

NORTH
MAGNETIC: 2003

NET RESIDENTIAL AREA CALCULATIONS - OVERALL PROJECT	
AREA OF PARCEL BEING DEVELOPED	5.74 ACRES
AREA OF WETLANDS	2.12 ACRES
AREA OF 20% SLOPES	0.36 ACRES
AREA OF ROAD R/W	0.41 ACRES
BUILDABLE AREA	2.85 ACRES
NUMBER OF LOTS ALLOWED	6 LOTS
NUMBER OF LOTS PROPOSED	4 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #1	
AREA OF LOT	0.46 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.00 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.46 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #2	
AREA OF LOT	0.502 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.0004 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.50 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #3	
AREA OF LOT	3.838 ACRES
AREA OF WETLANDS	2.057 ACRES
AREA OF 20% SLOPES	0.35 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	1.431 ACRES
NUMBER OF LOTS ALLOWED	3 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #4	
AREA OF LOT	0.530 ACRES
AREA OF WETLANDS	0.063 ACRES
AREA OF 20% SLOPES	0.007 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.460 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
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ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: LOT SPLIT, CREATION OF LOT 4
 ZONE - VILLAGE COMMERCIAL III (VC 3), WITH THE FOLLOWING STANDARDS (CURRENT AS OF THE DATE OF THIS DRAWING):
 MINIMUM LOT AREA: 20,000SF
 MINIMUM ROAD FRONTAGE: 100 FEET
 MAXIMUM BUILDING HEIGHT: 3 STORIES WITH MAX HT OF 45FT
 MINIMUM SETBACK, FRONT: 25 FEET
 MINIMUM SETBACK, SIDE: 15 FEET
 MINIMUM SETBACK, REAR: 25 FEET
 MINIMUM LAND AREA PER DWELLING UNIT: 5,000SF

THE PARCEL IS SUBJECT TO THE FREEPORT VILLAGE OVERLAY DISTRICT STANDARDS

NOTES

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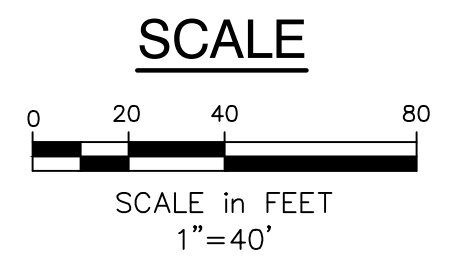
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LEGEND

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—○—	IRON PIPE/ROD
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—○—	SIGN
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---	PAVEMENT PAINT
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---	CURBLINE
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W	POTABLE WELL
S	SEWER
---	CULVERT
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U	UTILITY POLE
↑	GUY

NOTE: THIS PLAN IS DEMONSTRATE POTENTIAL BUILDABLE AREAS ONLY AND DOES NOT REPRESENT A DEVELOPMENT PLAN

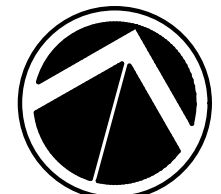


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CIGRI DRIVE
 POTENTIAL BUILDING LOCATION SKETCH
 KEMAL CIGRI
 4 CIGRI DRIVE
 FREEPORT, MAINE 04032

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: AJ	DATE: 10-10-2023
DESIGNED: AJ	SCALE: 1" = 40'
CHECKED: ADJ	JOB NO. 23-045
FILE NAME:	
SHEET: FIGURE 1	



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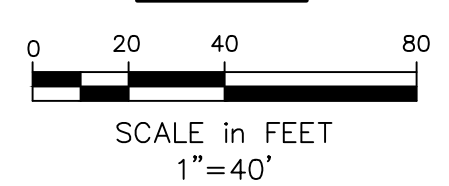
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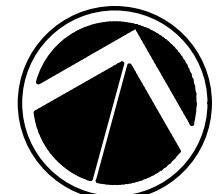
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KEMAL CIGRI 4 CIGRI DRIVE FREEPORT, MAINE 04032	

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
DRAWN: AJ	DATE: 10-10-2023
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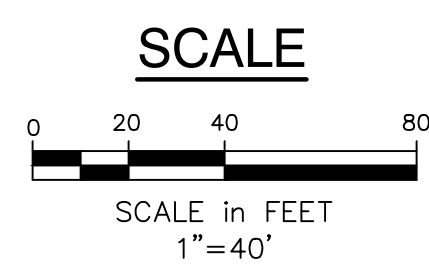
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**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



