



DESERT of MAINE

December 26, 2024

Caroline Pelletier, Town Planner CPelletier@freeportmaine.com
Freeport Town Hall
30 Main Street
Freeport, Me 04032

Re: Desert of Maine / Heestand Family Holdings, LLC
Mela Jones and Doug Heestand
95 Desert Road, Tax Map 22, Lot 8
Freeport, MNE 04032
Domes / Site Plan Application

Dear Caroline:

I am pleased to submit this Site Plan Application on behalf of Heestand Family Holdings, LLC and the Desert of Maine which includes a Site Plan Review Application for the proposed nine additional domes and one additional cabin at the existing Desert of Maine Campground. In addition, the application includes a proposal for a small "Wellness Area" in the campground which will consist of a small building for a sauna, a hot tub, and some landscaping and hardscaping. Attached are two full size (24"x36") and six reduced (11"x17") size copies of plans and twelve copies of the Application and Supporting Narratives for the January 17, 2024 Project Review Board Meeting.

The domes and cabins proposed herein will complete our transition from a tent/RV campground to one which exclusively offers turnkey "glamping"-style accommodations. We built six A-frames cabins before the 2022 season which were well-received by guests, and added eight more shed-style cabins and a few glamping tents for the 2023 season, also well-received. The nine new geodesic domes and one new cabin will be built on the last remaining tent/RV sites in the campground. No new domes, cabins, or glamping tents will be proposed after this application.

Siting

Each dome and cabin is located on an existing RV site and nestled between and among the existing trees. The domes and cabin are accessed via the existing "Campground Road". Each cabin/dome site includes a 200 SF area for parking, a fire pit approximately 3' diameter and a small post signage with site number and a shielded, solar-powered LED light for illumination.

Minimal earth work will be required as the domes will be supported by circular decks raised above existing grade. The proposed cabin is a small shed-style cabin of the same design previously approved in 2022 that will fit on the existing site without any need to expand it. In fact, there is no regrading proposed, no changes in grading to the existing Campground Road, and no trees that need to be removed.

The location of the Wellness Area will be in the existing grass area to north of the existing Bath House building.

Stormwater and Erosion Control

As noted, there is very minimal earth work proposed. The changes to the sites will result in a net reduction of impervious area of -888 SF as a result of eliminating the front of the gravel driveways previously used by RVs in five of the sites and replacing them with loam, bark mulch, and plantings. Please see Exhibit 2 Storm Water Narrative for the pre-development and post-development disturbances and impervious area summaries.

Utilities

Sewer

Sewer service was designed by Mark Hampton, CSS. Six of the proposed domes (site 2, 4, 6, 7, 8, and 9) will be served with sewer lines previously approved and built. These domes will gravity feed to two existing 1500-gallon septic tanks underneath site 2 and the gray water from the tanks will be pumped to a dedicated leach field previously approved and built underneath site 11. Two of the domes (sites 26 and 27) will be served by sewer lines that connect directly to the existing main septic tank and leach field in front of the Bath House. The remaining dome (site 26) will not have water or a bathroom so it does not require a sewer line.

The cabin at site 5 will be served by the septic system built before the 2023 season for the eight shed-style cabins. The system was designed to accommodate this cabin.

The Wellness Area will not need sewer service.

Water

The nine domes and one cabin that will have water service (which is all but the dome at site 26) will connect to the existing water infrastructure at the existing RV sites.

The Wellness Area will connect to the existing bath house water infrastructure for periodic refilling of the sauna and cold plunge tubs.

Power

The existing RV sites each have an electrical connection box which is sufficient for the power requirements of the domes and the cabin. Each dome and the cabin will include an internal power panel.

The wellness area will require new electrical lines to power the sauna, hot tub, and cold plunge tubs. There is an existing power panel nearby which can be expanded to accommodate the new power requirements.

Domes

Eight of the proposed domes are 22ft diameter Pro-series domes from Ekodome. Geodesic domes are by their very nature extremely strong and durable. They are made of a heavy duty aluminum frame with an integrated polyamide thermal bridge break, insulated sandwich panels, and double-glazed windows to provide excellent thermal insulation. These domes will include a queen bed, a full bathroom, counter space for coffee and tea, and a large window facing the woods. A heat pump will be provided for each cabin for air conditioning during hot summer weather and heat on cool nights of the shoulder seasons.

The dome at site 26 will be a 16ft diameter Original-series dome from Ekodome which, unlike the other domes, is a simple structure that does not include a bathroom or counter space. It will only have a queen bed and a small seating area.

Cabin

The cabin proposed for site 5 is the same shed-style design previously approved and built for the 2023 season. The cabin will feature a monopitch roof, charcoal-colored board and batten siding, and tapered eaves. Covered entrances allow for shoe storage, providing a transition zone for guests between outside and in or an impromptu seat for playing cards. Operable windows feature screens and allow for cross ventilation while protecting from insects. The interior of the cabin features dramatic 18' ceilings, a toilet, shower and lavatory, and counter space for coffee and tea. A heat pump will be provided for the cabin for air conditioning during hot summer weather and heat on cool nights during the shoulder seasons.

Wellness Area

The Wellness Area will consist of a dry sauna heated by an electrically-powered heater, two cold plunge baths, and a hot tub.

Accessibility

The cabin at site 5 will provide a fully-accessible design with parking/aisle, ramp, bathroom, and both interior and exterior spaces. The Wellness Area will also be fully-accessible to the extent it is possible.

