

**Agenda**  
**Bar Harbor Planning Board**  
**Wednesday, February 5, 2020 at 4:00 PM**  
**Council Chambers - Municipal Building**  
**93 Cottage Street**

**I. CALL TO ORDER**

**II. ADOPTION OF THE AGENDA**

**III. EXCUSED ABSENCES**

**IV. PUBLIC COMMENT PERIOD**

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda and not a pending application before the board, with a maximum of three minutes per person.

**V. APPROVAL OF MINUTES**

- a. January 8, 2020

**VI. REGULAR BUSINESS**

**a. Subdivision Pre-Application Sketch Plan Review for SD-2019-03 — Destination Health**

**Project Location:** 124 Cottage Street — Tax Map 104, Lot 159, and encompassing ±0.16 acres of land in the Downtown Village II district

**Applicant/Owner:** Destination Health, LLC

**Application:** To construct a two-story, four-unit apartment building (constituting a subdivision, by unit, under state statute) on the Brewer Avenue end of the parcel.

*Per §125-72 E of the Bar Harbor Land Use Ordinance, the Planning Board shall entertain brief public comment on the proposal for the limited purpose of informing the applicant of the nature of any public concerns about the project so that such concerns may be considered by the applicant in preparing his/her application.*

**b. Subdivision Pre-Application Sketch Plan Review for SD-2020-01 — Maller/MacQuinn Subdivision**

**Project Location:** Tax Map 208, Lot 098; a portion of Tax Map 216, Lot 049; and a portion of Tax Map 216, Lot 050; said lots encompassing a total of ±137.32 acres, of which this subdivision would involve ±68.75 acres. Portions of the subject land

are in the following zoning districts: Salsbury Cove Rural, Ireson Hill Residential, Hulls Cove Rural, Shoreland Limited Residential and Resource Protection.

**Applicants/Owners:** Harold MacQuinn, Inc. (Tax Map 216, Lot 049); Christopher Maller (Tax Map 208, Lot 098); and Christopher S. Maller Revocable Trust (Tax Map 216, Lot 059)

**Application:** To develop a 14-lot residential subdivision on property located off of Owls Nest Lane (a town-owned road), with lots ranging in size from 1.12 acres to 19.42 acres.

*Per §125-72 E of the Bar Harbor Land Use Ordinance, the Planning Board shall entertain brief public comment on the proposal for the limited purpose of informing the applicant of the nature of any public concerns about the project so that such concerns may be considered by the applicant in preparing his/her application.*

**c. Completeness Review under Site Plan Review for SP-2019-07 – Triple Chick Farm**

**Project Location:** Off of State Highway 102 — Tax Map 235, Lot 002, encompassing 72.19 acres of land in the following zoning districts: Town Hill Residential Corridor, Town Hill Residential and Stream Protection.

**Applicant/Owner:** Triple Chick Farm, LLC

**Application:** Construction of a driveway (over 500 feet in length) to provide for land and forestland management practices, as well as to serve a future single-family residence. Site plan review is required because the driveway will cross a stream in the Stream Protection zoning district.

**VII. OTHER BUSINESS**

**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

**IX. ADJOURNMENT**

**Bar Harbor Planning Board  
Wednesday, January 8, 2019 — 4:00 PM  
Council Chambers – Municipal Building  
93 Cottage Street in Bar Harbor**

**I. CALL TO ORDER**

Chair Tom St. Germain called the meeting to order at 4:00 PM.

**Call to order  
at 4:00 PM**

Members present were Chair St. Germain, Vice-chair Joe Cough, Member John Fitzpatrick and Member Erica Brooks. Secretary Basil Eleftheriou Jr. was absent.

**Four of five board  
members present**

Town staff present were Planning Director Michele Gagnon, Code Enforcement Officer Angela Chamberlain, Assistant Planner Steve Fuller and Deputy Code Enforcement Officer Patrick Lessard.

**Four town staff  
members present**

**II. ADOPTION OF THE AGENDA**

**Vice-chair Cough made a motion to adopt the agenda, seconded by Mr. Fitzpatrick. The motion to adopt the agenda carried unanimously (4-0).**

**Agenda adopted**

**III. EXCUSED ABSENCES**

**Vice-chair Cough made a motion to excuse the absence of Mr. Eleftheriou, seconded by Mr. Fitzpatrick. The motion then carried unanimously (4-0).**

**B. Eleftheriou's  
absence is excused**

**IV. PUBLIC COMMENT PERIOD**

Marilyn Kitler of 17 Bishops Way asked about wind turbines being allowed [as a principal use by minor site plan approval] in the Mount Desert Street Corridor district. She asked if any were now, was told there were not, and said she would find any being erected there in the future to be objectionable.

**M. Kitler asks about  
wind turbines being  
allowed in Mount  
Desert St. Corridor**

**V. APPROVAL OF MINUTES**

- a. December 4, 2019 (regular monthly meeting)
- b. December 10, 2019 (special meeting)

**Mr. Fitzpatrick moved to approve the minutes from the December 4, 2019 regular monthly meeting as well as the minutes from the December 10, 2019 special meeting as submitted. Ms. Brooks seconded the motion. It then carried unanimously (4-0).**

**Minutes from Dec.  
4, 2019 regular  
meeting and Dec. 10,  
2019 special meeting  
both approved (4-0)**

Chair St. Germain noted Mr. Eleftheriou typically introduces each agenda item and asked if he could do that instead for this meeting. No one objected. **Chair St. Germain then said he would step down for this agenda item and leave the room, as he had in the past, because he is a direct abutter to the project. He turned the meeting over to Vice-chair Cough.**

**Chair St. Germain  
steps down for next  
agenda item as he is  
an abutter to it; this  
lowers voting  
membership to 3**

**VI. REGULAR BUSINESS**

**a.) Reapproval and re-signing of a Major Subdivision Plan known as Hamilton Hill Subdivision (SD-2018-01)**

**Project Location:** 18 Eagle Lake Road (Tax Map 107, Lots 001-000 and 001-

**Reapproval and  
re-signing of plan  
for SD-2018-01,**

002), Village Residential District  
**Applicant:** Kebo Properties, LLC

**Application:** Reapproval and re-signing of the Hamilton Hill Subdivision application (SD-2018-01, 16 lots) which was previously approved and signed by the board on May 15, 2019, but the approval of which lapsed as the applicant did not provide the Planning Department with proof of recording at the Hancock County Registry of Deeds, as required by §125-75 (Approval and recording) of the Bar Harbor Land Use Ordinance.

Vice-chair Cough asked Planning Director Gagnon to explain the agenda item.

Planning Director Gagnon read the agenda item aloud. She said the applicant did not realize that he had to have the plan recorded at the Hancock Registry of Deeds within a certain period of time. Mr. Fitzpatrick asked what the window of time for recording was, and Planning Director Gagnon said it is 90 days [per §125-75 A. of the Land Use Ordinance]. Mr. Fitzpatrick said it is an administrative reapproval.

Vice-chair Cough asked if the same conditions of approval would still apply. Planning Director Gagnon said they would. Vice-chair Cough said he recalled three conditions of approval, and Planning Director Gagnon said it would be wise to refer to them when making a motion to ensure that everything that was part of the previous approval still holds. She said that way, how the application was approved previously with all the conditions would still be applicable with this decision.

**Mr. Fitzpatrick moved to reapprove the Hamilton Hill Subdivision (application SD-2018-01) subject to the conditions of approval signed off by the board on May 15, 2019. Ms. Brooks seconded the motion, and it then carried unanimously (3-0)**

**Town Attorney Ed Bearor arrived and joined the Planning Board at the head table.**

**Chair St. Germain returned to the meeting at 4:08 PM.**

Before taking up the next agenda item, Chair St. Germain laid out ground rules for the public hearings. He said everyone who wanted to speak would be allowed to speak. He asked speakers to identify themselves at the microphone. He said people would be given three minutes and a single opportunity to speak on each agenda item (that there would not be multiple trips to the microphone for a single speaker on a single item).

**b.) Public Hearing — Draft Warrant Article — LAND USE ORDINANCE AMENDMENT — Addressing Officer** – Shall an ordinance, dated December 16, 2019 and entitled “An amendment to Article V, Site Plan Review, to use the term Addressing Officer in place of Municipal Tax Assessor” be enacted?

**Hamilton Hill Subdivision (Kebo Properties, LLC)**

**Project is considered an administrative reapproval**

**Hamilton Hill Subdivision (SD-2018-01): RE-APPROVED, 3-1**

**Attorney Bearor arrives**

**Chair St. Germain returns, voting membership at 4**

**Chair St. Germain lays out ground rules**

**Public hearing for Addressing Officer LUO amendment**

It was noted that there was a misprint on the bottom of the draft order, in the footer area (that it said Shared Accommodations rather than Addressing Officer). It was noted this could be corrected when a motion was made.

**Note on typo, to be corrected**

Assistant Planner Fuller gave an overview of this proposed amendment. He said it would bring the Land Use Ordinance into alignment with the Addressing Ordinance passed by the Town Council in 2019, replacing two references to “Municipal Tax Assessor” in Article 5 (Site Plan Review) with the term “Addressing Officer”.

