

1/23/24

Caroline Pelletier
Town Planner/Project Review Board
Town of Freeport
30 Main st. Freeport, ME 04032
207-865-4743 ext. 107

Dear Caroline and Project Review Board Members,

Attached please find our submission for change of use and design review for the back portion of our rental property located at 59 Depot Street in Freeport, Maine. The main house is currently used as medium/long term rental (3-12+ months), leaving the existing attached storage room and garage which we propose to convert into a 3 booth hair salon. This space is about 600 sf and has its own driveway and entrance off from West Street. The Freeport Design Review District Survey done on this property in May of 2019 states that the "Garage does not contribute to the property." Nonetheless, it is our hope to refinish this space in a way that better fits with the existing historical elements of the house and neighborhood. See *attachments A & B* for current photos from Depot St. and West St. vantages.

Cover Letter Attachments:

- i. Attachments A&B: current house photos- Depot St., West St.*
- ii. Attachment C. 59 Depot St. Deed*
- iii. Attachment D. Site Plan Review Submission Checklist*
- iv. Attachment E. Town of Freeport Planning Department Application for Review*
- v. Attachment F. Town of Freeport Design Review Certificate Checklist*
- vi. Attachment G. Salon exterior clip sheet (lights, windows, doors, etc.)*

Proposed changes:

Existing exterior structure: All construction to be done by contractor Todd Slocum, Inc. with all applicable permits obtained:

1. General: Our intention is to continue the historical style of the building and so all doors and windows will be chosen to match the existing style on the house. Further, the theme of cedar shingles around the middle of the main house will be continued on the salon by finishing the exterior with white wood trim and gray cedar shingles with corresponding 7 inch reveal. A light gray color will be chosen from historical registry and we will paint existing cedar shingles on the main building to match along with the white clapboards. All trim will remain and continue to be white wood.

2. **Figure 1 & 1a.** Removal of garage door and replace with paneled vinyl door, to match style of main house. See clip images.
3. **Figure 2 & 2a:** Second window added to match existing. Windows upgraded to vinyl, matching style of main house. "Twist Salon" sign added to roof.
4. **Figure 2b, Signage:** a proposed sign will go on the roof of the West Street side measuring 3.5' high X 8.5' wide. It will read: "Twist Hair Salon". All necessary applications and permits to be completed.
5. **Figure 3 & 3a:** Replace existing/update windows and entry way door as noted to match main house style in vinyl (see clip image). Update skirting around deck with new/matching and re-stain deck with color from historical registry.
6. **Figure 4 & 4a:** High placed transom windows for natural light on wall facing Community Center, measuring approximately 1' high X 4' long.
7. **Exterior lighting:** See site plan poster for placement. In general, we will seek to have lighting be effective for safe movement during evening/night but not disruptive to the neighborhood, as follows:
 - a. **Sign lights:** Two 6-8" Angle shade lights from top directed at sign. If needed, two additional sign spot lights pointing from upper trim of building directly at sign.
 - b. **Driveway & Walkway lights:** Single or double spotlights from upper trim level of building aimed directly to driveway and walkway below.
 - c. **Entrance and egress doors:** Standard exterior lantern lights. Two at entrance and one at egress.
8. **Landscaping - see survey/site plan, Figure 5/Poster.**
 - a. On 6/5/2023 Randy Loubier of Owen Haskell, Inc. completed a full survey of the property and developed the attached site plan. Of note in the plan:
 - i. Lighting as described above
 - ii. Landscaping to further separate the rental from the salon. Most notably, this includes 4 sections of white picket wood or vinyl fence with privet shrubs in between the fence sections. Fence sections proposed to measure 8' long and 42" high. Privet to be of similar height and both to be placed 4' back from property lines on Depot and West St.
 - iii. Expansion of driveway one space. An additional 9.80 feet is proposed to be added to the left side of the driveway, tapering to the existing curb (no changes in curb or sidewalk needed). A retaining wall will be built along the left side to account for the small slope down to the driveway. The

wall will range in height from approximately 6" to 32" in height to match the slope of the lawn removed for the driveway expansion. Excavator TBD, all necessary permits obtained at that time.

iv. Landscaping and necessary permits obtained by Rick Daniels/Bloom landscape, Freeport ME.

9. Proposed Shed (Figure 6): To provide for items currently stored in the garage, an approximately 6'X8' shed will be built along the back wall in rear of property- as indicated in site plan. Roof of the shed will slope away from the rear side property line towards the rear of the lot and the shed and base will be made of non-combustible materials as discussed with Nick Adams on 12/20/2023.
10. Interior (Figure 7): Inside built out by contractor Todd Slocum as a hair salon with 3 booths, 2 salon sinks, small waiting area, ADA bathroom, washer/dryer along with accompanying plumbing, heating and separate electrical service. Necessary permits for construction, electrical service and plumbing/heating will be obtained. See attached floor plan.
11. ADA compatibility (*Appendix A*): On June 18 ,2023 we spoke with Jason Angel, MES from the New England ADA Institute. Mr. Angel referenced 2010 ADA Standards for accessible design and made the following observations/recommendations summarized in an email dated 6/20/23:
 - a. We are not required to have an ADA parking space or an ADA ramp because both the driveway and structure are existing. However, for ease of use he recommended to us to include a wheel chair aisle in the driveway for ease of parking for anyone with a disability (*see site Plan*).
 - b. ADA bathroom standards are applicable. However, Mr. Angel appreciated Colleen's long standing policy for any clients who cannot make their appointment due to injury or disability of going to their home to provide salon services.
12. Utilities:
 - a. Electric: A separate electrical service will be added for the salon. Previous re-wiring of the rental space was done in a manner to readily allow for this. Electric will include lights, outlets, water heater and outlets for washer, dryer and heat pump. All necessary permits will be obtained by Vision Electric/Alan Pimental.
 - b. Heating: Connected to existing furnace for baseboard heat and electric heat pump/AC for summer. All necessary permits obtained for plumbing/heating and

installation of heat pump. General plumbing & heating by Joseph Deprofio. Heat Pump by Travis Harford. All necessary permits to be obtained.