CIGRI DRIVE		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
SKETCH PLAN LOT SPLIT		DRAWN: TP DATE: 10-10-2023 DESIGNED: TP SCALE: 1" = 40' CHECKED: ADJ JOB NO. 23-045 FILE NAME: SHEET: C-101A	
KEMAL CIGRI 4 CIGRI DRIVE FREEPORT, MAINE 04032			
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REV	DATE	DESCRIPTION	REVISIONS

CIGRI DRIVE FREEPORT, MAINE

Wetland Delineation Report

August 2023

Prepared by:
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine 04032

Lucien Langlois, LSE #437
Wetland Scientist/Licensed Site Evaluator



Kayla Gray
Wetland Scientist



TABLE OF CONTENTS

Site Conditions Report

1. Overview
2. Site History & Description
3. Natural Resources within Project Area
4. Regulatory Summary

Appendix A: Natural Resource Map

WETLAND DELINEATION REPORT

Overview

The following report was prepared by Atlantic Resource Consultants, LLC (ARC). A wetland delineation at the site was conducted in July and August of 2023 by ARC. Natural resource locations and boundaries are depicted on the resource map provided in Appendix A.

Freshwater wetlands were delineated in accordance with the 1987 U.S. Army Corps of Engineers *Wetland Delineation Manual* and the *Northeast Regional Supplement*. Wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The methodology designed by the U.S. Army Corps of Engineers to identify wetlands uses three environmental parameters: hydrology, soil, and vegetation. Examples of wetlands include but are not limited to wet meadows, emergent marshes, scrub-shrub wetlands, forested wetlands, peatlands, and vernal pools.

Jurisdictional river, stream, or brook features were evaluated as outlined in the Natural Resource Protection Act (NRPA) 38 M.R.S. § 480-B (9) and expanded in the NRPA Identification Guide for Rivers, Streams, and Brooks.

Vernal pool habitat identifications were performed in accordance with the NRPA, 38 M.R.S § 480-B (10) regulations that are also outlined in Chapter 335, Significant Wildlife Habitat. Available Geographical Information System data from state agencies was reviewed regarding rare plants and rare, threatened, and endangered animal species.

Site History & Description

The study limits for mapping the natural resources discussed in this report were confined to the approximate property boundaries identified by the Town of Freeport's assessor database as Lots 1-2 and 2-2 on Tax Map 9 as well as Cigri Drive, a private 50-foot-wide Right of Way. The property is located on the west side of Independence Drive, a small loop road west of U.S. Route One. A railroad abuts the northern property border. Interstate 95 is located less than 150 feet from the edge of Lot 1-2.

The undeveloped site is characterized by wooded upland areas on the east side of the site. The site also contains forested wetlands including a small pond. Evidence of historical land disturbance is very common at the site. Land disturbances such as filling, excavation and other earth moving activities have influenced the presence of wetlands. Other anthropogenic activities noted by ARC include planted Pacific crabapple trees, berm and ditches near the railroad, fence posts and wire,

dredge spoils, excavations, dumped debris and trash, presence of invasive plant species, and presence of a PVC outlet to the pond. Unnatural features affecting wetland conditions are further discussed in this report.

Surficial geology mapping for the site has been obtained through the Maine Geological Survey. The Freeport Quadrangle Map dated 1999, indicates the presence of predominantly thin drift areas and equal amounts of Presumpscot formation and freshwater wetlands. Presumpscot formation geology involves massive to laminated silty clays with rare drop stones and occasional shelly horizons, which overlie rock and till, and are interbedded with overlie end moraines and marine fan deposits. The primary geology of the site consists of thin-drift areas where generally less than ten feet of drift covers bedrock. Glacial till overlies bedrock on hillslopes and ridge crests. Silty clays may be present in depressions.

General surficial soil mapping for the site has been obtained through the Natural Resource Conservation Service (NRCS) Web Soil Survey. This indicates the presence of predominantly Scantic silt loam and Lyman-Abram complex with smaller areas of Nicholville very fine sandy loam and Lamoine silt loam. Lyman-Abram complex is present along the moderate sloping and higher elevations of the property while the silt loams are located along the flat and gentle sloping areas of the site. Soil explorations during the wetland delineation by ARC observed that on-site soils are primarily comprised of fine sandy loam, loam, and silt loams. Soil parent material is derived from supraglacial till and glaciomarine deposits.