Signage

Domes and cabins will use existing site signage.

Traffic

There will be no meaningful impact on traffic. The domes and cabins will replace existing tent/RV sites designed to accommodate the same number of guests. The only difference is a reduction in the size of the vehicles since some portion of previous guests who traveled by RV will travel by smaller passenger vehicles instead.

Schedule

The Desert of Maine is eager to move forward with construction to be ready for the start of the 2024 season which starts May 1st. As always, we appreciate your assistance as we move through the permitting process and look forward to discussing the new building with the Project Review Board at their January 2024 meeting.

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Exhibit 1

Deed



**Town of Freeport
Planning Department
30 Main Street
Freeport, ME 04032
(207) 865-4743 ext. 107**

1. SUBMISSIONS

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

2. ABUTTERS

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

3. FEES

Refer to current fee schedule.

**Town of Freeport
Planning Department**

Application for Review

Project Type: (check all applicable)

Site Plan Review Design Review Certificate Subdivision
 Zoning Ordinance Amendment Other (please explain) _____

Name of Project: Desert of Maine Domes and Wellness Area

Proposed Use of Property: Desert of Maine, Campground

1) Applicant Information:

Name: Heestand Family Holdings, LLC Tel: 207-250-2560
(If a Company, provide name of person also)

Address: 116 Dune Dr, Freeport, ME 04032

Email: doug@desertofmaine.com

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No

If yes, please explain: 116 Dune Dr and 93 Desert Rd (both residences)

4) Property Information:

Present Use of Property Desert of Maine, Campground

Location: Street Address 95 Desert Rd, Freeport, ME 04032

Assessor's Office Map: 22

Lot: 8

Size of Parcel (acres): .52

Zoning District (s): RR-1 / NBAOD

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: See attached cover letter. Proposed addition of nine geodesic domes, one cabin, and a small wellness area in the campground.

6) Other Information:

Proposed # of Buildings: 11 Gross Square Footage of Non-Residential Buildings: See plans

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: Dr. Ildefonso Gonzalez, PE. Tel: (636) 724-9872

Address: 424 Jefferson St, St Charles, MO 63301

Email: igonzaalez@dotecengineering.com

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ **Abutter Fee:** \$ _____

Submission: *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

December 26, 2023

DATE

SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

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Town of Freeport Site Plan Review Submission Checklist – Smaller Projects Per Section 602 of the Freeport Zoning Ordinance		
Submission Requirements: <u>When the owner of the property or authorized agent makes formal application for Site Plan Review, the application for the Site Plan or an amendment to an approved plan shall contain at least an application, a deed for the property, plans, building elevations, and a cover letter. More details on each of these items are listed below. The Town Planner shall make an initial review of the application to determine if it is complete.</u>		
Requirement	Check if included	If the item has not been included with the submission, a waiver must be requested. Please explain the reason:
Application: A fully executed and signed copy of the application for Site Plan Review. The application form will be provided by the planning department.	X	
Deed: A copy of the recorded deed for the property. If the applicant is not the property owner a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out.	X	
Cover letter: A cover letter explaining the project should include details on any proposed construction or change of use that can't be explained by the plans. The cover letter should also list other local, state, or federal permits or licenses that will be required. If applicable, the cover letter should include the applicant's intent for ownership of the open space.	X	
Plans: At least twelve (12) copies of a site plan drawn at a scale sufficient to allow review under the Criteria and Standards of section (G) of Section 602, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development and twelve (12) copies of the plan on 11 X 17" size sheets. All plan sheets must also be submitted electronically in a pdf format. All plans shall include the following information:	X	
a. Owner's name, address and signature;	X	
b. <u>Boundaries</u> of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time;	X	
c. The <u>bearings and distances</u> of all property	X	

lines, and easements and the location of the adjacent right-of-way. A formal survey is recommended for new developments; however, the Project Review Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries;		
d. <u>Zoning classification(s)</u> of the property and the location of Zoning District boundaries if the property is located in two or more Zoning Districts;	x	
e. The <u>lot area</u> of the parcel and the <u>road frontage</u> ;	x	
f. The <u>location, size, and type of all existing and proposed buildings</u> and structures (including size and height) and:	x	
<i>the setbacks from property lines,</i>		
<i>driveways</i>		
<i>sidewalks</i>		
<i>parking spaces</i>		
<i>loading areas</i>		
<i>open spaces</i>		
<i>large trees</i>		
<i>open drainage courses</i>		
<i>signs</i>		
<i>exterior lighting</i>		
<i>service areas</i>		
<i>easements</i>		
<i>landscaping</i>		

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

GARY E. CURRENS and GINGER L. CURRENS, both having a mailing address of 95 Desert Road, Freeport, Maine 04032 (the "Grantors"), for consideration paid, grant to HEESTAND FAMILY HOLDING, LLC, a Maine limited liability company having a mailing address of 116 Dune Drive, Freeport, Maine 04032 (the "Grantee"), with Quitclaim Covenant, a certain lot or parcel of land, together with the buildings and improvements thereon, located on the southerly side of Desert Road, in Freeport, Cumberland County, Maine, all as more particularly described on Schedule A attached hereto and made part hereof.

Meaning and intended to convey the premises conveyed to the Grantors by deed of F. Carolyn Dobson dated April 6, 2004, recorded in the Cumberland County Registry of Deeds at Book 21078, Page 59; and by deed of Deborah Dobson Pensiero dated May 6, 2007 recorded in the said Registry of Deeds at Book 5912, Page 73.