- c. **Freeport Water (Appendix B):** In March of 2023 we spoke with Evan Vashon, Engineer for The Maine Water Co. (MWC) regarding "Ability to Serve Determination" for 59 Depot St. The calculations are based on the existing water supply and specific to a 3 booth/2 sink salon. Based on this information MWC stated that "the expected increase in water usage is within the water system's available capacity." Among the conditions of service is the need to have a professionally installed "testable back flow preventer" prior to MWC meter serving the salon. **Freeport Sewer:** In February 2023 we spoke with Leland Arris, General Manager of the Freeport Sewer District (FSD). Based on the 3 booths/day his formula calculates a gallons per day estimate that can be managed by FSD. A one time capacity fee of \$4503 is due FSD prior to the start of the salon. Additionally, a list of chemicals to be used in the operation of the hair salon is to be supplied (hair soap/conditioner, hair color, toner and bleach). *See Appendix C*
 - d. **Trash Pick-up:** Trash will be disposed of in current location used by rental, which is a small nook near the rental entry and salon back door. Trash is picked up weekly on Monday mornings.
13. **Stormwater Management (Appendix D):** The site plan and proposal was reviewed on 1/2/24 by Adam Bliss, Freeport Town Engineer/Public Works Director. He determined that the proposal would not require stormwater treatment.
 14. **Railroad-right-of way within fenced area.** The fence line has been in existence since at least 8/2/1991 when it was referenced in a sketch on the building permit for the deck on the back side of the house. No changes of any kind will be made in that area. See site plan.
 15. **Fit-up Grant:** We are grateful to be a Freeport Town Fit-up grant recipient in the amount of \$10,000. These funds will offset some of the cost of the extensive plumbing and electrical needed to be done for the salon build.

Thank you for your review of this salon project located at 59 Depot Street. We are happy to provide you with any additional information and thank you for your consideration.

Respectfully submitted,



Thomas Kivler



Colleen Brink



Attachment B -
West St. View

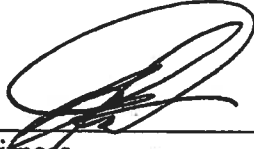


**DEED OF SALE BY
PERSONAL REPRESENTATIVE**
(Maine Statutory Short Form)

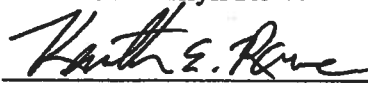
CERTIFIED TO BE A TRUE
AND EXACT COPY OF THE
ORIGINAL WHICH HAS BEEN
SUBMITTED FOR RECORDING

Kenneth E. Rowe, of 1202 Molokai Drive, Tega Cay, South Carolina 29708, duly appointed and acting Personal Representative of the **Estate of Marilyn Rowe**, deceased (testate), as shown by the probate records of Cumberland County, Maine (Cumberland County Probate Court Docket No. ~~2018-1201~~ 2018-1201), by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Brink Investments, LLC** whose mailing address is 254 Libby Road, Pownal, ME 04069, the real property situated in Freeport, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 24, 2019.



Witness

Estate of Marilyn Rowe


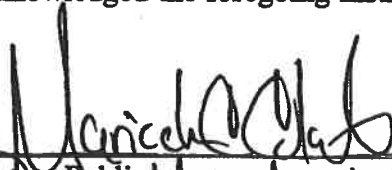
Kenneth E. Rowe, Personal Representative

North Carolina
State of ~~South Carolina~~
County of Mecklenburg

May 24, 2019

Personally appeared before me the above named Kenneth E. Rowe, Personal Representative of the Estate of Marilyn Rowe and acknowledged the foregoing instrument to be his free act and deed.

MARICELA C COLANGELO
NOTARY PUBLIC
MECKLENBURG County
North Carolina
My Commission Expires 11/12/2022



Notary Public
Print Name: Maricela C Colangelo
My Commission Expires: 11/12/2022

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows to wit:

Beginning at the point of intersection of the southerly side line of Oak Street, n/k/a Depot Road, with the easterly side line of West Street, or Range "C", so called; thence north-easterly by the said southerly side line of Oak Street, seventy-six (76) feet and six (6) inches, more or less, to a granite monument; thence southeasterly one hundred twenty-one (121) feet, more or less, to a granite monument in the northerly side line of the Maine Central Railroad location; thence westerly by the said northerly side line of said Railroad location seventy (70) feet, more or less, to the point of intersection thereof with the easterly side line of West Street aforesaid; thence northwesterly by said easterly side line of West Street aforesaid about ninety-five (95) feet, more or less, to the point of beginning; meaning and intending to convey lot numbered nine (9) in the corner of West and Oak Streets, as shown on a "Plan of E. B. Mallet Jr.'s, Nye Lots, Sec. A., Freeport, Me., 1890", recorded in Cumberland County Registry of Deeds, Plan Book 6, Page 55, to which Plan reference is hereby made for further description.

SUBJECT TO a certain easement given by John B. Randall to the Freeport Sewerage District dated August 26, 1948 and recorded in said Registry of Deeds in Book 1929, Page 282.

Meaning and intending to convey and hereby conveying the same premises as set forth in Warranty Deed from Laura P. Lunt to Horace P. Rowe and Marilyn Rowe dated June 3, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2959, Page 795.

Project Name Salon / 59 Depot St. Date 9/7/23

Town of Freeport Site Plan Review Submission Checklist – Smaller Projects Per Section 602 of the Freeport Zoning Ordinance Class B		
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.</u> 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.		
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.	✓	Planning Dept. Application
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.	✓	
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.	✓	
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:	✓	
a. Owner's name, address and signature;		
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;	✓	
c. The <u>bearings and distances</u> of all property	✓	

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;	✓	New survey completed + enclosed
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;	VC-1	
e. The <u>lot area</u> of the parcel and the <u>road frontage</u> ;	✓	See survey/site plan
f. The <u>location, size, and type of all existing and proposed buildings</u> and structures (including size and height) and:		
the setbacks from property lines,	✓	
driveways	✓	
sidewalks	✓	
parking spaces	✓	
loading areas	NA	
open spaces	NA	
large trees	NA	
open drainage courses	NA	
signs	✓	
exterior lighting	✓	
service areas	✓	
easements	✓	
landscaping	✓	

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: Salon / 59 Depot St.

Proposed Use of Property: Salon in rear portion - existing shed/garage

1) Applicant Information:

Name: Colleen Brink + Thomas Kivler Tel: 207-899-9337
(If a Company, provide name of person also)

Address: 254 Libby Rd Pownal, ME 04069

Email: tkivler87@gmail.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: _____

4) Property Information:

Present Use of Property: Rental in front portion

Location: Street Address 59 Depot St.

Assessor's Office Map: _____

Lot: _____

Size of Parcel (acres): 0.17 Acres

Zoning District (s): _____

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 Overly District: Yes No

Please describe the proposed changes: Renovate existing garage/storage room into hair salon & separate driveway + entrance

6) **Other Information:**

Proposed # of Buildings: 1 Gross Square Footage of Non-Residential Buildings: 585 SF

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

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

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: Randy Loubier/Owen Haskell Tel: 774-0924

Address: 390 US Route 1, Unit 10, Falmouth, ME 04105

Email: r.loubier@owenhaskell.com

9) **Billing Contact (If different than applicant information)**

Name: Same 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.