Drainage on the property flows northwest towards the pond in the middle of the property and towards the railroad, where it ultimately enters a ditch along the railroad bed. The Maine Department of Environmental Protection (MDEP) has mapped a small portion of the site as being within the Concord Gully watershed, a watershed containing an urban impaired stream. This delineated watershed by MDEP starts at the top of the ridge on the site, defining Cigri Drive and the east side of the site as part of the Concord Gully watershed.

Natural Resources within Project Area

Freshwater Wetlands

U.S. Fish & Wildlife Service (FWS) National Wetland Inventory (NWI) maps were reviewed for the site and compared to the on-site wetland delineation. NWI maps which are based on the Cowardin Classification system, do not depict any wetland areas on the site. ARC found a network of wetland drainages on the site which can be described as PFO1/4E or palustrine, forested, broad-leaved deciduous/needle-leaved evergreen wetlands with a seasonally flooded/saturated water regime.

Although forested wetlands are the dominant wetland type on the site, areas of scrub-shrub wetlands

were identified along the edge of the pond. The constructed pond located in the middle of the site is a permanent waterbody. It is believed that this is a constructed pond due to evidence of historical land disturbances throughout the entire site. Historical excavation activities have also created a semi-permanent/permanent hydroperiod in a wetland finger along the southwestern edge of the site. Due to the hydroperiod and unnatural origin, this wetland type cannot be considered a vernal pool per MDEP regulations in the NRPA. However, ARC believes that this wetland functions as an amphibian breeding habitat.

Forested wetlands on the project site are dominated by tree species such as red maple (*Acer rubrum*) and green ash (*Fraxinus pennsylvanica*). Many scrub-shrub species were observed in wetlands including alder buckthorn (*Frangula alnus*), red osier dogwood (*Cornus sericea*), southern arrowwood (*Viburnum dentatum*), winterberry holly (*Ilex verticillate*), and gray alder (*Alnus incana*).

Herbaceous vegetation within forested wetlands consists of sensitive fern (*Onoclea sensibilis*), jewelweed (*Impatiens capensis*), woodland horsetail (*Equisetum sylvaticum*), white meadowsweet (*Spiraea alba*), jack-in-the-pulpit (*Arisaema triphyllum*), three-leaf goldthread (*Coptis trifolia*), swamp dewberry (*Rubus hispidus*), broadleaf enchanter's nightshade (*Circaea lutetiana*) and wrinkle-leaf goldenrod (*Solidago rugosa*). The wettest of locations contains carex sedge species.

A wide array of invasive species are competing with native plant species on the site. ARC observed Asiatic bittersweet (*Celastrus orbiculatus*), morrows honeysuckle, multi-flora rose, Japanese knotweed, and Japanese barberry.

Forested wetlands on the project site contained sediment deposits and water-stained leaves as hydrologic indicators. Soils were examined along the edge of the wetland to determine the hydric soil indicator. The hydric soil indicator observed was the presence of a sandy redox.

Streams

MDEP requires jurisdictional streams to contain channels created through the action of surface water with defined banks. Stream channels were not observed on the site during the delineation.

Vernal Pools

Potential vernal pool habitat was not identified within the study limits. There may be breeding habitat for wood frogs and salamanders in the excavated wetland along the southwestern property border. However, unnatural wetland features cannot be considered as potential significant vernal pool habitat per the NRPA. Additionally, the wetland area was found to contain a semi-permanent to permanent hydroperiod.

Rare Plants and Rare, Threatened, and Endangered Animal Species

Data provided by natural resource agencies was accessed to identify known occurrences of Rare, Threatened, Endangered, or Essential species and/or habitats mapped on the project site. The agencies that supply data include the Maine Department of Inland Fisheries and Wildlife (MDIFW) and Maine Natural Areas Program (MNAP) with the Maine Department of Agriculture Conservation & Forestry. Neither MDIFW nor MNAP list occurrences of Rare, Threatened, Endangered, or Essential species and/or habitats mapped on the project site.

