwater permits usually require a minimum of 30 business days and can take up to 90 business days for a complete review. There are construction-specific notes and details that will require further review but these can be addressed between the Town Engineer and consultant. Any necessary revisions can be addressed between the permitting and construction phases. This memorandum authorizes a Maine DEP Chapter 500 stormwater permit under the Town's stormwater review capacity as allowed by the Maine DEP permitting program once these minor comments have been addressed.

As noted above, the proposed project will have over one acre of disturbed area, so a Maine Construction General Permit (MCGP) is required. The applicant will submit the required MCGP Notice of Intent form to the Maine DEP a minimum of 14 days prior to the start of site construction. The Erosion Control Plan (drawing C-104), Erosion and Sediment Control Details, drawing C-300, and the Grading and Drainage Plan, drawing C-103, provide the necessary requirements and details for erosion control on the project.

This project is required to obtain a Natural Resource Protection Act (NRPA) wetland fill permit through the MEDEP and Army Corp of Engineers. My understanding is the application has not yet been submitted. The project also requires an Entrance Permit from the Town's Public Works Department. This application has not been submitted for the roadway or the Lots 2 and 4 Site Plan projects. These permits must be obtained prior to any site work. The Project Review Board should discuss whether they want to make these requirements a condition of the approval at the March 20, 2019 meeting.