9/7/23
DATE

[Signature]
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Project Name 59 Depot St. Salem Date: 9/7/23

Town of Freeport
DESIGN REVIEW CERTIFICATE
Checklist

The following items shall be included with all applications for Design Review Certificates for exterior alterations. For signage, please refer to the "Sign Application Requirements". Please note that the Project Review Board may request additional information if it is required for the Project Review Board to make a decision on an application.

- 1) Please attach current photos of the building showing elevations of the side(s) for which alterations are proposed.
- 2) If changes to the exterior color(s) of any portion of the building are proposed, include information on the color(s) including at least one complete set of paint chip samples (from the paint supplier) noting the actual color names.
- 3) In reviewing the application, the Board will need to know the types of materials to be used. For all materials, except for wood clapboards/shingles, cut sheets with product details must be included. Please complete the following table (use an additional sheet to explain, if necessary):

Item	Please explain details of the existing materials (if applicable)	Please explain details of proposed changes (if applicable)
Siding (Note: reveal is the height of the exposed clapboard)	Material <u>Vinyl</u> Style <u>Clapboard</u> Reveal <u>5"</u>	Material <u>Cedar Shingle</u> Style <u>Design to match main house</u> Reveal <u>7"</u>
Trim	Material <u>Wood</u> Trim Width <u>4"-6"</u>	Material <u>Wood</u> Trim Width <u>Same</u>
Windows (Note: please circle all styles that apply)	Material <u>Vinyl</u> <u>Window Style:</u> <u>single-hung</u> <u>double-hung</u> casement awning solid plate glass bay other _____ <u>Grille Style:</u> <u>no grilles</u> inside outside between the panes of glass Mullion Pattern <u>NA</u>	Material <u>Vinyl</u> <u>Window Style:</u> <u>single-hung</u> <u>double-hung</u> casement awning solid plate glass bay other _____ <u>Grille Style:</u> <u>no grilles</u> inside outside between the panes of glass Mullion Pattern <u>NA</u>

Doors	Material <u>Metal / Wooden Garage Door</u> Panel style <u>2</u> Sidelite style <u>Ø</u> Transom style <u>1/2 window</u>	Material <u>Vinyl</u> Panel style <u>4</u> Sidelite style <u>Single side of door</u> Transom style <u>Ø</u>
Roofing	Material(s) <u>asphalt</u>	Material(s) <u>NA</u>
Misc. Items (such as lighting, fences, awnings, etc)	Please describe:	Please describe:

Please refer to the Town of Freeport – Chapter 22 Design Review Ordinance for additional information and standards.

Note: This form supplements the applicable Planning Department application.

Depot St. Salon Clip Page

Exterior Lights:
Sconce Door Lights:

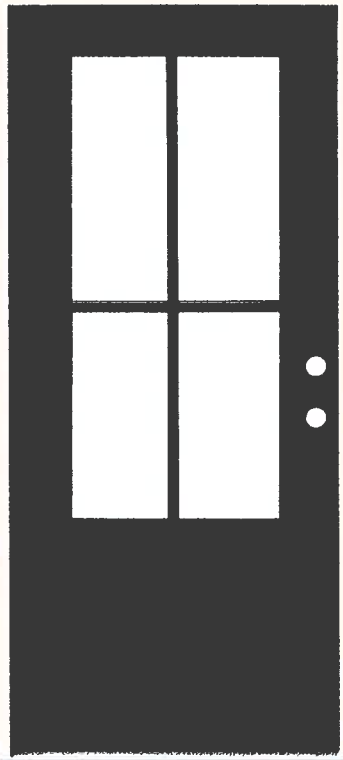


Walkway & Driveway Lights:
RAB Lighting STL200HW Stealth 200 Sensor with Twin Precision Die Cast H101 Deluxe **Shielded Floods**, Aluminum, 110 Degrees View Detection, 1000W Power, 120V, White, Multi



Exterior Doors: Fiberglass, pre-hung

Back & Front:



1. Fiberglass Pre-hung Door

With Exterior Grill/divider

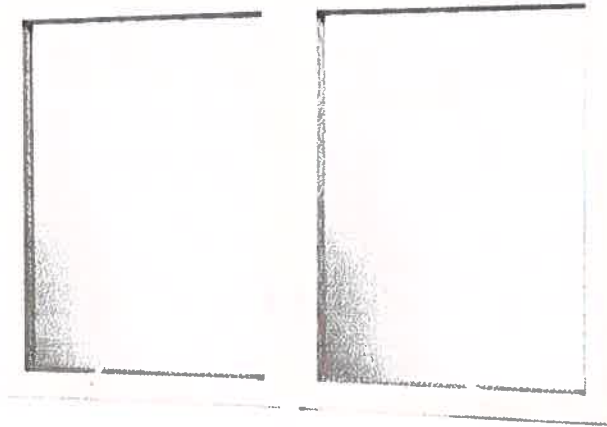
Double Hung Vinyl Windows:



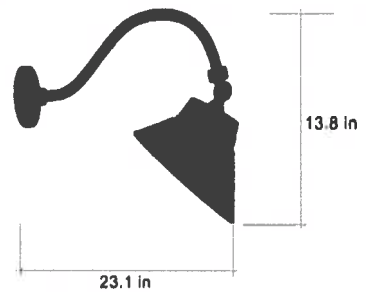
To update & still match existing

Depot St. Salon Clip Page

Double Window 72"X48"



Sign Lights



Transom Window:



*Fence Sections/Vinyl or Wood:



Figure 1.