IN WITNESS WHEREOF, Gary E. Currens and Ginger L. Currens have set their hands and seals this 3rd day of December 2018.

WITNESSETH:

[Signature]
Sedya Anderson

[Signature]
Jonwilder Bartlett

[Signature]
Gary E. Currens

[Signature]
Ginger L. Currens

STATE OF North Carolina
COUNTY OF Buncombe, ss.

Dec 01, 2018

Personally appeared before me the above-named Gary E. Currens and Ginger L. Currens, and acknowledged the foregoing instrument to be their free acts and deeds.

CHERYL PARKS
Notary Public, North Carolina
Buncombe County
My Commission Expires
August 08, 2020

[Signature]
Notary Public

Print Name: Cheryl Parks

My Commission Expires: 08-08-2020

MAINE REAL ESTATE TAX PAID

Schedule A

PARCEL I

A certain lot or parcel of land, together with any buildings and improvements thereon, located on Desert Road in the Town of Freeport, Cumberland County, Maine consisting of the following described adjacent parcels of land:

Parcel 1

A certain lot or parcel of land situated on Desert Road in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of John Porter on the line between Pownal and Freeport; thence southwesterly on said town line eighty-five (85) rods to the westerly corner of land now or formerly of Charles Wilson; thence south easterly one hundred five (105) rods by said Wilson land to a stone post; thence northeasterly about eighty-five (85) rods to Range "B"; thence by said Range "B" to the first mentioned bounds; containing fifty (50) acres, more or less, and being the same premises conveyed to Viola F. Clough by Annie E Monroe by deed dated November 13, 1906, and recorded in Cumberland County Registry of Deeds in Book 797, Page 342.

Also another piece or parcel of land situated in said Freeport and bounded and described as follows, viz: Beginning at a beech tree on the side of the road leading from the Main Road to the house of Viola F. Clough; thence southwesterly by land of said Viola F. Clough to a stone monument standing at the foot of the slope of a gully; thence by said gully following the foot of said slope on side nearer the land of Clough southeasterly and easterly to the said road leading from the main road to said Cough's house to a stone monument near a willow tree; thence northwesterly by the road to the point of commencement; containing six (6) acres, more or less, and being the same premises conveyed to Viola F. Clough by Philip E. Knight by deed dated June 8, 1917 and recorded in said Registry in Book 991, Page 391.

Excepting therefrom a certain lot or parcel of land situated on the Desert Road in the Town of Freeport, County of Cumberland and State of Maine, which includes within its bounds a certain parcel of land transferred by warranty deed of Henry M. Goldrup, Jr., to David I. Goldrup and Lorraine M. Goldrup, recorded in Cumberland County Registry of Deeds in Book 3715, Page 8, and which is bounded and described as follows:

Beginning on the southwesterly side of the Desert Road, so called, six hundred sixty-nine feet (669') northwesterly from a beech tree stump and an iron post, which is the beginning point of the second parcel in a deed from Everett R. Jamieson to Henry M. Goldrup, Jr., dated February 27, 1926, and recorded in said Registry in Book 1226, Page 100; thence S 40° W two hundred seventy-nine and two tenths feet (279.2') to an iron rod; thence S 50° E three hundred twenty and seventh-tenths feet (320.7') to an iron rod; thence S 40° W fifty-nine and twenty-six hundredths feet (59.26') to an iron rod; thence S 39° 31' 50" E eighty-six and seventeen

hundredths feet (86.17') to an iron rod; thence S 58° 01' 10" W four hundred thirteen and two tenths feet (413.2') to an iron rod near the sideline of a woods road; thence S 14° 59' 40" E eighty-five and two tenths feet (85.2') to an iron rod near the centerline of a brook; thence southeasterly along said brook four hundred sixty feet (460'), more or less, to an iron rod at the foot of the slope of a gully located in the sideline of a certain parcel of land now or formerly of Elaine Polakewich more fully described in said Registry in Book 2668, Page 87; thence northeasterly by said gully following the foot of said gully one thousand forty feet (1,040') more or less, along the sideline of land of said Polakewich to the westerly sideline of the Desert Road; thence along the sideline of said road N 51° 00' 30" W one hundred seventy-five and five tenths feet (175.5') to a beech tree stump and an iron post; thence continuing along the sideline of said road on the same course one hundred nineteen feet (119') to an iron rod; thence continuing along the sideline of said road N 50° W two hundred fifty feet (250') to an iron rod; thence continuing along the sideline of said road on the same course three hundred feet (300') to the point of beginning; containing approximately 11.3 acres.

Being the same premises as conveyed to Ronald P. Dobson and Shirley E. Dobson by Elizabeth E. Goldrup by deed dated April 22, 1986 and recorded in the Cumberland County Registry of Deeds in Book 4946, Page 343.

Excepting from the above described premises a certain lot or parcel of land, being the second parcel described in a deed from Sidney E. Dobson and F. Carolyn Dobson to Deborah Ann Dobson dated January 2, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11249, Page 73, and being described therein as follows:

A certain lot or parcel of land situated on the southwesterly side of said Desert Road, and adjoining the first described parcel on the northwesterly side, and being more particularly bounded and described as follows:

Beginning at an iron on the southwesterly side of Desert Road at the northerly corner of the first parcel described above; thence N 50° 00' 00" W along the westerly line of Desert Road, 300 feet, more or less, to an intermittent stream; thence S 40° 00' 090" W 135 feet, more or less, to land of Ronald P. Dobson and Shirley E. Dobson; thence S 50° 00' 00" E by land of said Dobsons 227 feet, more or less; thence S 19° 08' 55" E by land of said Dobsons 87 feet, more or less, to the northerly line of land described first above; thence N 40° 00' 00" E along said first described land 180 feet, more or less, to an iron and the point of beginning."