**Proposal explained by Assistant Planner Fuller**

At 4:11 PM, Chair St. Germain opened a public hearing. No one came forward to speak, and the public hearing was also then closed at 4:11 PM.

**Public hearing opened and closed without comment**

Chair St. Germain asked if the board wanted to address each proposed amendment individually or deal with them later at the end of the meeting. There was consensus to deal with them one at a time.

Chair St. Germain reviewed a memo provided by staff on possible motions. He noted the next stop in the process would be with the Town Council.

**Mr. Fitzpatrick moved to recommend to the Town Council the written request as submitted per §125-9 A. the proposed warrant article addressing the addressing officer, noting that the [incorrect] footnote on both page 1 and page 2 should be removed and the final document forwarded. Vice-chair Cough seconded the motion and it then carried unanimously (4-0).**

**Board recommends Addressing Officer LUO amendment to Town Council (4-0)**

**c.) Public Hearing — Draft Warrant Article — LAND USE ORDINANCE AMENDMENT – Permitting Authority for Certain Residential Uses in Certain Districts, Adding a Use in the Shoreland General Development II District, and Removing Uses in the Shoreland Maritime Activities District –** Shall an ordinance, dated December 16, 2019, and entitled “An amendment to change the level of permitting for multifamily dwelling I uses from the Planning Board to Code Enforcement Officer (CEO) in 22 specific districts; address an inconsistency in the Land Use Ordinance by making the CEO the permitting authority for two-family dwellings in the Village Historic district; change the level of permitting for single-family dwellings in the Shoreland General Development II district from Planning Board to CEO; add two-family dwellings as an allowed use in the Shoreland General Development II district with permitting by CEO; and prohibit multifamily dwelling I and multifamily dwelling II uses in the Shoreland Maritime Activities district,” be enacted?

**Public Hearing for Permitting Authority LUO amendment**

Code Enforcement Officer Chamberlain gave an overview of this proposed amendment, noting that the intent is to remove barriers that make developing year-round housing difficult. She said reducing the level of review and complexity of permitting for certain residential development could help the town

**CEO Chamberlain explains the proposal and gives overview**

to see an increase in housing development. She went on to explain the specific changes proposed as part of the amendment, explaining why each of the changes was included as she did so.

When she finished, Chair St. Germain opened a public hearing on the proposed amendment at 4:15 PM.

Stewart Brecher, a Bar Harbor architect, spoke first and said he supported the proposed amendment. He called it a really good idea and said he only wished it had happened earlier.

Donna Karlson said she also thought the proposal is a good idea but could not support it in its current form. She asked if a multi-family housing development must be for year-round housing or if it can also be seasonal housing or vacation rentals. She spoke of her own experience with Acadia Apartments on West Street Extension. She said she hoped the town could find a way to limit housing for seasonal workers and vacation rentals and instead promote year-round housing.

Marilyn Kitler asked a question regarding formatting within the draft order, and Chair St. Germain answered her question. When no one else came forward to speak, the public hearing on this draft order was closed at 4:21 PM.

Chair St. Germain he was not surprised that Ms. Karlson did not support the proposal. He said the board was getting quite used to not having Ms. Karlson's support. He noted that the Acadia Apartments as approved went through a process of site plan review by the Planning Board (Multifamily Dwelling II, via Planned Unit Development).

Mr. Fitzpatrick noted the proposed amendment would streamline the process and give more certainty to those looking to do multi-family housing. He said that is important because time is money and Maine has a short construction season.

**Vice-chair Cough moved to recommend to the Town Council the written request as submitted per §125-9 A. the draft order dated June 9[, 2020], Permitting Authority for Certain Residential Uses in Certain Districts, Adding a Use in the Shoreland General Development II District, and Removing Uses in the Shoreland Maritime Activities District. Mr. Fitzpatrick seconded the motion, and it then carried unanimously (4-0).**

**d.) Public Hearing — Draft Warrant Article — LAND USE ORDINANCE AMENDMENT — Employee Living Quarters –** Shall an ordinance, dated December 16, 2019, and entitled “An amendment to create and define a new use titled ‘employee living quarters’; allow for the use in 14 specific districts; provide specific standards for the use; amend the definition of ‘family’; create a new definition titled ‘floor area, ground’; and prohibit multifamily dwelling I and multifamily dwelling II uses in the Shoreland Maritime Activities district” be

**Public hearing opened at 4:15 PM**

**S. Brecher speaks in support of proposal**

**D. Karlson has questions, concerns about proposal**

**M. Kitler has question, is answered**

**Public hearing closed at 4:21 PM**

**Comment from Chair St. Germain**

**J. Fitzpatrick supports proposal**

**Board recommends Permitting Authority LUO amendment to Town Council (4-0)**

**Public Hearing for Employee Living Quarters LUO amendment**

enacted?

Chair St. Germain gave an overview of the recent history of the effort to address employee housing, and how this current proposal had succeeded the previous version from mid-2019. The board then opted to have a discussion on the proposed amendment before holding the public hearing.

There was discussion of adding eight words to the proposed definition, those being “and the principal structure is a commercial use.” Those words would be added after the phrase, “where the occupants do not constitute a family or a single housekeeping unit,”. Chair St. Germain explained why the board was considering adding these words. Attorney Bearor explained the process that led to those eight new words being proposed. He said a review of the proposed definition showed that it might be “more unwieldy than intended” and that the additional language limiting Employee Living Quarters to an accessory structure on a commercially used property could help clarify and resolve that.

Attorney Bearor said there had been discussion about whether to address conforming vs. non-conforming properties, but said that would be “too small a needle to thread.” He said the proposal is to limit ELQs by making them only accessory to commercial properties. He said he felt it accomplished that purpose.

Chair St. Germain asked what the board would like to do. Vice-chair Cough said he would like to see the new language included in the definition for the sake of clarity.

**Vice-chair Cough then made a motion that under the Employee Living Quarters draft order dated December 16, 2019, that in the description [definition] beginning with “An accessory structure attached or detached from the principal structure consisting of a series of rooms containing beds where the occupants do not constitute a family or a single housekeeping unit, and the principal structure is a commercial use [new language underlined for clarity]. It shall be used exclusively for the accommodation of employees for more than 30 days that are employed on or off site as long as the off-site employees are employed by the same company, a parent company or a subsidiary company that owns the parcel where the principal structure is located. Employee living quarters serving a hospital shall not be subject to the 30-day minimum requirement. Employee living quarters must serve another use on the lot, meaning it cannot be the only use on the lot.” Mr. Fitzpatrick seconded the motion, and without further debate or discussion it then carried unanimously (4-0).**

Chair St. Germain opened the public hearing at 4:30 PM. Stewart Brecher spoke first and said he thought it was a reasonably good idea. He asked about standards of accommodations for employees (kitchen space, toilet facilities, etc.). Chair St. Germain said the Town Council will create the rules and regulations that will go

**Chair St. Germain gives overview of proposal**

**Discussion of adding eight new words to definition of ELQ to clarify original intent of proposal**

**Chair St. Germain and Attorney Bearor speak on the subject**

**Board approves amending definition of Employee Living Quarters by adding words “and the principal structure is a commercial use,” 4-0 in favor**

**Public hearing opened at 4:30 PM**

**S. Brecher asks about standards**

along with the ordinance. Vice-chair Cough said the Planning Board “shouldn’t be the agent of enforcement.”

Mr. Brecher said the licensing rules should reference state standards and “not invent new stuff.” Planning Director Gagnon said the goal, as licensing language is drafted, is to draw from existing codes (NFPA 1, MUBEC, etc.) as much as possible.

Donna Karlson spoke. She said first that everyone should stick to the discussion on the ideas at hand, rather than make personal comments. She said she was not in support of the ELQ proposal as presented. She said she struggled to understand the definition of ELQ as it had evolved through the process, said she was concerned about the addition of commercial use, and said she was concerned about a legal loophole regarding the off-site provision. She spoke again about Acadia Apartments. She said she felt strongly about multifamily and other forms of housing being for year-round residents. She and Chair St. Germain discussed whether that concern was germane to the ELQ proposal. Ms. Karlson said she was opposed to ELQs being “located in any districts that are residential in nature.” She said she liked the previous employee housing proposal better and that she had supported that effort.

Janice Lowe, of Glen Mary Road, asked if ELQs could be in a residential area. She gave a specific example from her neighborhood. Chair St. Germain said questions would be answered at the end.

Carol Chappell, who lives on Roberts Avenue, said she appreciated all the work that had gone into the proposal but respectfully asked that it be changed: that it go back to only allowing ELQs on [the] site [of the use it serves] and only be allowed in areas served by town water and sewer. She described the proposed definition as a “quagmire of possible problems.” She explained the reasoning for her requests. She noted the Shared Accommodations proposal had been modified by removing it from two districts (Downtown Village Transitional and Downtown Residential) and said the ELQ proposal should be modified as well. She suggested going back to only allowing ELQs on site for more voter support.

Additionally, Ms. Chappell suggested adding wording in the ELQ and SA proposals stating that licensing requirements for both would be in effect prior to the amendments coming into force, if they are approved by voters. She said people would have a hard time voting for the amendments if they do not know what the licensing requirements are.