The Information for Planning and Consultation (IPaC) produced by the U.S. Fish & Wildlife Service was reviewed to determine the potential presence of federally protected plant and animal species. There are no critical habitats listed on the project site or within the vicinity per IPaC. However, the habitat range of the State Threatened and Federally Endangered Northern Long-Eared Bat is potentially within the project area. Potential bat presence may have an effect on the construction sequence and schedule, namely proposed tree removal being conducted during summer months.

Regulatory Summary

Certain characteristics, proximity to other natural resources, and containment of specific habitat can sometimes designate wetlands as *Wetlands of Special Significance* (WOSS) per MDEP's Chapter 310 of the Natural Resources Protection Act (NRPA). The wetlands on the site are not WOSS.

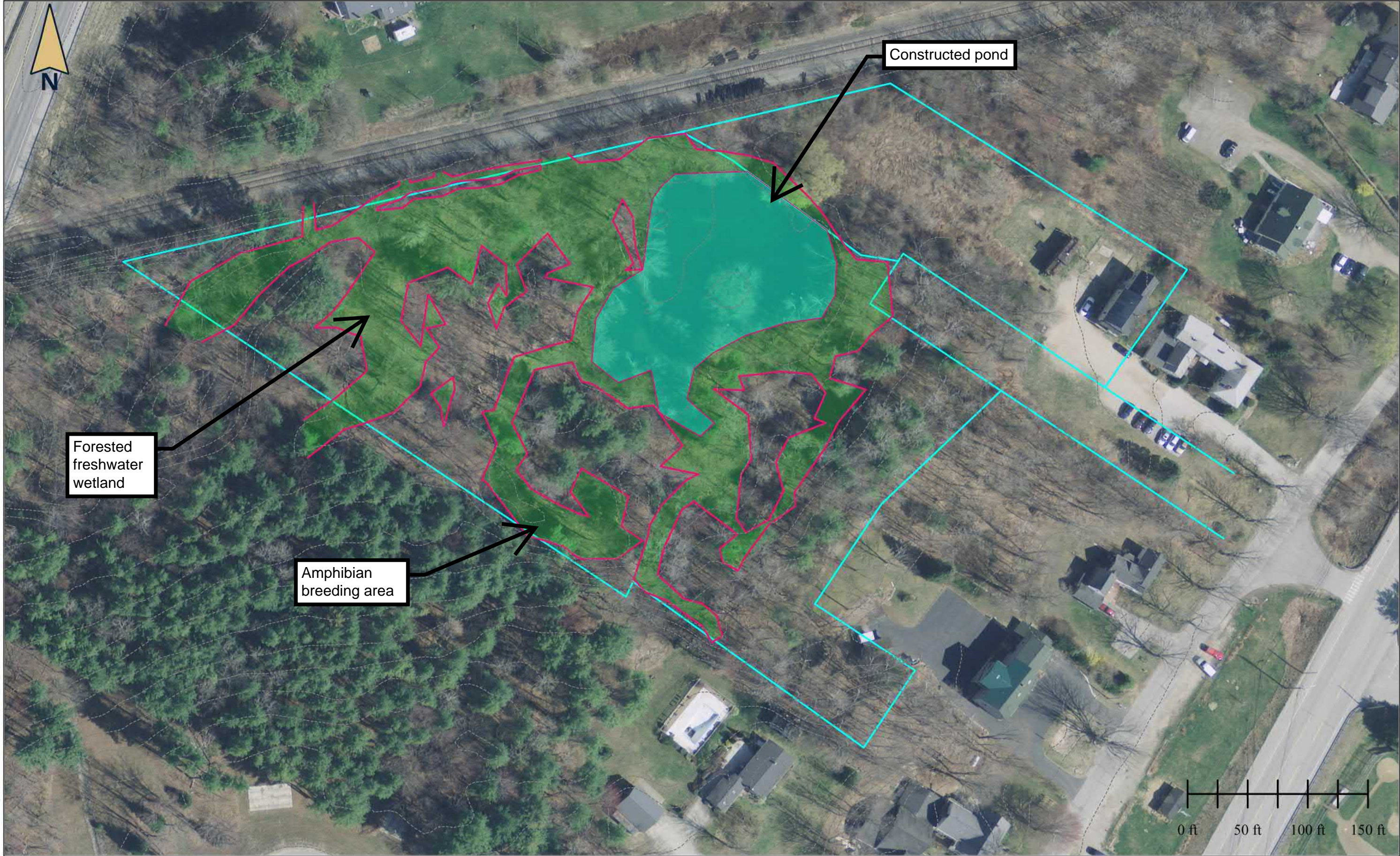
Wetland impacts are reviewed by MDEP based on the type of wetland, type of activity, and size of impact. Impacts that are less than 4,300 square feet to non-WOSS wetlands may be exempt from permitting under the NRPA.