Also excepting from the above described premises any land conveyed to Timberlands Development Co. by F. Carolyn Dobson by instrument entitled "Agreement settling uncertainty as to boundary line" dated January 2, 2003 and recorded in the Cumberland County Registry of Deeds in Book 18707, Page 204.

Also conveying any land conveyed to F. Carolyn Dobson by Timberlands Development Co. by instrument entitled "Agreement settling uncertainty as to boundary line" dated January 2, 2003 and recorded in the Cumberland County Registry of Deeds in Book 18707, Page 204.

Parcel 2

A certain lot or parcel of land, located southwesterly of Desert Road, in the Town of Freeport, County of Cumberland and State of Maine, which parcel is a portion of the first described exception from the above described Parcel 1, being bound and described as follows:

A lot or parcel of land in Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northerly line of land now or formerly of Elizabeth E. Goldrup which parcel was reserved to said Elizabeth E. Goldrup in a Warranty Deed from Elizabeth E. Goldrup to Ronald P. Dobson and Shirley E. Dobson dated April 22, 1982, recorded in the Cumberland County Registry of Deeds in Book 4946, Page 343, said point being Two Hundred Seventy-Nine and Twenty Hundredths feet (279.20') on a line bearing S 40° 00' 00" W from the northeasterly corner of the said reserved parcel; thence S 50° 00' 00" E Three Hundred Twenty and Seventy Hundredths feet (320.70') along other land of Dobson to an iron pin; thence S 40° 00' 00" W Fifty-Nine and Twenty-Six Hundredths feet (59.26') along other land of Dobson to an iron pin; thence S 39° 31' 50" E along Dobsons' land Eighty-Six and Seventeen Hundredths feet (86.17') to an iron pin; thence S 58° 01' 10" W Four Hundred Fifteen feet (415'), more or less, along Dobsons' land to an iron pin; thence S 14° 59' 40" E Eighty-Five and Two Tenths feet (85.2') to an iron pin; thence N 57° 13' 47" E, Three Hundred Twenty-Two and Forty-Nine Hundredths feet (322.49') along land to be retained by Goldrup to an angle point; thence N 30° 28' 02" E One Hundred Nineteen and Two Hundredths feet (119.02') along said retained land to an iron pin; thence N 13° 54' 08" E One Hundred Fifty-Seven and Forty-Four Hundredths feet (157.44') along said retained land to a point; thence N 50° 00' 00" W Sixty-Five feet (65') along said retained land to an angle point; thence N 3° 32' 40" W Twenty-Nine and Ninety-Three Hundredths feet (29.93') along said retained land to an iron pin; thence N 25° 24' 07" W One Hundred Nineteen and Twenty-Seven Hundredths (119.27') along said retained land to an angle point; thence N 43° 36' 21" W One Hundred Fifty-Five feet (155'), more or less, to a point on a line bearing S 40° 00' 00" W, said line being the most northerly line of land reserved to said Goldrup in the deed recorded in the Cumberland County Registry of Deeds in Book 4946, Page 343; thence S 40° 00' 00" W One Hundred Forty feet (140'), more or less, to an iron pin and the point of beginning.

Being the same premises as conveyed to Ronald P. Dobson and Shirley E. Dobson by Elizabeth E. Goldrup by deed dated October 4, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6508, Page 173. Reference is also made to the deed to Sidney L. Dobson and F. Carolyn Dobson from Elizabeth E. Goldrup dated November 2, 1990 and recorded in said Registry of Deeds in Book 9375, Page 61, in which deed Elizabeth E. Goldrup released certain reversionary and other interests, and in which deed the first described parcel encompassed the premises described above as Parcel 2.

Excepting that portion of the above described Parcel 2 that was included within the first described parcel of a deed from Sidney E. Dobson and F. Carolyn Dobson to Deborah

Ann Dobson dated January 2, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11249, Page 73. Said first described parcel was described in said deed as follows:

A certain lot or parcel of land with the buildings and improvement thereon situated on the southwesterly side of Desert Road in the Town of Freeport, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at an iron on the southwesterly side of Desert Road at the northerly corner of land conveyed by Henry M. Goldrup, Jr. to David I. Goldrup and Lorraine M. Goldrup by deed dated July 15, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3715, Page 8; thence N 50° 00' 00" W 300.0 feet to an iron pipe at land conveyed by Elizabeth E. Goldrup to Ronald P. Dobson and Shirley E. Dobson by deed dated April 22, 1982, recorded in said Registry of Deeds in Book 4946, Page 343; thence by land of Dobson by the following courses and distances: S 40° 00' 00" W 279.2 feet to an iron; thence S 50° 00' 00" E 320.70 feet to an iron; thence S 40° 00' W 59.26 feet to an iron; thence S 39° 31' 50" E 86.17 feet to an iron at the northerly corner of land conveyed by Elizabeth E. Goldrup to Karen Bushee by deed dated August 24, 1988, recorded in said Registry in Book 8442, Page 163; thence N 83° 10' 05" E 211.31 feet to the southerly corner of land of David I. Goldrup, et al, aforesaid; thence N 50° 00' 00" W by land of David I. Goldrup, et al, 250.0 feet to an iron; thence N 40° 00' 00" E by land of David I. Goldrup 200.0 feet to an iron and the point of beginning.