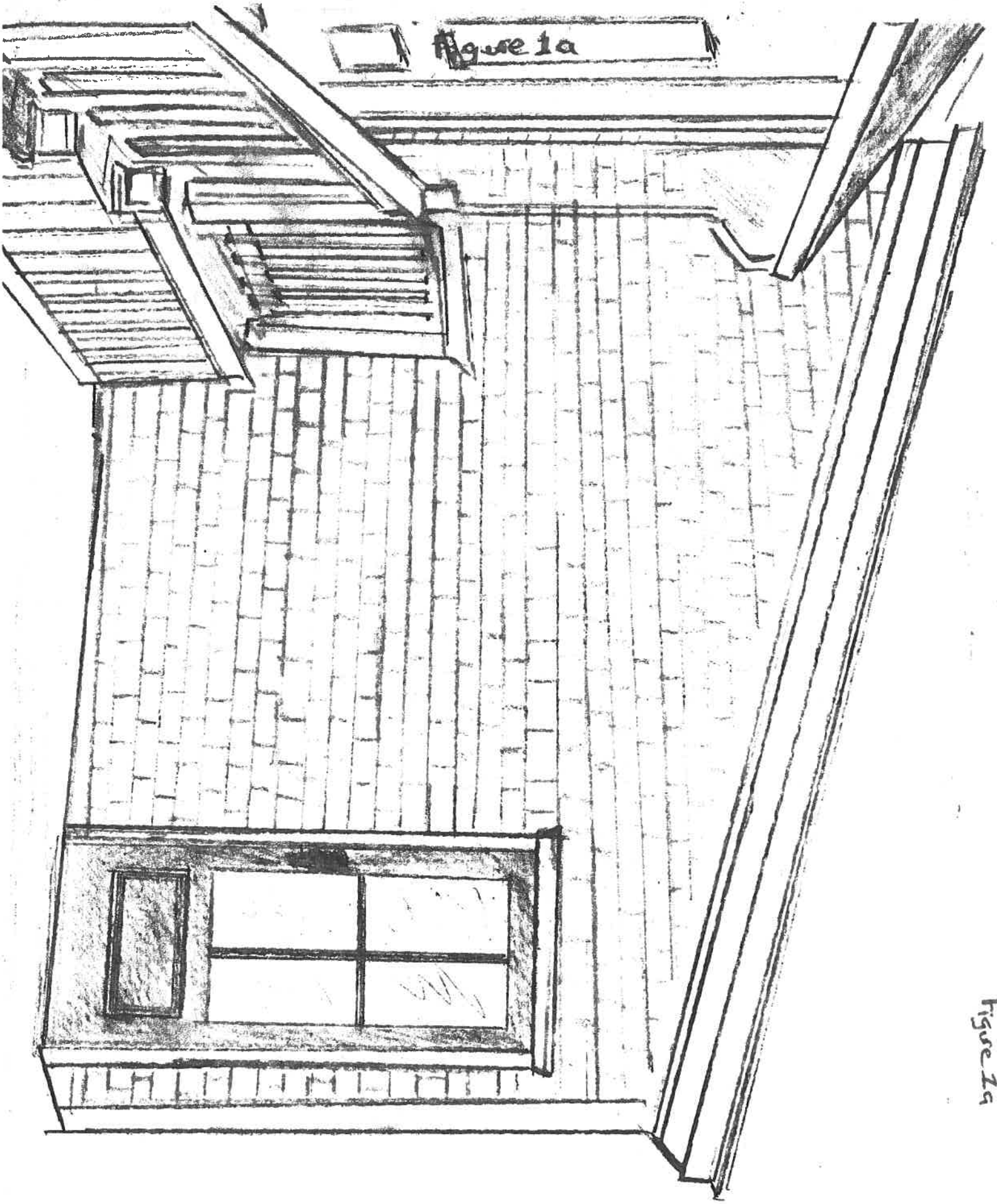


Figure 1a



Figure 2

Figure 2

Figure 2a

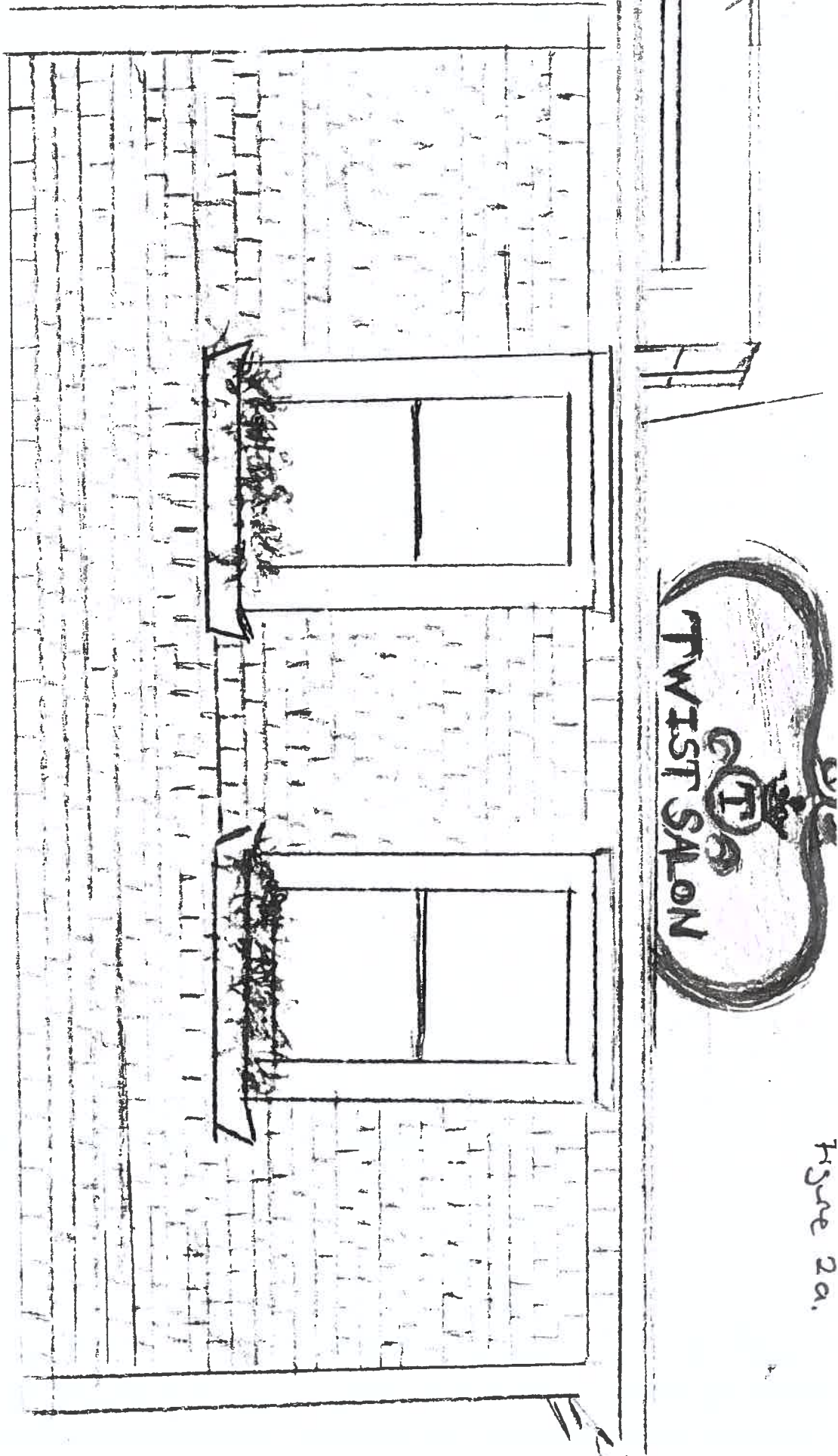
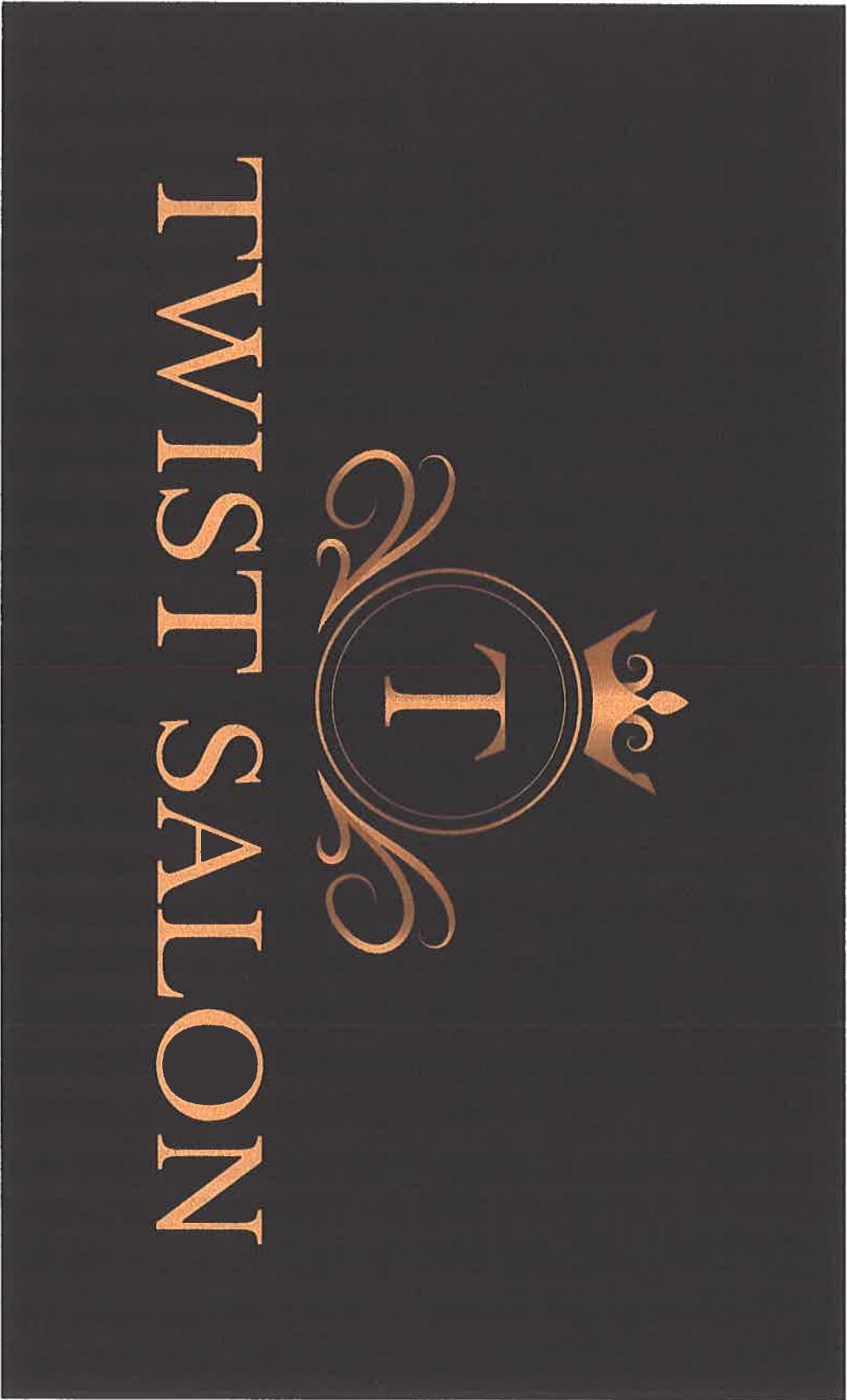