The public hearing was closed at 4:47 PM. Chair St. Germain then preceded to answer the questions from the audience. He noted that some transient accommodation (TAs) levels are allowed in districts seen as residential, and that TAs are one of the uses that ought to be able to avail themselves of an ELQ if so desired. Ms. Chappell attempted to speak, claiming Chair St. Germain had given

## **Board responds**

**Concern about what words will be used in licensing rules**

**Comments from D. Karlson sharing concerns over ELQ proposal, seasonal employee housing in general**

**J. Lowe asks about ELQs in residential neighborhoods**

**C. Chappell shares concerns about ELQ proposal, wants to see changes**

**Public hearing closed at 4:47 PM**

**Chair St. Germain answers questions**

misinformation at one point. Chair St. Germain said he had not, and continued to explain the reasoning behind the proposal including why specific districts were included.

Vice-chair Cough complimented Chair St. Germain’s summary. He added that there are numerous commercial establishments in residential districts, many of which predate the establishment of that area as a residential district. Ms. Brooks added her agreement.

Chair St. Germain made two additional points. He read the definition of “commercial use,” and said the reference to that in the amended definition of ELQ was an important addition. Additionally, he said ELQ is essentially a residential use and that as such “it should be expected that residential uses could end up in a residential district.” He said the revised definition excludes a single-family house as something that could add an ELQ on to it.

Mr. Fitzpatrick spoke and said employees need to live somewhere. He said districts not included in the ELQ proposal don’t allow for large commercial uses that would have a need for many employees. He said the intent was to give such employers opportunities to house their employees on premise. He said he did not see where the concern about an ELQ being built on the same lot as a house or an apartment building had come from, and asked if anyone could point that out to him.

Chair St. Germain spoke about some of the constraints on ELQs, including the cap on density bonuses and limiting ELQs to 25% of the size of the principal structure on the lot. He echoed Mr. Fitzpatrick’s invitation for the public to identify what in the definition of ELQ would allow for the situation several had referenced.

Planning Director Gagnon said the definition of ELQ, if read quickly, could possibly be confusing. She parsed the definition and gave examples, and spoke about requirements about visual compatibility.

Chair St. Germain asked if anyone else would like to speak, specifically on the subject of the definition of ELQ and the questions around it. Ms. Karlson spoke again and said she still did not fully understand the definition. She spoke again about Acadia Apartments, and a back-and-forth ensued between her and Chair St. Germain. Mr. Fitzpatrick made a point about the definition of commercial use.

Mr. Brecher said he heard an “incredible frustration” among year-round residents “that their community is being eroded as a place to live.” Chair St. Germain said he understood and shared the concern, and noted that addressing employee housing is only one part of the larger housing policy framework approved by the Town Council last year. “I believe your message is being addressed,” Chair St. Germain told Mr. Brecher. “Hopefully this is one of the steps to that end.”

**Other board members agree with Chair St. Germain, comment**

**Chair St. Germain makes additional points**

**J. Fitzpatrick offers perspective on ELQ proposal**

**Board asks public to identify specific area of concern**

**Planning Director Gagnon speaks**

**Public hearing re-opened for questions**

**Discussion on the definition of ELQ and commercial use**

**S. Brecher says folks are frustrated, board empathizes**

Janice Lowe spoke about single-family houses being bought for employee housing. Chair St. Germain spoke about the impetus behind this proposal and the background.

Barbara Sassaman (Design Review Board chairman) noted that Shared Accommodations would be reviewed by the Design Review Board. She asked who would regulate the design of ELQs. Chair St. Germain referred to the standards outlined in the proposal, and said the Planning Board would make the determination during site plan review. Planning Director Gagnon elaborated on that answer, reinforcing Chair St. Germain's answer.

James O'Connell spoke, indicating his opposition to the proposal and noting he has been a landlord for 40 years in Bar Harbor.

David Witham spoke, and said he was hearing the frustration and confusion among other speakers that night. He spoke about the inclusion of the phrase "off-site" in the definition of ELQ. He said he did not agree with the notion that this proposal would only benefit employers. He said he wants to get his employees out of neighborhoods where residents have indicated they are not wanted.

At 5:18 PM, the re-opened public hearing was closed. Mr. Fitzpatrick spoke, and shared a comment he had voiced at a previous meeting. He recounted the history of the proposal, and said it had "covered a lot of ground" in the last six to nine months. He said it was well-vetted, that staff had heard concerns and worked to address them, and that all of this had resulted in "a very good document."

Mr. Fitzpatrick said all the members of the Planning Board share the same concern voiced by Mr. Brecher. He said this proposal was "not a silver bullet," but rather "one bite of the elephant." "We've got to start somewhere," he said. He said this proposal may not revert any single-family homes currently used for employee housing back to their original use, but that it may prevent more single-family homes from being converted to that use.

**Mr. Fitzpatrick moved to recommend to the Town Council the written request as submitted per §125-9 A. the draft order dated December 16, 2019 entitled Land Use Ordinance Amendment Employee Living Quarters; following a question from Chair St. Germain, he then added, "as long as it includes the revised definition of 'employee living quarters' as eloquently read by Planning Board member Joseph Cough earlier tonight." Vice-chair Cough then seconded the motion. The motion then carried unanimously (4-0).**

Vice-chair Cough then noted that one of his earlier motions should have referenced December 16, 2019 as the date of the draft he was referring to [note: this was the permitting authority amendment]. **Vice-chair Cough then moved**

**Question about ELQs and single-family homes**

**B. Sassaman asks about design standards for ELQs and who reviews**

**J. O'Connell opposed**

**D. Witham speaks, shares perspective**

**Public hearing closed at 5:18 PM**

**J. Fitzpatrick speaks in support of proposal**

**Board recommends Employee Living Quarters LUO amendment, with revised definition, to Town Council (4-0)**

**Vice-chair Cough corrects date from earlier motion**

that his motion [for the permitting authority amendment] that referred to a June date and to instead make it December 16, 2019 as presented. Mr. Fitzpatrick seconded the motion, and it carried unanimously (4-0).

Board votes 4-0 to use correct date in earlier vote

**e.) Public Hearing — Draft Warrant Article — LAND USE ORDINANCE AMENDMENT — Shared Accommodations** – Shall an ordinance, dated December 16, 2019, and entitled “An amendment to create and define a new use titled ‘shared accommodations’ with three levels of the use based on number of occupants; allow for one or more of those three levels of the use in eight specific districts; provide specific standards for the use; make all levels of shared accommodations subject to Design Review Board approval; and amend the definition of ‘family’” be enacted?

Public Hearing for Shared Accommodations LUO amendment

Chair St. Germain gave an introduction to and overview of this proposal, and listed the districts where the new use is proposed to be allowed. He noted that there are three different levels of Shared Accommodations, based on the number of occupants. Planning Director Gagnon offered a clarifying point.

Chair St. Germain gives overview of proposal

A public hearing was opened at 5:28 PM. Gail Conrad asked what would keep someone from building/developing an SA but actually using it as an ELQ. Chair St. Germain asked if there was a specific scenario where she envisioned that happening, and she said she was not familiar enough with the proposal to say but just wondered what distinguished the two uses.

Public hearing opened at 5:28 PM

G. Conrad asks about SA vs. ELQ

Barbara Sassaman asked about parking requirements for SAs, and Planning Director Gagnon responded (in zones where there is no minimum parking requirement, SAs will not be required to provide parking).

B. Sassaman asks about parking standards

Mike Woodard said he had become confused five minutes earlier about the distinction between a standard, traditional apartment and a Shared Accommodation.

M. Woodard has question about what an SA is/is not

Donna Karlson said she was pleased to see that Shared Accommodations seemed to align more closely with commercial districts than Employee Living Quarters. She thanked David Witham for what she described as his thoughtfulness to year-round neighborhoods. Ms. Karlson noted that Shared Accommodations-1 would be permitted with a building permit from the Code Enforcement Office, which meant abutters would not be notified. She suggested SA-1 at least be subject to minor site plan review. She noted there was no specific upper cap on how many people could be in an SA-3. She asked if there would be a prohibition of more than one SA-1 per lot.

D. Karlson has concerns about proposed amendment

Carol Chappell spoke and asked for clarification of how licensing requirements would be put in place. She said knowing specifically what was happening with licensing requirements “would help a lot of us feel better about this process.”

C. Chappell asks about licensing requirements

The public hearing was closed at 5:40 PM.

Planning Board members and Planning Director Gagnon spoke to points raised by Ms. Karlson. There was a question whether someone could build an SA and use it as an ELQ. Code Enforcement Officer Chamberlain answered the question. Mr. Fitzpatrick noted SAs are considered a residential use, and are not an accessory to a commercial use.

A question from Mr. Woodward was addressed: does Bar Harbor’s zoning allow for two principal structures on a lot? Code Enforcement Officer Chamberlain said there can be multiple principle uses on a property.

Planning Director Gagnon said in deciding where SA-1, 2 and 3s would be allowed, a thorough comparison to other uses allowed in those zones was done. “We made sure it stayed in line with what was allowed overall,” she explained.