Containing 2.50 acres and being shown as Lot 1-A on Plan of Elizabeth Goldrup dated November 24, 1981, made by Owen Haskell, Inc., and which Plan is unrecorded."

Also conveying all interests acquired pursuant to a deed from Ronald P. Dobson and Shirley E. Dobson to F. Carolyn Dobson dated April 19, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11454, Page 129.

PARCEL II

Also conveying a certain lot or parcel of land, together with any buildings and improvements thereon, located in the Town of Freeport, Cumberland County, Maine consisting of the following described adjacent parcels of land:

Parcel A is bounded and described as follows:

Beginning at a point at the northernmost corner of the land now or formerly of Karen Busbee (Book 11151 Page 81), which point is the northwest corner of the land now or formerly of Henry M. Goldrup (Book 9426 Page 245) and which point is the southernmost corner of the land of the grantor as shown on "Boundary Survey at 93 Desert Road, Freeport, Maine made for Dwight and Deborah Pensiero Jan. 5, 2007 Owen Haskell, Inc. Job No. 2006-276F" revised 04-30-07;

Thence, N 83° 10' 05" E by the land of Goldrup 102.72 feet;

Thence, N 50° 00' 00" W by the remaining land of Pensiero 155.01 feet to the land now or formerly of Gary E. Currens (Book 21078 Page 59);

Thence, S 40° 00' 00" W by the land of Currens 59.26 feet to a 5/8" iron rod set; Thence, S 39° 31' 50" E by the land of Currens 86.17 feet to the point of beginning. Said parcel contains 8,317 square feet and is shown as Parcel A on said plan.

Parcel B is bounded and described as follows:

Beginning at a 5/8" iron rod set point at the westernmost corner of Parcel B at the land now or formerly of Gary E. Currens (Book 21078 Page 59), which point is located N 50° 00' 00" W a distance of 320.70 feet from the northernmost corner of the above described Parcel A as shown on said plan;

Thence, N 40° 00' 00" E by the land of Currens 114.44 feet to a 5/8" iron rod set;

Thence, S 19° 08' 55" E by the remaining land of Pensiero 223.16 feet to the land of Currens;

Thence, N 50° 00' 00" W by the land of Currens 191.58 feet to the point of beginning. Said parcel contains 10,962 square feet and is shown as Parcel B on said plan.

Parcel C is bounded and described as follows:

Beginning at a 5/8" iron rod set at the northernmost corner of the land of Pensiero on the assumed southwesterly sideline of Desert Road as shown on plan;

Thence, S 40° 00' 00" W by the land now or formerly of Gary E. Currens (Book 21078 Page 59) a distance of 135.00 feet to a 5/8" iron rod set;

Thence, S 50° 00' 00" E by the land of Currens 80.00 feet;

Thence, N 09° 20' 58" E by the remaining land of Pensiero 156.92 feet to the point of beginning.

Said parcel contains 5,400 square feet and is shown as Parcel C on said plan.

Received
Recorded Register of Deeds
Dec 06, 2018 02:26:14P
Cumberland County
Nancy A. Lane

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Exhibit 2

Stormwater Narrative

EXISTING CONDITIONS

The project area is located at 95 Desert Road, Freeport, ME and is known as the Desert of Maine. The project site is in the southerly portion of the parcel on existing RV sites that are accessed via the existing "Campground Road." The topography of the existing 52-acre parcel varies but consists mostly of wooded and sandy areas generally sloping in a southeasterly direction.

The existing RV sites throughout the parcel are compacted earth and gravel, which convey stormwater runoff away from the road and toward natural drainage areas. The project site consists of several existing RV sites which convey stormwater runoff away from the campground road, towards the woods. Campground runoff generally flows towards an existing drainage ditch that channels flows around the site and continues in an easterly direction, toward Harvey Brook which is tributary to Cousins River traveling southeasterly toward the ocean. These rivers and Brooks are not considered urban-impaired by Maine DEP.

Soils mapping was obtained from the Medium Intensity Soil Survey for Cumberland County as shown on the attached Natural Resources Conservation Service web soil mapping. As indicated on the attached soils map, the primary hydrological soils group (HSG) covering the site are Windsor loamy sand "WmB" and "WmC" (HSG-A). Also, Whately fine sandy loam "Wg" (HSG-C/D) is covering a small portion of the site.

PROPOSED CONDITIONS

The project considers construction of nine new domes, one cabin, and one sauna building with associated utility, landscape, and grading improvements. The domes and cabins are to be installed on concrete piles in the existing RV sites. Earthwork activities are minimized by maintaining the existing grades, which slope away from the frontage and convey stormwater flows away from the road and campsites. The proposed conditions will closely reflect the existing drainage pathways, and no significant changes to stormwater drainage paths, quantities, and qualities. The proposed landscape improvements will provide increased treatment and filtration of new stormwater. The existing sites will be resurfaced and improved as needed for pedestrian access, parking, and utility installation.