Figure 2a.

Figure 2b

← 42" →



← 102" →

Figure 2c

Figure 3



Figure 3

Figure 3a

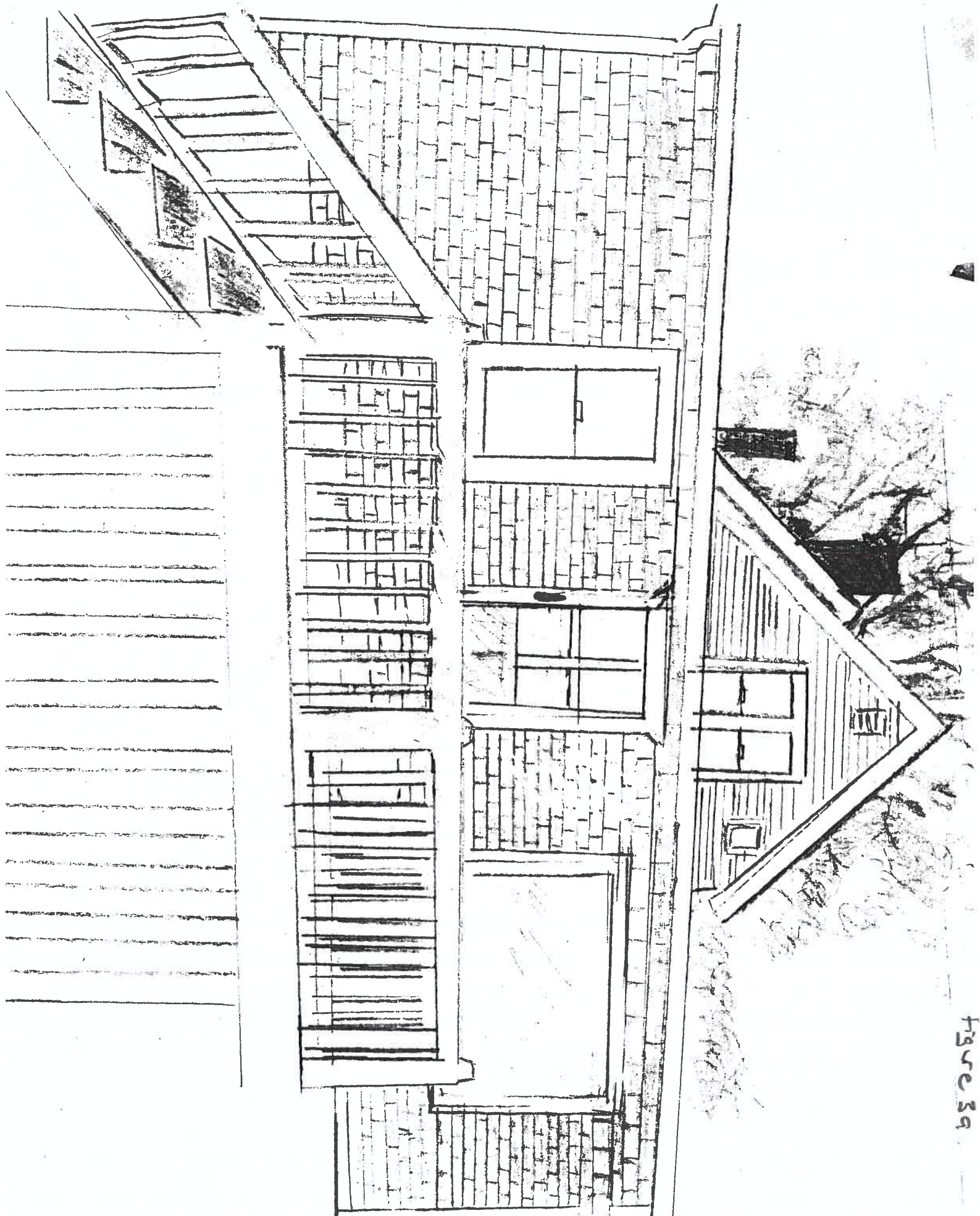


Figure 3a



Figure 4

Figure 4.