Janice Lowe asked a question relating to structures in her neighborhood and their use as employee housing. Staff spoke to her question.

On the question of whether SA-1 should go through CEO or site plan review, Chair St. Germain noted the maximum occupancy of eight is only three higher than what is allowed in a unit already and said he had no problems with CEO review. Ms. Brooks and Mr. Fitzpatrick expressed agreement with this. There was further discussion of multifamily I and multifamily II dwellings, and two-family dwellings and the differences between them.

Chair St. Germain addressed parking. To the question of what distinguishes SAs from traditional apartments, Mr. Fitzpatrick gave an answer to this and Mr. Woodward said from the audience that this cleared up the matter for him. Chair St. Germain offered additional explanation.

Barbara Dunham spoke and shared concerns about housing units that are not run properly and asked what she should do when she knows of such a situation. She also asked how this proposal would help with the matter of affordable housing.

Planning Director Gagnon explained how the proposed licensing requirements would work. She noted that with licensing, SAs would be reviewed annually (unlike site plan review, which is a one-time process). She spoke to the larger process and approach. Ms. Dunham asked what assurances people will have that the licensing will be taken care of, and both Chair St. Germain and Vice-chair Cough said that question had been answered as best it could be already.

Chair St. Germain said this proposal is part of a long-term approach, and that it requires faith and understanding that all are working toward a good objective.

Vice-chair Cough said initially, the Planning Board had tried to dovetail

**Public hearing closed at 5:40 PM**

**Board responds to D. Karlson’s concerns**

**Question on principal structures is answered**

**Planning Director Gagnon explains how proposal was written**

**J. Lowe has question, staff answers**

**Board speaks to SA-1 only having CEO review, rather than site plan**

**Question of what an SA is/is not is answered**

**More discussion of licensing, what people should do when they have concerns about employee housing**

**Board speaks to overall vision**

regulations for this type of housing with the Land Use Ordinance. But he said they found it is “really not our job to legislate in the Land Use Ordinance certain elements of licensing.” He then questioned whether there should be language in the draft orders memorializing that they will be subject to licensing requirements approved by the Town Council.

**Board explains why Council should deal with licensing**

Attorney Ed Bearor said he did not think there was anything the Planning Board could do to compel the Town Council to take a specific action. He said he would not tell the Planning Board they could not do that, but said he would not encourage members to take that action (directing the Town Council to do something). Vice-chair Cough spoke of the licensing work being done by staff as soon as possible and approved by the Council as soon as possible, well prior to the public vote in June. Chair St. Germain said a motion could be made along those lines, in the form of encouragement.

**Attorney Bearor says board cannot compel Council to act on licensing, but no problem with encouraging them**

**Vice-chair Cough moved to recommend to the Town Council the written request as submitted as per §125-9 A. the draft order dated December 16[, 2019] regarding Shared Accommodations. Mr. Fitzpatrick then seconded the motion, and it carried unanimously (4-0).**

**Board recommends Shared Accommodations LUO amendment to Town Council (4-0)**

**Vice-chair Cough then moved that the Planning Board ask the chairman to send a letter to the Town Council that references the urgency of getting the licensing components of the Shared Accommodations and the ELQs [Employee Living Quarters] approved as soon as possible for educational and comfort purposes for the voters. Ms. Brooks seconded the motion and it then carried unanimously, 4-0.**

**Board directs chair to communicate to Council the urgency of addressing licensing ordinance (4-0)**

Chair St. Germain noted that a second Zoning Advisory Group had been convened to address vacation rentals. Planning Director Gagnon and Assistant Planner Steve Fuller both mentioned the upcoming public listening sessions on vacation rentals and year-round housing.

**Discussion of work on vacation rentals**

Ms. Karlson asked if there could be more than one SA-1, SA-2 or SA-3 on a single parcel of land, if conventional controls such as lot coverage and setbacks are met. Planning Director Gagnon said it was potentially possible, but that there would be a lot of factors in play for that to happen.

**Question from D. Karlson about multiple SAs on one lot**

At 6:16 PM, the board agreed to take a five-minute break. It lasted longer than that, however, and the board returned to business at 6:25 PM.

**Board takes a break**

**f.) Public Hearing — Draft Warrant Article — LAND USE ORDINANCE AMENDMENT — Official District Boundary Map Amendment For Hulls Cove Business and Shoreland General Development II districts, and Amendments to Create and Define a New TA Use and to Add Two New Uses to the Shoreland General Development II District – Shall an ordinance, dated December 16, 2019 and entitled “An amendment to the Official Neighborhood**

**Public Hearing for Hulls Cove zone change, new uses LUO amendment**

District Map by extending a portion of the boundary of the Shoreland General Development II district to encompass all or part of the following parcels: Tax Map 223, Lots 011 and 014 and Tax Map 224, Lots 001 and 022 (all four of which presently have portions in both Hulls Cove Business district and Shoreland General Development II district); additionally, to create and define a new level of transient accommodation use (proposed as “TA-9”) in §125-109 and to establish a parking standard for that use in §125-67 D.(3)(b)[2]; and lastly, to amend §125-49 D. of the Land Use Ordinance (Shoreland General Development II) to allow “TA-9” and “campground (shoreland districts)” as uses permitted with site plan/Planning Board approval in the Shoreland General Development II district” be enacted?

Vice-chair Cough again noted his business relationship with Perry Moore, representing the applicant in this application and who is also working with Vice-chair Cough on multiple projects. Chair St. Germain said he was still satisfied with the way the board handled it last time, no one else voiced any objections and the board proceeded with Vice-chair Cough participating in the discussion.

Mr. Moore recapped the discussion that had taken place last time. He said the proposal had been modified to create a new category of Transient Accommodations, TA-9, which would be capped at 75 guest rooms. He said the other issue had to do with controlling the footprint of the project, and he said parking requirements and lot coverage would address that.

He recapped the proposal: move the boundary between Shoreland General Development II and the Hulls Cove Business district, create/define a new use (TA-9), create a parking standard for that use, and add TA-9 and “campground (shoreland district)” as allowed uses in Shoreland General Development II. Eben Salvatore, there with Mr. Moore, thanked Vice-chair Cough for the suggestion of the TA-9 use at the board’s meeting in December. “That really made what we were trying to do a lot simpler,” said Mr. Salvatore. He said a lot of time had been spent wrestling with the proposed definition of “cabin” and that this new use avoided that issue. He said the reason for the zoning changes is “to limit what we are able to do on that site.” He said the proposed cap of 75 rooms is a few more rooms than what are in the building presently standing on the site.

Mr. Salvatore said this proposal would not allow for density that isn’t already allowed. He said the company is interested in an eco-friendly, small-scale plan. He said he hoped to have a site plan in front of the Planning Board prior to the June vote on the amendment proposal so that people can visualize what is being proposed. Mr. Moore gave an overview of the site on the map. In response to a question from Chair St. Germain, Mr. Moore said all properties directly affected by this zoning change are under the ownership umbrella of Ocean Properties.

Chair St. Germain opened a public hearing on this proposal at 6:34 PM. Donna Karlson said she was trying to get a sense of the size, scale and impact of this

**Vice-chair Cough notes his work with P. Moore, board does not object**

**P. Moore gives overview of revised proposal: new use, TA-9, is proposed**

**P. Moore recaps remainder of proposal**

**E. Salvatore notes why upper cap of 75 rooms is proposed**

**Continued overview, applicant responds to questions from the Planning Board**

**Public hearing opened at 6:34 PM**

proposal. She asked how many rooms for guests were available in the structure there now when it was operated as the Park Entrance Motel. Mr. Salvatore said 58. With no other comments, the public hearing was closed at 6:35 PM.

Vice-chair Cough said he liked the proposal overall, but asked what would prevent someone in the future from taking the large lot and splitting it and putting a TA-9 on each individual lot. Mr. Moore said lot coverage rules would prevent that, as would the requirements for one parking space per guest room. He said other factors that would come into play, also as limiting factors, would include the size of the rooms, the size of the lot(s) in question and size of the parking area.

Mr. Fitzpatrick asked about the possibility of two, 50-unit TA-9s in the future. Mr. Salvatore spoke about limiting factors including setbacks, and said it would also not make sense from a business perspective. Mr. Moore said each room and associated parking space would require about 1,200 square feet of area, and said that did not include any allowances for amenities that the applicant is looking at.

Mr. Fitzpatrick gave a rough breakdown: the current site (per Mr. Moore) is about 8 acres, or 320,000 square feet, with an allowance for 70% lot coverage (in Shoreland General Development II). That reduces the developable area down to 224,000 square feet. Using the 1,200 square feet figure above for each room/parking space, Mr. Fitzpatrick said that would allow for up to 112 rooms (again, not allowing for any amenities). Mr. Moore said that sounded right, but added, “We’re not going to build a big hotel that doesn’t have amenities.”

Mr. Fitzpatrick asked what the current use of the property and building is. Mr. Salvatore said floats are stacked there in the fall, and that transients and employees are housed in the building. Mr. Fitzpatrick asked where the employees housed there now would go if this amendment is approved and the site is redeveloped. Mr. Salvatore said they would go to either Acadia Apartments on West Street Extension or Sonogee on Eden Street. He and Mr. Moore reiterated that they would have a concept plan before the board prior to the June vote on this proposed amendment.