There is an overall reduction in the amount of impervious area due to the reduction in size of the compact gravel driveway in each site (as the driveway is no longer required because we no longer will need to accommodate RVs). See Figure 1. Site Impervious Area and Figure 2. Building Square Footage below for the total impervious area and square footage of the new structures:

Site Impervious Area					
	Original		New		Difference
	Dimensions (ft)	Area (ft2)	Dimensions (ft)	Area (ft2)	Area (ft2)
Domes / Cabins					
2	33x25	825	33x25	825	0
4	47x22	1081	25x22	550	-531
5	33x21	693	15x23	345	-348
6	40x29	1160	25x29	725	-435
7	48x20	960	25x29	725	-235
8	42x20	840	42x20	840	0
9	50x16	800	50x16	800	0
26	12x14	168	17x17	289	121
27	42x26	1092	42x26	1092	0
28	44x26	1144	44x26	1144	0
Wellness Area					
Sauna	N/A	0	26x10	260	260
Hot Tub Deck	N/A	0	10x10	100	100
Walkways	N/A	0	3x60	180	180
				Total	-888

Figure 1. Site Impervious Area

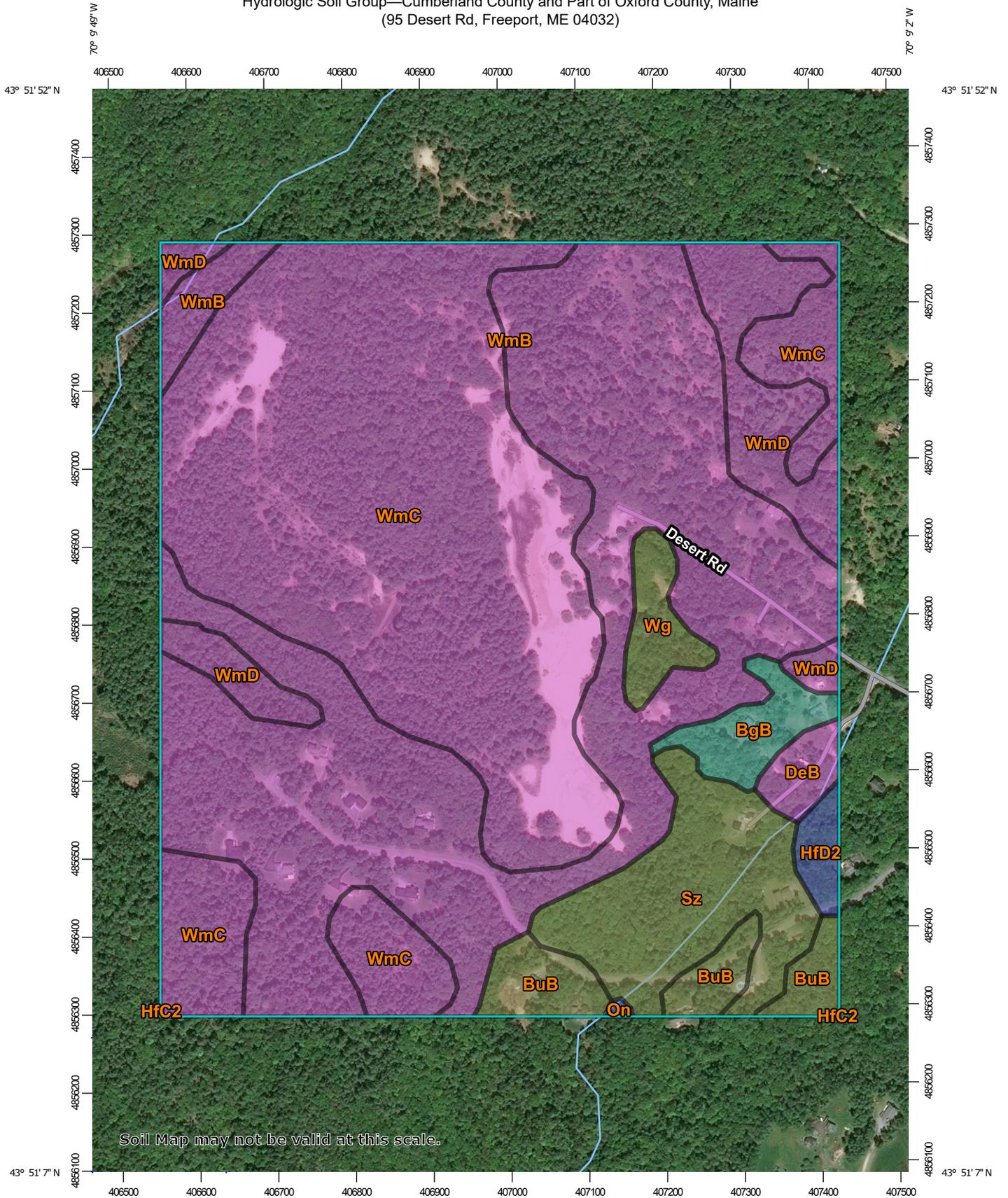
Building Square Footage		
Type	Dimensions (ft2)	Area (ft2)
Dome	22ft Diameter	380
Dome	22ft Diameter	380
Cabin	15x23	345
Dome	22ft Diameter	380
Dome	22ft Diameter	380
Dome	22ft Diameter	380
Dome	22ft Diameter	380
Dome	16ft Diameter	201
Dome	22ft Diameter	380
Dome	22ft Diameter	380
Sauna	26x10	260
	Total	3847

Figure 2. Building Square Footage

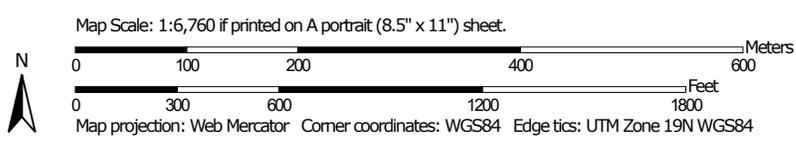
This new impervious area includes deck/patio space and gravel areas or pathways for pedestrian access. Any disturbed areas during construction will be restored in-kind. Existing landscape areas will be preserved and improved to maximize aesthetic value for campground guests. An important component to this project is conservation of the natural setting and reduction of disturbance and impact to the surrounding areas. Existing drainage paths and surrounding landscape will be protected and maintained.