Figure 4a

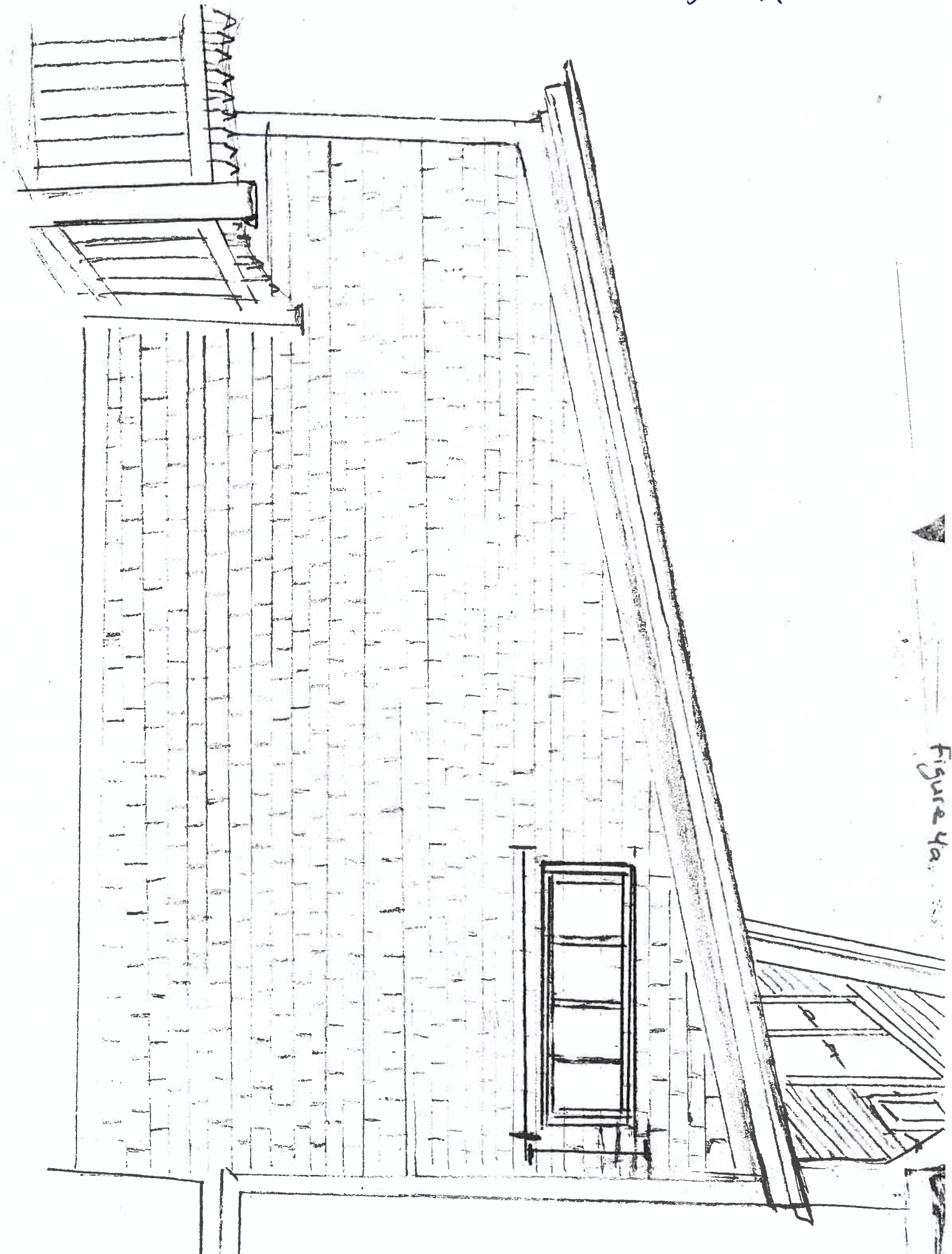
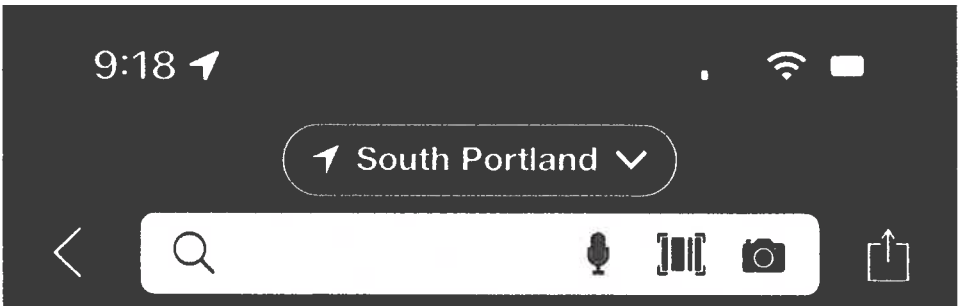


Figure 4a

Figure 6



[Home](#) / [Storage & Organization](#) / [Outdoor Storage](#)

Outsunny
7 ft. x 4 ft. Metal Outdoor Backyard Garden Utility Storage Tool Shed Kit with Spacious Layout and Durable Construction