Authorization for the discharge of fill material to waters of the U.S., including streams and freshwater wetlands, is required by the Army Corps of Engineers.

APPENDIX A

RESOURCE MAP

A map depicting natural resource boundaries and locations is provided on the following page.

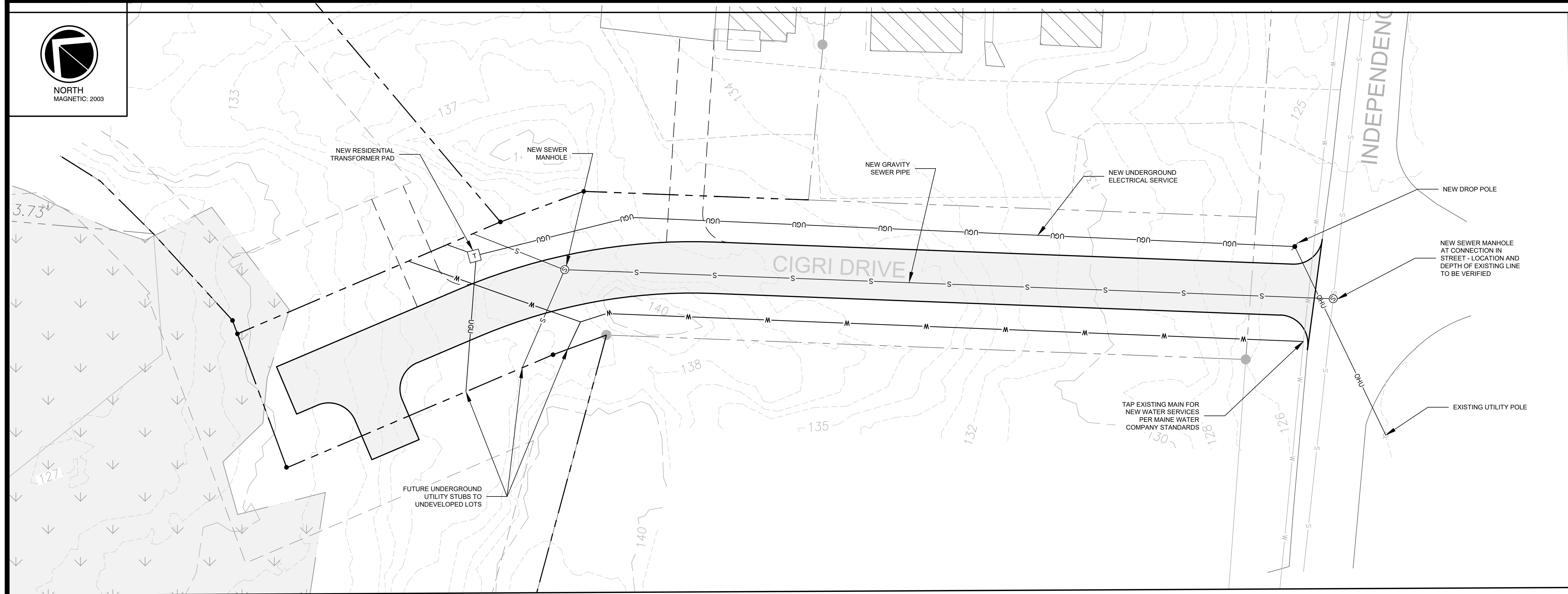


Constructed pond

Forested
freshwater
wetland

Amphibian
breeding area





NET RESIDENTIAL AREA CALCULATIONS - OVERALL PROJECT	
AREA OF PARCEL BEING DEVELOPED	5.74 ACRES
AREA OF WETLANDS	2.12 ACRES
AREA OF 20% SLOPES	0.36 ACRES
AREA OF ROAD R/W	0.41 ACRES
BUILDABLE AREA	2.85 ACRES
NUMBER OF LOTS ALLOWED	6 LOTS
NUMBER OF LOTS PROPOSED	4 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #1	
AREA OF LOT	0.46 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.00 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.46 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #2	
AREA OF LOT	0.502 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.0004 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.50 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #3	
AREA OF LOT	3.838 ACRES
AREA OF WETLANDS	2.057 ACRES
AREA OF 20% SLOPES	0.35 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	1.431 ACRES
NUMBER OF LOTS ALLOWED	3 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #4	
AREA OF LOT	0.530 ACRES
AREA OF WETLANDS	0.063 ACRES
AREA OF 20% SLOPES	0.007 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.460 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: LOT SPLIT, CREATION OF LOT 4