Mr. Fitzpatrick asked how creating a TA-9 use and adding it to Shoreland General Development II would benefit others in the district. Mr. Salvatore spoke first, and then Mr. Moore said that it could make some current non-conforming uses (such as cabins) conforming. He said there is not another piece of land in the district big enough to put a motel on. Mr. Salvatore noted Shoreland General Development II is a small zone.

Vice-chair Cough asked Attorney Bearor for his opinion. Attorney Bearor said he did not see anything legally deficient with the proposal. He said there was nothing that prevented the board from recommending the proposal, should they

**One question**

**Public hearing closed at 6:35 PM**

**Questions about how TA-9 could play out in the future**

**Breakdown of what could happen on site, using figures from P. Moore**

**Discussion about current use of site, where workers who live there now would go instead**

**Question on how rest of district would be affected by this**

**Attorney Bearor: no legal deficiencies with this proposal**

choose to. He asked if there were any other sections of Shoreland General Development II elsewhere in town, and the applicants said no, there are not.

Board members asked what would limit future development on the site to just 75 units (guest rooms/accommodations). Mr. Fitzpatrick said he was “just trying to picture what could be” with this proposed change, and Ms. Brooks said it seemed possible that there could be more than 75 units at some point in the future.

Mr. Moore said there is a standard under site plan review that when the board reviews a plan, they review its consistency with the comprehensive plan. “That’s your insurance,” Mr. Moore said. He noted that subject, consistency with the comprehensive plan, was addressed in the initial application for this proposal.

Mr. Salvatore noted that TA-8s (25 or more rooms) were allowed in that area at one point. He said the purpose of this proposal, with the cap of 75 rooms, “is to show a limit.”

Attorney Bearor acknowledged Mr. Moore’s comments on the comprehensive plan, but said unless the board “had a lot better reason for denying an application, basing it on inconsistency with the comprehensive plan is pretty shaky ground. It’s not the best of things to base a decision on.”

**Vice-chair Cough moved to recommend to the Town Council the written request as submitted as per §125-9 A., referencing the draft warrant article changing the Official District Boundary Map in Hulls Cove [Business District] and Shoreland General Development II, and an Amendment to Create and Define a New TA Use (TA-9), and to Add Two New Uses to the Shoreland General Development II district. Ms. Brooks seconded the motion, and it then carried 3-1 (Mr. Fitzpatrick opposed).**

#### **VII. OTHER BUSINESS (*None*)**

#### **VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

Chair St. Germain said the board’s next meeting would be on Wednesday, Feb. 5.

#### **IX. ADJOURNMENT**

**At 6:55 PM, Vice-chair Cough moved that the board adjourn the meeting. Mr. Fitzpatrick seconded the motion, but it then carried unanimously (4-0).**

**Minutes approved by the Bar Harbor Planning Board on February 5, 2019:**

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**Date Basil Eleftheriou Jr., Secretary / Bar Harbor Planning Board**

**More discussion of what could happen in the future on site**

**P. Moore says board can reject anything inconsistent with comprehensive plan**

**Attorney Bearor says P. Moore’s point above is not strong argument for Planning Board**

**Board recommends Hulls Cove zone change, new uses LUO amendment to Town Council (3-1, J. Fitzpatrick opposed)**

**Note that the board’s next meeting will be Wednesday, Feb. 5**

**Meeting adjourns at 6:55 PM**

# **STAFF REPORT**

Distributed 2/4/2020

## **Subdivision Pre-Application Sketch Plan for SD-2019-03 Review – Destination Health**

<b>Project Location:</b>	124 Cottage Street — Tax Map 104, Lot 159, and encompassing ±0.16 acres of land in the Downtown Village II district
<b>Applicant/Owners:</b>	Destination Health, LLC
<b>Application:</b>	To construct a two-story, four-unit apartment building (constituting a subdivision, by unit) on the Brewer Avenue end of the parcel.
<b>Applicable Laws for Sketch Plan / Pre-App Review:</b>	Bar Harbor Land Use Ordinance, section on Pre-Application Sketch Plan: §125-72 E. (1), (a) through (d).
<b>Review Process:</b>	<ol style="list-style-type: none"><li>1. Applicant presents project</li><li>2. Board discusses project</li><li>3. Board entertains public comment, per §125-72 E.</li><li>4. Board makes suggestions to be incorporated in the application</li><li>5. Board provides guidance on checklist waiver request</li><li>6. Board addresses site visit/neighborhood meeting</li></ol>
<b>Proposed Motions:</b>	<ul style="list-style-type: none"><li>• Move to have Planning staff schedule a site visit (mandatory)</li><li>• Move to have Planning staff schedule a neighborhood meeting (optional)</li></ul>

**Technical Review Team met and reviewed Jan. 22 (applicant not present)**

**See following page for TRT report/comments →**

## **TRT report for SD-2019-03 Review — Destination Health**

**Meeting date:** Wednesday, January 22 (pre-TRT meeting)

**Staff present:** Jim Willis, Angela Chamberlain, Patrick Lessard, Steve Fuller, Matt Bartlett, Tony Griffin, Rich Jamison, Jeff VanTrump and Bethany Leavitt. (Planning Director Michele Gagnon was unable to attend the meeting)

**Applicant rep.:** Stewart Brecher (not present for TRT meeting)

### **Comments (advisory, as this is sketch plan review):**

- Building will have to be sprinkled. Design of sprinkler system will dictate size of water line.
- With one stairway for the second floor, will need a fire alarm system. If two separate stairways out of the second floor, smoke and CO<sub>2</sub> detectors will suffice.
- Will need to show distance from nearest fire hydrant (corner of Cottage and Eden). Staff agrees there is adequate water pressure there.
- Stormwater question: will this building be on a slab, or have a basement? If basement, assume there will be a sump pump; staff has question on where/how that would discharge, if so.
- Water/wastewater OK with lines coming in from Brewer Avenue.
- PD has no concerns with parking setup.

## **STAFF REPORT (continued)**

### **Subdivision Pre-Application Sketch Plan for SD-2020-01 Review – Maller/MacQuinn Subdivision**

<b>Project Location:</b>	Tax Map 208, Lot 098; a portion of Tax Map 216, Lot 049; and a portion of Tax Map 216, Lot 050; said lots encompassing a total of ±137.32 acres, of which this subdivision would involve ±68.75 acres. Portions of the subject land are in the following zoning districts: Salsbury Cove Rural, Ireson Hill Residential, Hulls Cove Rural, Shoreland Limited Residential and Resource Protection.
<b>Applicant/Owners:</b>	Harold MacQuinn, Inc. (Tax Map 216, Lot 049); Christopher Maller (Tax Map 208, Lot 098); and Christopher S. Maller Revocable Trust (Tax Map 216, Lot 059)
<b>Application:</b>	To develop a 14-lot residential subdivision on property located off of Owls Nest Lane (a town-owned road) with lots ranging in size from 1.12 acres to 19.42 acres.
<b>Applicable Laws for Sketch Plan / Pre-App Review:</b>	Bar Harbor Land Use Ordinance, section on Pre-Application Sketch Plan: §125-72 E. (1), (a) through (d).
<b>Review Process:</b>	<ol style="list-style-type: none"> <li>1.) Applicant presents project</li> <li>2.) Board discusses project</li> <li>3.) Board entertains public comment, per §125-72 E.</li> <li>4.) Board makes suggestions to be incorporated in the application</li> <li>5.) Board provides guidance on checklist waiver request</li> <li>6.) Board addresses site visit/neighborhood meeting</li> </ol>
<b>Proposed Motions:</b>	<ul style="list-style-type: none"> <li>• Move to have Planning staff schedule a site visit (mandatory)</li> <li>• Move to have Planning staff schedule a neighborhood meeting (optional)</li> </ul>

**Technical Review Team met w/ applicant on Thursday, January 23  
See following page for TRT report/comments →**

## **TRT report for SD-2020-01 Review — Maller/MacQuinn Subdivision**

**Meeting date:** Thursday, January 23

**Staff present:** Angela Chamberlain, Patrick Lessard, Steve Fuller, Matt Bartlett, Rich Jamison, Bennett Liscomb, Jeff VanTrump and Bethany Leavitt. (Jim Willis and Tony Griffin both attended the pre-TRT meeting on January 22; Planning Director Michele Gagnon was unable to attend either meeting).

**Applicant rep.:** Greg Johnston

### **Comments (advisory, as this is sketch plan review):**

- Applicant will seek to have town take over new road (via Town Council acceptance process), eventually; will build to town standards.
- Owl's Nest Lane has underground power, leading to this project; applicant will look to go overhead at some point within their project, will ask for waiver from the underground requirement.
- What will be done for fire suppression? Fire Department would prefer to see residential sprinklers (see attached information sheet), applicant is looking toward doing a fire pond.
  - Questions about who will maintain the fire pond to ensure that it remains in working and usable condition. Fire Department has concerns about them growing in, filling in, over time.
  - Applicant asks if town would take over fire pond when it takes over the road, staff says town does not have the equipment necessary to keep the pond clear and would have to contract out to do this work.
  - Staff has had an initial conversation about doing a bond for maintenance of the pond.
- Two means of entrance/exit. Ordinance requires this for 15 lots or more in subdivision; applicant asserts they do not need to count every lot on the roads leading in to their project.
  - Applicant feels question of access for emergency vehicle access is different than entrance/exit points that are open and accessible to the public. The Fire Department is still considering this matter.
- Applicant will be working on stormwater as project moves forward.