★★★★☆ (135) ✓




Home


Shop


Tom


Store Mode


Cart

Figure 7

- West Street -

← 20' →

- Depot Street - ← 29' →

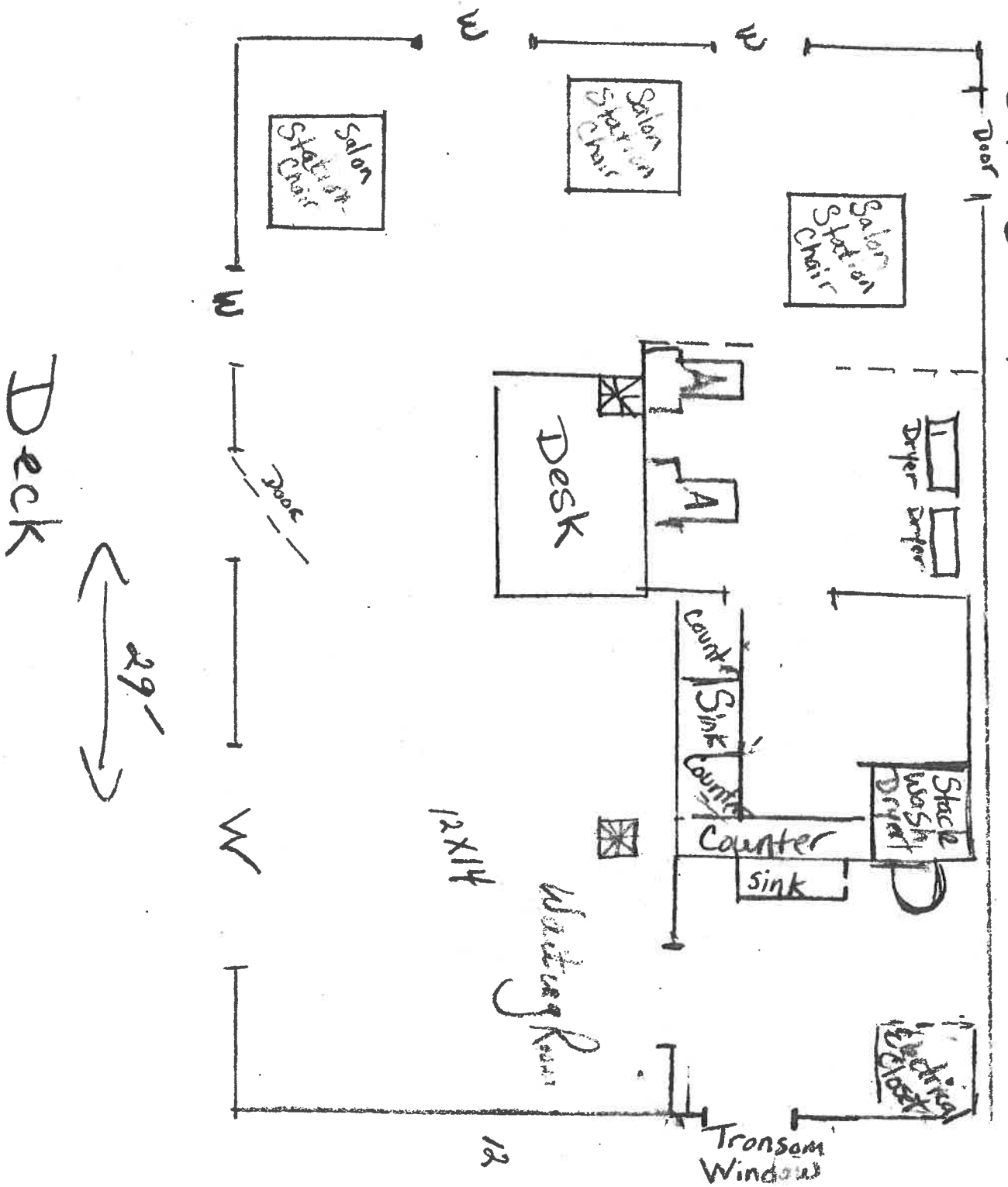


Figure 7

Interior Floor Plan

Appendix 11

ADA stds

Kivler, Thomas

From: Tom Kivler <tkivler87@gmail.com>
Sent: Wednesday, June 21, 2023 7:06 AM
To: Kivler, Thomas
Subject: Fwd: New England ADA Center

CAUTION - EXTERNAL EMAIL

Sent from my iPhone

Begin forwarded message:

From: Tom Kivler <tkivler87@gmail.com>
Date: June 20, 2023 at 10:53:31 PM EDT
To: Colleen Brink <brink1124@yahoo.com>
Subject: Fwd: New England ADA Center

Sent from my iPhone

Begin forwarded message:

From: jangel@ihcdesign.org
Date: June 20, 2023 at 4:40:54 PM EDT
To: tkivler87@gmail.com
Subject: New England ADA Center

Hi Tom,

Below are excerpts from the 2010 ADA Standards for Accessible Design. I've given specific links to space elements that show the appropriate dimensions for facilities to be in compliance with the ADA. The following sections relate to the details we discussed:

A new door: Chapter 4 you'll find details on doors, doorways, and gates:
<https://www.ada.gov/law-and-regs/design-standards/2010-stds/#404-doors-doorways-and-gates>

Accessible routes from parking to the steps: Chapter 4 is Accessible Routes:
<https://www.ada.gov/law-and-regs/design-standards/2010-stds/#403-walking-surfaces>

A new bathroom: Chapter 6 is Plumbing elements and facilities:
<https://www.ada.gov/law-and-regs/design-standards/2010-stds/#603-toilet-and-bathing-rooms>

Accessible parking: Chapter 5 has the section on parking spaces:
<https://www.ada.gov/law-and-regs/design-standards/2010-stds/#502-parking-spaces>. It

is important to note that you only have two parking spaces and you are not required to have an accessible parking sign as stated in Chapter 2, Signs: Section 216.5 Parking, Exception 1: Where a total of four or fewer parking spaces, including accessible parking spaces, are provided on a site, identification of accessible parking spaces shall not be required. But you do need the appropriate width of a parking space and a striped access aisle that connects to the accessible route to the stairs. Again, I would put the access aisle in the center of the parking if enough space is available for two 8-ft vehicle spaces and the center 5-ft access aisle.

Please reach out again if you have any further questions.

With regards,
Jason

Jason Angel, MES | ADA Information and Outreach Specialist, Trainer
The New England ADA Center a project of the Institute for Human Centered Design
Member of the ADA National Network
560 Harrison Avenue, Suite #401
Boston, MA 02118
1-800-949-4232

New England  Center



A project of the
Institute for Human Centered Design

The New England ADA Center provides Information, guidance and training on the Americans with Disabilities Act. The Center does not enforce the ADA; but provides informal guidance. The New England ADA Center is part of the National Network of regional ADA Centers.



March 2, 2023

ATTN: Tom Kivler
59 Depot Street
Freeport, Maine, 04032

Re: Ability to Serve Determination - 59 Depot Street, Freeport, Maine

Greetings,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 59 Depot Street, Freeport, Maine for your change of use and addition of a hair salon at this existing service.

The request specifies a plan to add a hair salon within the existing building, as an additional use to existing 1" (inch) service. Consisting of a proposed 570 gallons per day need, calculated by MWC according to table 4A and 4C of the State of Maine Wastewater Disposal Rules. The static pressure in the area is approximately **60 psi**.