All perimeter erosion control measures shall be installed prior to any activities that disturb site soils. Contractor shall install channel protection and temporary sediment basins where required before substantial earth moving activities. All erosion control shall be maintained during construction.

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(95 Desert Rd, Freeport, ME 04032)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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 1:24,000.

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:
 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: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 17, Jun 5, 2020

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	C	4.2	1.9%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	7.2	3.4%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	A	2.2	1.0%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	B	0.0	0.0%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	B	1.8	0.8%
On	Ondawa fine sandy loam, 0 to 3 percent slopes, occasionally flooded	B	0.1	0.1%
Sz	Swanton fine sandy loam	C/D	16.0	7.5%
Wg	Whately fine sandy loam	C/D	3.5	1.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	A	77.9	36.2%
WmC	Windsor loamy sand, 8 to 15 percent slopes	A	88.5	41.2%
WmD	Windsor loamy sand, 15 to 35 percent slopes	A	13.6	6.3%
Totals for Area of Interest			214.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Exhibit 3

Conceptual Drawings and Photos



Figure 3. 22ft Dome - Exterior

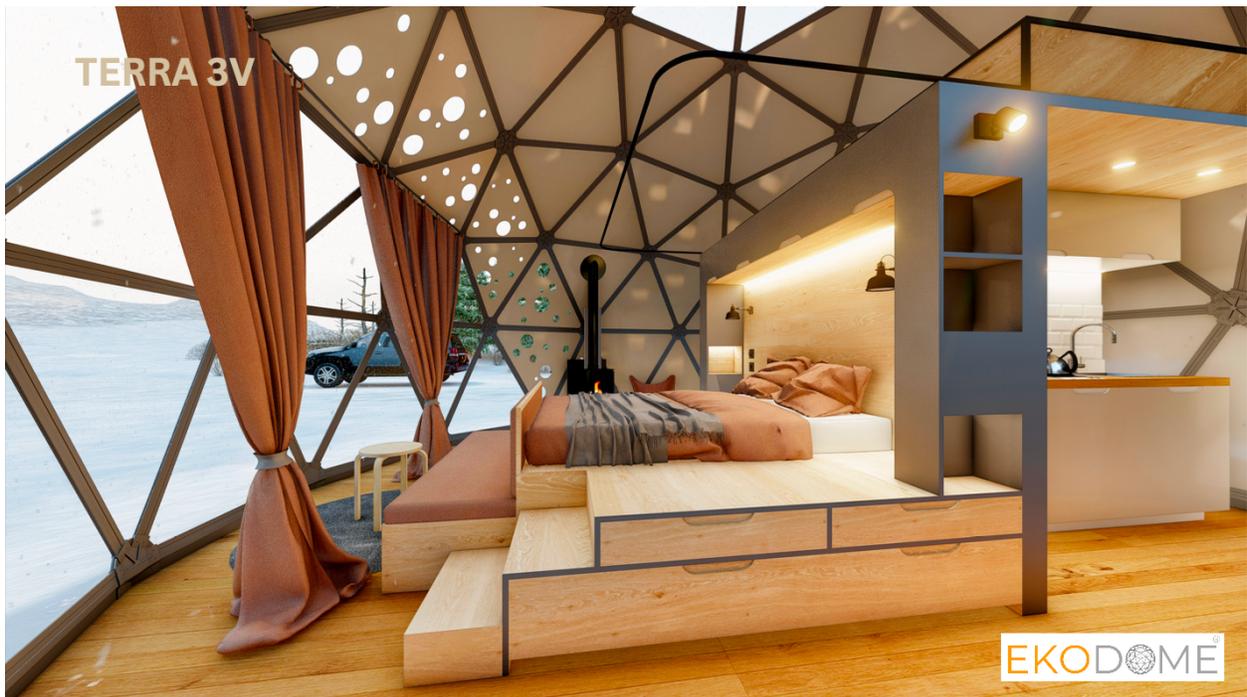


Figure 4. 22ft Dome - Interior Bed and Counter Space



Figure 5. 22ft Dome - Interior Bed



Figure 6. 22ft Dome - Interior Bed and Window



Figure 7. 22ft Dome - Interior Bathroom



Figure 8. 16ft Dome - Exterior



Figure 9. Cabin - Exterior



Figure 10. Cabin - Interior

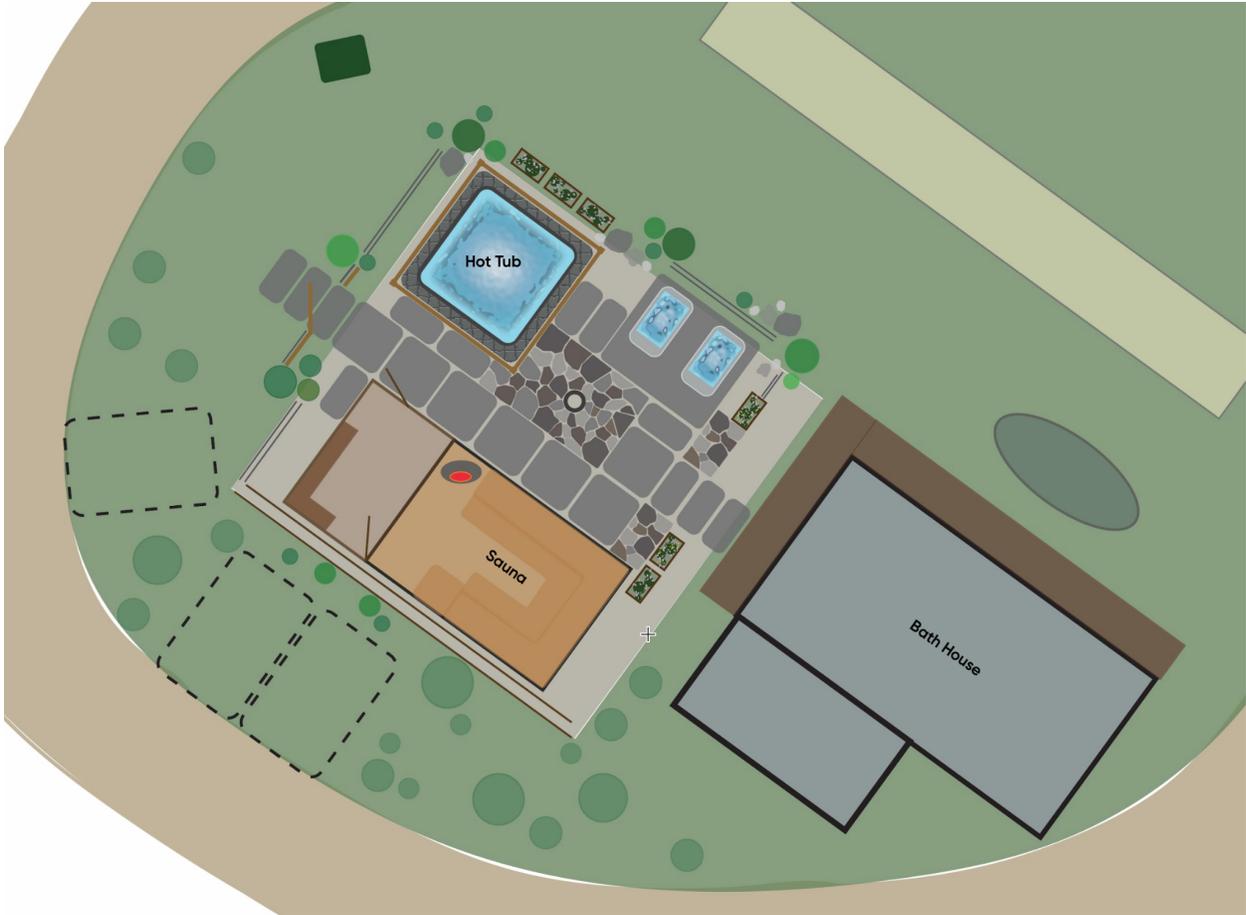


Figure 11. Wellness Area - Top View



Figure 12. Wellness Area - Sauna Waiting Room



Figure 13. Wellness Area - Sauna Interior

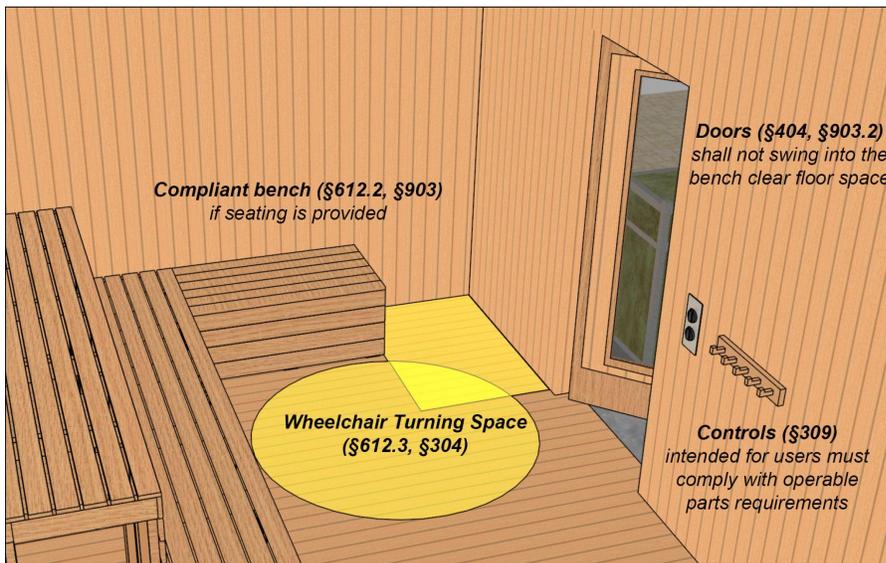


Figure 14. Wellness Area - Sauna Accessibility



Figure 15. Wellness Area - Hot Tub



Figure 16. Wellness Area - Cold Plunge Baths