## **STAFF REPORT (continued)**

### **Completeness Review under Site Plan Review for SP-2019-07 – Triple Chick Farm (driveway/stream crossing)**

<b>Project Location:</b>	Off of State Highway 102 — Tax Map 235, Lot 002, encompassing 72.19 acres of land in the following zoning districts: Town Hill Residential Corridor, Town Hill Residential and Stream Protection
<b>Applicant/Owners:</b>	Triple Chick Farm, LLC
<b>Application:</b>	Construction of a driveway (over 500 feet in length) to provide for land and forestland management practices, as well as to serve a future single-family residence. Site plan review is required because the driveway will cross a stream in the Stream Protection zoning district.
<b>Applicable Laws for Site Plan Review:</b>	Bar Harbor Land Use Ordinance <b>§125-66, Submission Requirements</b>
<b>Review Process:</b>	<ol style="list-style-type: none"> <li>1.) Applicant presents project</li> <li>2.) Questions and comments from the board</li> <li>3.) Public comment period (optional)</li> <li>4.) Waivers — consider waiving the applicant’s requested submission requirements (see checklist)</li> <li>5.) Determine completeness, schedule public hearing</li> </ol>
<b>Proposed Motions:</b>	<ul style="list-style-type: none"> <li>• <b>Move to grant the waivers requested by the applicant as listed in the checklist, as such waivers will not unduly restrict the review process, as they are inapplicable, unnecessary or inappropriate for a complete review.</b></li> <li>• <b>Move to find, per the Bar Harbor Land Use Ordinance §125-66, the application SP-2019-07 complete and to schedule a public hearing on Wednesday, March 4, 2020.</b></li> </ul>

**Technical Review Team met w/ applicant on Thursday, January 23  
See following page for TRT report/comments →**

## **TRT report for SP-2019-07 Review — Triple Chick Farm, LLC**

**Meeting date:** Thursday, January 23

**Staff present:** Angela Chamberlain, Patrick Lessard, Steve Fuller, Matt Bartlett, Rich Jamison, Bennett Liscomb, Jeff VanTrump and Bethany Leavitt. (Jim Willis and Tony Griffin both attended the pre-TRT meeting on January 22; Planning Director Michele Gagnon was unable to attend either meeting).

**Applicant rep.:** Greg Johnston

### **Comments:**

- Fire Department noted driveway will need to have a vertical clearance of 13.5 feet for fire truck access (vegetation will need to be kept cleared to that height).



# THE TRUTH ABOUT HOME FIRE SPRINKLERS

Fires in the home pose one of the biggest threats to the people of your community. In 2017, US fire departments responded to an estimated 1,319,500 fires. These fires caused 3,400 civilian deaths. Of those deaths, roughly 80% occurred in the home, the very place people feel most safe.

All national safety codes include fire sprinklers as a minimum safety requirement for new home construction. Homes built without sprinklers lack a crucial element of fire protection. Because sprinklers have been around for so long, the evidence is clear that they are a proven way to protect lives and property against fires at home—

**MYTH: "A smoke alarm provides enough protection."**

**FACT:** Smoke alarms alert occupants to the presence of danger, but do nothing to extinguish the fire. In a fire, sprinklers can control and may even extinguish a fire in less time than it would take the fire department to arrive.

**MYTH: "Newer homes are safer homes."**

**FACT:** In a fire, unprotected lightweight construction materials, used in many modern homes, burn quicker and fail faster. New homes often contain modern furnishings made of synthetic materials that, in a fire, can create a highly toxic environment, greater fuel load, and faster fire propagation.

**MYTH: "Home fire sprinklers often leak or activate accidentally."**

**FACT:** Leaks are rare, and are no more likely than leaks from a home's plumbing system. A sprinkler is calibrated to activate when it senses a significant heat change. Sprinklers don't operate in response to smoke, cooking vapors, steam, or the sound of a smoke alarm.

**MYTH: "When a fire occurs, every sprinkler will activate and everything in the house will be ruined."**

**FACT:** In the event of a fire, typically only the sprinkler closest to the fire will activate, spraying water directly on the fire,

responding quickly and effectively to the presence of a nearby fire, and requiring minimal maintenance by homeowners.

**Fast Facts**

- In 2017, there was a civilian fire death every 2 hours and 34 minutes in the United States.
- The risk of dying in a reported home fire is 85% lower if sprinklers are present.
- The cost of installation averages \$1.35 per sprinklered square foot for new construction.

leaving the rest of the house dry and secure. In roughly nine of every ten home fires with operating sprinklers, just one sprinkler operates.

**MYTH: "Sprinklers are unattractive and will ruin the aesthetics of the home."**

**FACT:** New home fire sprinkler models are very unobtrusive, can be mounted flush with walls or ceilings, and can be concealed behind decorative covers.

**MYTH: "Sprinklers are not practical in colder climates, as the pipes will freeze and cause water damage."**

**FACT:** With proper installation, sprinklers will not freeze. NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, includes guidelines on proper insulation to prevent pipes from freezing.

**MYTH: "The water damage caused by sprinklers will be more extensive than fire damage."**

**FACT:** In a fire, sprinklers quickly control heat and smoke. Any water damage from the sprinkler will typically be much less severe than the damage caused by water from firefighting hose lines. Sprinklers use approximately 90% less water on a fire than a fire department hose line would.

## Free Information About Home Fire Sprinklers



**FIRE SPRINKLER INITIATIVE**  
Bringing Safety Home

The Fire Sprinkler Initiative® (FSI), a project of the National Fire Protection Association®, aims to increase the number

of new, one- and two-family homes protected by sprinklers. The FSI website offers free research and resources to help advocates promote the fact that sprinklers are necessary in new construction. [firesprinklerinitiative.org](http://firesprinklerinitiative.org)



**Home Fire Sprinkler COALITION**  
Protect What You Value Most

The Home Fire Sprinkler Coalition® (HFSC) is a leading resource for accurate, noncommercial information

and materials about home fire sprinklers for consumers, the fire service, builders, and other professionals. HFSC offers free educational materials about sprinklers and how they provide affordable protection to your community. [homefiresprinkler.org](http://homefiresprinkler.org)



**IT'S A BIG WORLD.  
LET'S PROTECT IT TOGETHER.®**

This information is provided to help advance fire and life safety. NFPA disclaims liability for any personal injury, property, or other damages of any nature whatsoever resulting from the use of this information.

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Pre-application Sketch Plan

APPLICATION # SD-2019-03

DATE: DEC 13 2019

MAP 104 LOT 159-000

Prior to requesting a review of a proposed subdivision plan and pursuing the procedure set forth in Article V, an applicant shall submit 9 copies of the following, plus the original:

- A. A sketch which shall show, in simple sketch form, the proposed layout of the street, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch describing or outlining the existing conditions of the site and showing the proposed development, shall be superimposed on or accompanied by a copy of the Assessor's map of the site.
- B. A copy of that portion of a USGS topographic map encompassing the site, showing an outline of the proposed subdivision; SUBDIVISION IS FOR APARTMENTS IN A SINGLE BUILDING
- C. A written request for the waiver of submissions that the applicant intends to submit pursuant to 125-63;
- D. Information to include:
  - 1) an outline of data on existing covenants; N/A
  - 2) medium-intensity soil survey including, soil interpretation sheets; N/A
  - 3) available community facilities and utilities; N/A
  - 4) information describing the subdivision proposal such as number of N/A residential lots; typical lot width and depth; price range; business areas; playgrounds; park areas and other public areas;
  - 5) proposed protective covenants; NONE
  - 6) proposed utilities and street improvements; SEE SKETCH PLAN
- E. The names and addresses of all property owners within 300 feet of the property being subdivided; THIS INFORMATION WILL BE PROVIDED BY THE CODE ENFORCEMENT OFFICE.
- F. Fee \$\_\_\_\_\_. Each pre-application sketch plan shall be accompanied by an administrative fee and a notice fee, which fees shall, from time to time, be set by the Bar Harbor Town Council.

RECEIVED

DEC 16 2019

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT



BAR HARBOR PLANNING BOARD  
APPLICATION FOR SUBDIVISION

(as described by Article VI of the Bar Harbor Land Use Ordinance)

APPLICATION # SD-2019-03 DATE 12/16/2019  
FEE \$ \_\_\_\_\_ MAP 104 LOT 159 USE Multi family 1

SUBDIVISION  SKETCH PLAN

APPLICANT:

Name Stewart Brecher  
Address 93 Cottage Street  
Bar Harbor, Maine 04609  
Telephone 207 288 3747  
Email stewart@sbrecherarchitects.com

OWNER:

Name Destination Health, LLC  
Address 6 Cemetary Lane  
Mt. Desert, Maine 04660  
Telephone 207 288 3121  
Email andrea@destinationhealth.com

PROJECT REPRESENTATIVES:

Name Stewart Brecher Architects, Fraser Associates Architects  
Address 93 Cottage Street, Suite 302  
Bar Harbor, Maine 04609  
Telephone 207 288 3747  
Email stewart@sbrecherarchitects.com



**BAR HARBOR PLANNING BOARD  
APPLICATION FOR SUBDIVISION**

(as described by Article VI of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary) :

The project is for a 4 unit apartment building constructed on the  
Brewer Avenue end of the 124 Cottage Street site.