Table 4A – Single Family Dwelling (3 bedrooms)	270 gpd
Table 4C – Beauty salon	100 gpd per chair @ Thee Chairs
Total Expected Daily Use	570 gpd

Based on the criteria provided, the expected increase in water usage is within the water system's available capacity. The Freeport Division of the Maine Water Co does have sufficient capacity in the area from the existing 12-inch main on Depot St to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- MWC has the understanding that the existing service lines may not be adequately sized or currently in the incorrect location, and may need modifications.
- The developer is required to pay for the cost of any modifications, renewal of impacted service lines, and retirement of unused or discontinued services to Maine Water Co's standards of best practice.
- MWC has the understanding fire service demand is not to be included in this request, or accounted for in this Ability to Serve Determination.
- Notify Maine Water of any changes to the existing service line connections.
- A testable backflow preventer will need to be installed, prior to the MWC meter serving the salon.

Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Evan.Vashon@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Evan Vashon
Engineer

Appendix B

From: Tom Kivler tkivler87@gmail.com
Subject: Re: 59 Depot Street - Freeport
Date: Mar 10, 2023 at 8:37:28 PM
To: Evan Vashon Evan.Vashon@mainewater.com

Thank you Evan!

Sent from my iPhone

On Mar 7, 2023, at 3:32 PM, Evan Vashon
<Evan.Vashon@mainewater.com> wrote:

Hey Tom,

- We will require an RPZ type backflow preventer; installed where the line enters the salon from the residential dwelling. This also aligns with the plumbing code.
- You may need to upsize your meter to $\frac{3}{4}$ " or 1" from $\frac{5}{8}$ ", we would provide the meter and you would pay your plumber to make the change.

Happy to talk it over if needed. Reach out with any questions, and let us know when you have a renovation schedule.

Regards,

Evan Vashon
Engineer
93 Industrial Park Road
Saco, ME 04072
C. 207.298.1569
O. 207.294.6993
<image001.png>

Appendix C

FPT Sewer

From: Kivler, Thomas Thomas.Kivler@mainehealth.org
Subject: FW: New Salon/Mixed use residential and
commercial at 59 Depot St.
Date: Feb 22, 2023 at 12:31:18 PM
To: tkivler87@gmail.com

From: leland arris <fsdla1@gmail.com>
Sent: Wednesday, February 22, 2023 8:02 AM
To: Kivler, Thomas <Thomas.Kivler@mainehealth.org>; Jonathan McCabe
<fsdjon1182@gmail.com>
Subject: Re: New Salon/Mixed use residential and commercial at 59 Depot St.

CAUTION - EXTERNAL EMAIL

Mr. Kivler,

Based on the information you have provided, the entire property will be categorized as it is presently, which is a commercial use (as the rental is income property).

The creation of a salon with 3 chairs requires a one time capacity fee of \$4503 (100 gallons per day times 3 chairs at \$15.01 per gallon) paid to the Freeport Sewer District. The 100 gpd per chair number is set by the state of Maine rules for subsurface wastewater disposal and the cost of \$15.01 is set by the Board of Trustees of the Freeport Sewer District.

Could you also provide to the sewer district a list of the chemicals to be used in the operations of your hair salon which might find their way to the sewer via sinks or toilets.

Regards,

Leland Arris

General Manager

Freeport Sewer District

207-899-7655

| On Tue, Feb 21, 2023 at 3:00 PM Kivler, Thomas <Thomas.Kivler@mainehealth.org> wrote:

Hello,

Hoping to connect with you Leland, at your earliest convenience to discuss the new salon. As I explained below, the salon will be built in a currently unused portion of 59 Depot St. in Freeport. The end result will be a residential rental apartment and a commercial salon space in the same structure. So need to figure out a mixed use FSD rate for that. The timeline is October/November of this year.

Thank you!

Tom Kivler

Evan Vashon

RE: 59 Depot Street - Freeport

Mar 2, 2023 at 3:55:49 PM

Tom Kivler

Marcus Knipp

Jonathan Earle

Tom,

Please find your ability to serve attached.

A few points below:

- I have calculated your average daily demand, and not fully considered peak demand for this letter.
- We may require an upsize in meter to meet your planned use case, the meter itself might be provided by MWC (I have to ask about change of use case).
- All labor for changes will be at your cost.
- A back flow preventer will be required. I believe if all of your sinks are air gapped, and no salon equipment is pulling water directly from the system we would allow a dual check backflow preventer.

A hand drawn sketch of your plan to the best of your ability would help iron out the details.

Our cross connection control guidelines leave some room for our interpretation. You would either be classified as a high or low hazard as per state law (Maine State Internal Plumbing Code at 02-395 CMR 4). High Hazard would need an RPZ, and Low Hazard would need a double or dual check backflow preventer.

TYPE OF BACKFLOW PREVENTION REQUIRED

State approved backflow prevention device of the type specified shall be installed on each domestic water service line to the following types of facilities. This list is a guideline and should not be construed as being complete.

<u>Type of Facility</u>	<u>Type of Protection</u>
Barber/Beauty Shop	DC/RPZ

Regards,

Evan Vashon

Appendix d.

From: Kivler, Thomas Thomas.Kivler@mainehealth.org
Subject: FW: 59 Depot Street
Date: Jan 2, 2024 at 3:53:50 PM
To: Tom Kivler tkivler87@gmail.com

From: Adam Bliss <abliss@freeportmaine.com>
Sent: Tuesday, January 2, 2024 3:20 PM
To: Caroline Pelletier <CPelletier@freeportmaine.com>
Cc: Kivler, Thomas <Thomas.Kivler@mainehealth.org>; Adam Bliss <abliss@freeportmaine.com>
Subject: RE: 59 Depot Street

Hi Caroline,

The proposal would not require stormwater treatment. The project would require compliance with ADA standards, and any work within the right-of-way would require approval and an encroachment certificate.

Please note that a curbed median constructed by the Town within the West Street right-of-way may be required in the near future. The median would be required to maintain the Town's Quiet Zone status with the Federal Railroad Administration. A curbed median would prevent vehicles from taking a left-hand turn out of the driveway near the railroad onto West Street. This information is just a courtesy heads-up should this work take place in the next few years.

Thank you,

Adam

Adam S. Bliss, P.E.
Freeport Town Engineer / Public Works Director
abliss@freeportmaine.com
207.865.4743 x106

Freeport Town Hall
30 Main Street
Freeport, Maine 04032

-----Original Message-----

From: Caroline Pelletier <CPelletier@freeportmaine.com>
Sent: Tuesday, December 26, 2023 8:24 AM
To: Adam Bliss <abliss@freeportmaine.com>
Cc: Kivler, Thomas <Thomas.Kivler@mainehealth.org>
Subject: FW: Scanned from a Xerox Multifunction Printer