ZONE - VILLAGE COMMERCIAL III (VC 3), WITH THE FOLLOWING STANDARDS (CURRENT AS OF THE DATE OF THIS DRAWING):

MINIMUM LOT AREA:	20,000SF
MINIMUM ROAD FRONTAGE:	100 FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES WITH MAX HT OF 45FT
MINIMUM SETBACK, FRONT:	25 FEET
MINIMUM SETBACK, SIDE:	15 FEET
MINIMUM SETBACK, REAR:	25 FEET
MINIMUM LAND AREA PER DWELLING UNIT:	5,000SF

THE PARCEL IS SUBJECT TO THE FREEPORT VILLAGE OVERLAY DISTRICT STANDARDS

NOTES

- THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
- ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 26, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.
- LOT 1 AND LOT 2 HAVE EXISTING SEWER, WATER AND ELECTRIC SERVICES IN PLACE.

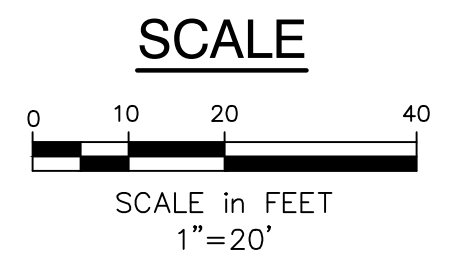
PLAN REFERENCES

- "MINOR SUBDIVISION PLAN, TINA & LAURA L. CIGRI, LOCATION: INDEPENDENCE DRIVE, FREEPORT, CUMBERLAND COUNTY, MAINE" JANUARY 14, 2004, REV. 3 MAY 17, 2004 BY E.S. COFFIN ENGINEERING & SURVEYING, INC. RECORDED IN PLAN BOOK 204, PAGE 440.
- TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM PLAN BY OWEN HASKELL ENTITLED "FIRST AMENDED SUBDIVISION PLAN INDEPENDENCE DRIVE AND CIGRI DRIVE, FREEPORT, MAINE MADE FOR RECORD OWNERS KEMAL AND BRANDON CIGRI, 4 CIGRI DRIVE, FREEPORT, MAINE AND DATED MARCH 6, 2023.
- WETLAND DELINEATION UNDERTAKEN BY ATLANTIC RESOURCE CONSULTANTS, LLC AND DESCRIBED FURTHER IN A REPORT ENTITLED "CIGRI DRIVE, FREEPORT, MAINE - WETLAND DELINEATION REPORT" DATED AUGUST 2023.

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE, O.W.
---	ABUTTER LINE, O.W.
---	SETBACK
---	EASEMENT
○	IRON PIPE/ROD
C1/L1	CURVE LINE NO.
▨	BUILDING
▨	WETLANDS
---	EDGE WETLAND
○	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
-122-- --120--	CONTOURS
x30.20	SPOT GRADE
---	CHAIN LINK FENCE
x	WIRE FENCE
o	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	MULCH LINE
---	GUARDRAIL
G	GAS
W	POTABLE WELL
S	SEWER
---	CULVERT
OHU	OVERHEAD UTILITY
○	UTILITY POLE
---	GUY

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



REV	DATE	DESCRIPTION
B	11-16-2023	REVISED PER PROJECT REVIEW BOARD COMMENTS
A	10-11-2023	ISSUED FOR SKETCH PLAN REVIEW
REV	DATE	DESCRIPTION

CIGRI DRIVE

**SKETCH PLAN
UTILITY LAYOUT**

KEMAL CIGRI
4 CIGRI DRIVE
FREEPORT, MAINE 04032

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: TP	DATE: 10-10-2023
DESIGNED: TP	SCALE: 1" = 20'
CHECKED: ADJ	JOB NO. 23-045
FILE NAME:	
SHEET: C-101B	