The building is 2 storeys, wood frame.

Under State Statutes a 4 unit apartment is a subdivision.

**CERTIFICATION:**

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. **Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance.** Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

Stewart Brecher , Agent

21/16/2019

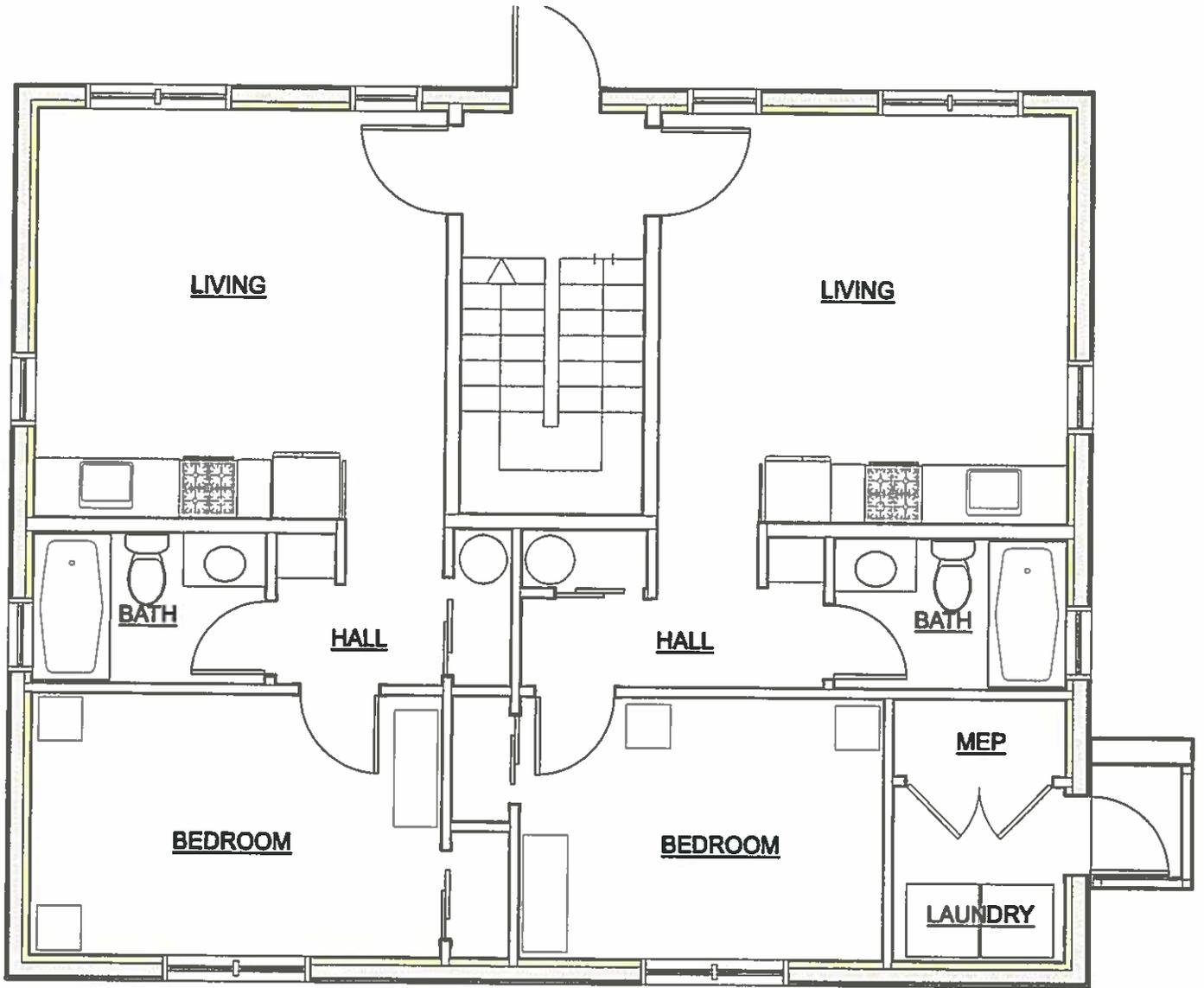
Applicant

Date

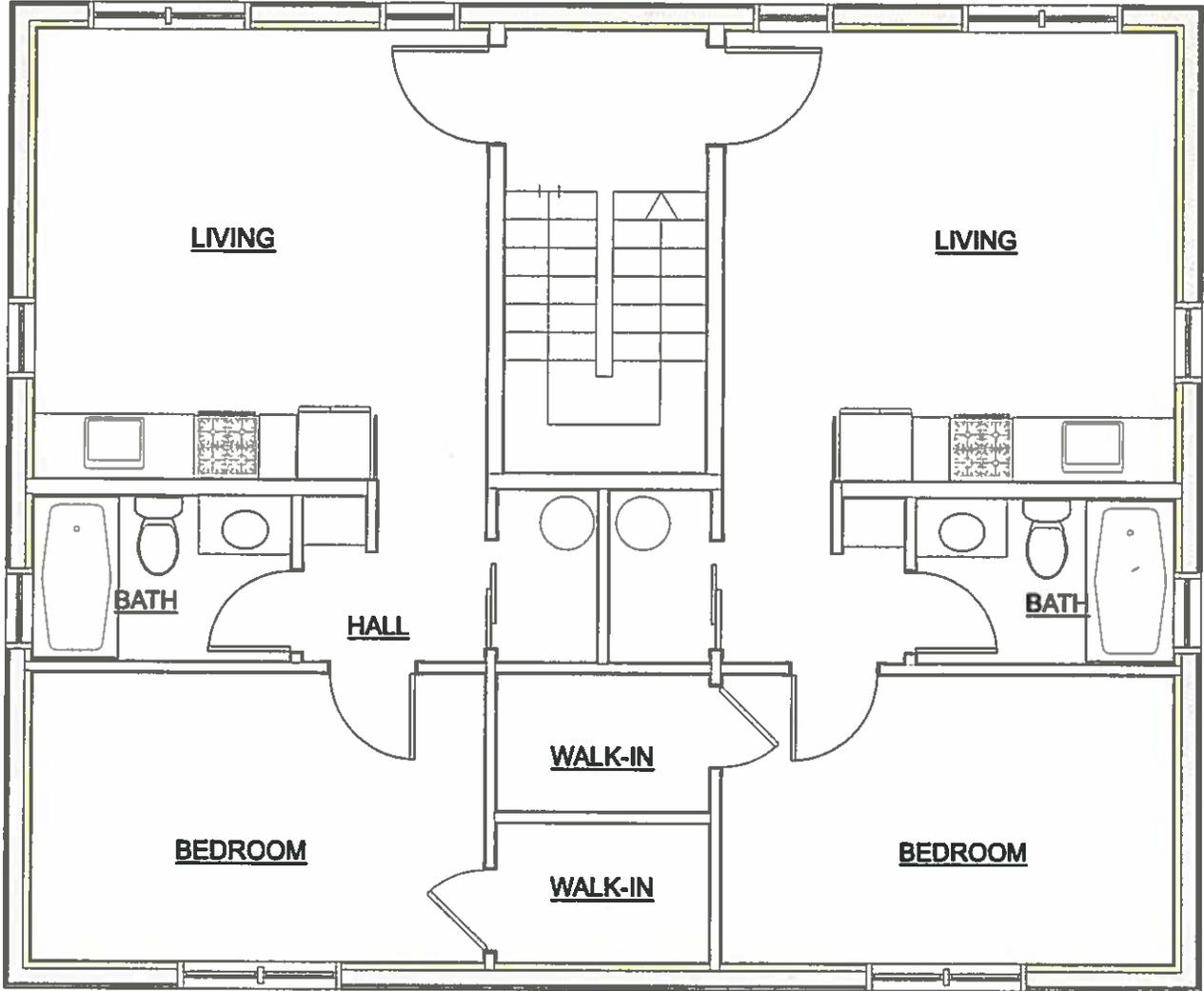
Owner

Date





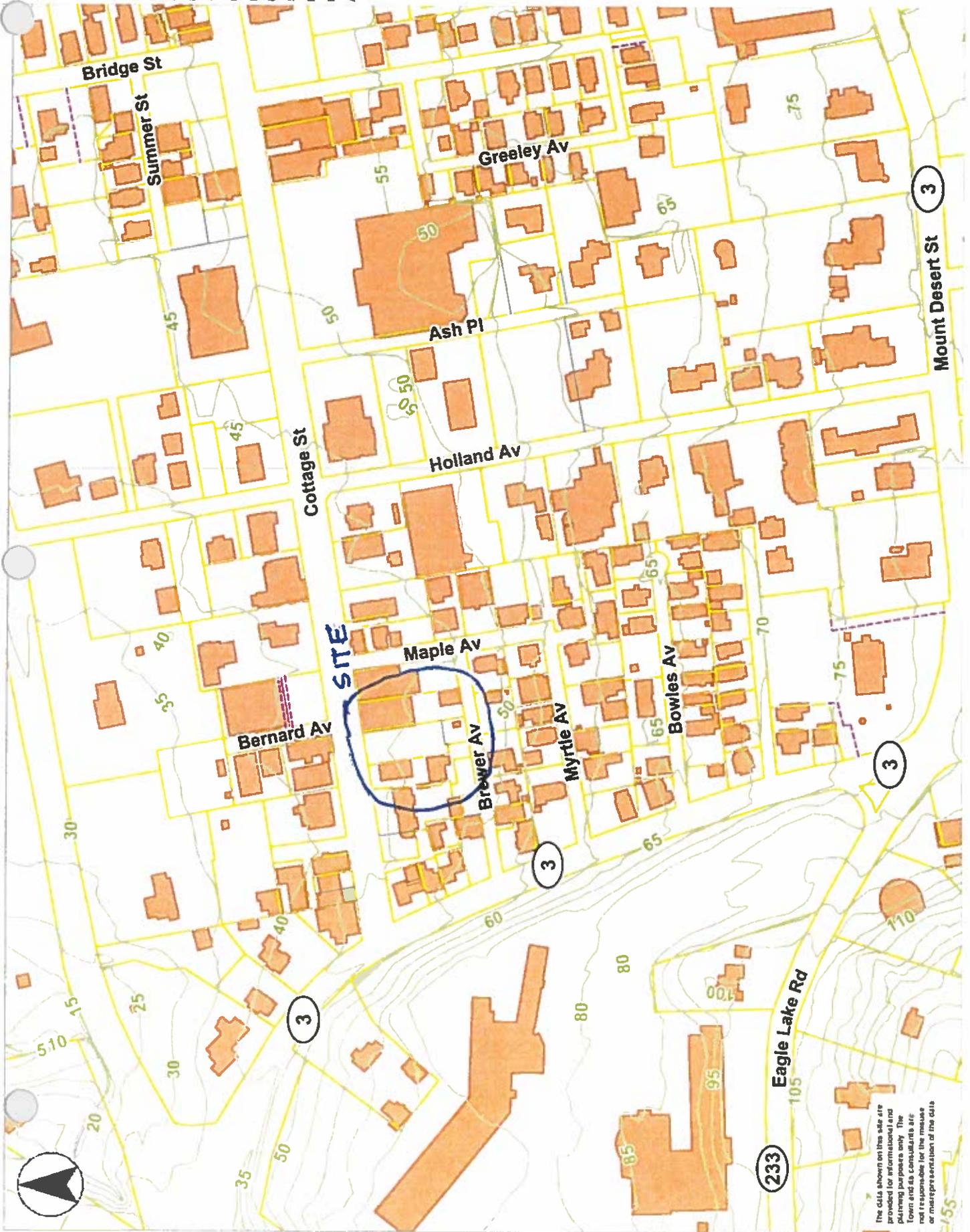
1 **FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



- Contours
- Parcel History
- ROW
- Parcels w/Outline
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

## Waiver List 124 Cottage Street Apartments

1. SITE PLAN  
F
3. Title and Interest  
C
4. Legal Documents  
A, B, C, D, E
5. Permits  
A, B
7. Design Plans  
B, C, D, F, G
- 7.1. Design Approval  
A, B, C, D, E
9. Site Plan  
H, I, J, K, Q, R, W, X, Y, Z, CC, DD, EE,  
FF, GG, JJ,
10. Medium Intensity Soil
11. Landscaping, Buffering  
C, D, E
12. Street, Sidewalk & Access  
A, B, C, D, E, F, G, H, I, J
13. E-911  
A
14. Photographs  
C, D, E
15. Subsurface Wastewater  
A, B
16. Groundwater  
A, B
17. Erosion & Sedimentation  
A
19. Solid Waste  
A
20. Building Plans  
D
22. Signs  
A
23. Traffic  
A
24. Technical & Financial  
C, D
25. Business Operations  
A, B, C
25. Mining  
A, B, C, D, E, F



E

F

ASH PLACE

AVENUE

HOLLAND

MAPLE AVENUE

BERNARD AVENUE

CADILLAC AVE

BREWER AVENUE

MYRTLE AVENUE

EDEN

SITE

104-01

104-242

104-058-000 93

104-036-000 8

104-035-000 18

104-034-000 99

104-059-000 95

104-018-000 11

104-020-000 101

104-021-000 109

104-022-000 113

104-024-000 6

104-025-000 131

104-026-000 3

104-027-000 2

104-031-000 141

104-032-000 37

104-033-000 41

104-016-000 128

104-017-000 7

104-018-000 104-019-000 104-021-000 109 104-022-000 113 104-024-000 6 104-025-000 131 104-026-000 3 104-027-000 2 104-031-000 141 104-032-000 37 104-033-000 41

104-183-000 106

104-184-000 31

104-185-000 35

104-186-000 39

104-187-000 15

104-188-000 16

104-189-000 10

104-190-000 12

104-191-000 16

104-192-000 18

104-193-000 21

104-017-000

104-018-000

104-019-000

104-020-000

104-021-000

104-022-000

104-023-000

104-024-000

104-025-000

104-026-000

104-027-000

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104-029-000

104-030-000

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104-015-000

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104-018-000

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104-020-000

104-021-000

104-022-000

104-023-000

104-024-000

104-025-000

104-026-000

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104-015-000

104-016-000

104-017-000

104-018-000

104-019-000

104-020-000

104-021-000

104-022-000

104-023-000

104-024-000

104-025-000

104-026-000

104-027-000

104-028-000

104-029-000

104-030-000

104-031-000

104-032-000

104-033-000

104-034-000

104-035-000

104-036-000

104-037-000

104-038-000

104-039-000

104-040-000

104-041-000

104-042-000

104-043-000

104-044-000

103-080-000

Parcel ID: 104-159-000  
DESTINATION HEALTH  
6 CEMETERY LANE  
MOUNT DESERT, ME 04660

Parcel ID: 104-015-001  
MARINKE, THOMAS  
123 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-020-000  
ARBACH PROPERTIES LLC  
405 LAMOINE BEACH ROAD  
LAMOINE, ME 04605

Parcel ID: 104-023-000  
MINUTOLO, ALBERT F  
MINUTOLO, JOSEPH R  
141 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-025-000  
WELLMAN, LAURIE A  
2 SHANNON ROAD  
BAR HARBOR, ME 04609

Parcel ID: 104-029-000  
CIAO FOOD GROUP, LLC  
321 MAIN STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-154-000  
VANDENBOSCH, P CLIFFORD  
PO BOX 61  
BAR HARBOR, ME 04609

Parcel ID: 104-160-000  
SARGENT PROPERTIES LLC  
102 STATE HIGHWAY 3  
BAR HARBOR, ME 04609

Parcel ID: 104-165-000  
FLEMINGS, ELSPETH M  
CLEARY, RICHARD C  
40 THUNDERMIST ROAD  
BAR HARBOR, ME 04609

Parcel ID: 104-168-000  
GEIGER, ELIZABETH J  
PO BOX 344  
BASS HARBOR, ME 04653

Parcel ID: 103-080-000  
BAR HARBOR, TOWN OF  
93 COTTAGE STREET  
SUITE I  
BAR HARBOR, ME 04609

Parcel ID: 104-016-000  
NORTON, SANDRA F TRUSTEE  
NORTON, PHILIP B TRUSTEE  
SANDRA F NORTON REVOC LIV TR  
13897 LONG LAKE LANE  
PORT CHARLOTTE, FL 33953

Parcel ID: 104-021-000  
TO THE MOON, LLC  
109 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-024-000  
MARINKE, THOMAS  
123 COTTAGE STREET  
BAR HARBOR, ME 04609-1442

Parcel ID: 104-026-000  
MINUTOLO, JOSEPH L  
MINUTOLO, ALBERT F  
3 CADILLAC AVE  
BAR HARBOR, ME 04609

Parcel ID: 104-031-000  
MINUTOLO, ALBERT F  
MINUTOLO, JOSEPH R  
141 COTTAGE STREET  
BAR HARBOR, ME 04609-1218

Parcel ID: 104-157-000  
GEIGER, ELIZABETH J  
130 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-161-000  
HULBERT, IAN A  
PO BOX 383  
HAMPDEN, ME 04444-0383

Parcel ID: 104-166-000  
GEIGER, ELIZABETH J  
PO BOX 344  
BASS HARBOR, ME 04653

Parcel ID: 104-169-000  
DENEGRE, JAMES M  
HAYAMIZUI, TERRY F  
21 EDEN STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-015-000  
LEWIS-CLAPPER, R CASKIE  
CLAPPER, GERARD F TRUSTEE  
CLAPPER REV TRUST 2/26/2016  
13562 EAST JENAN DRIVE  
SCOTTSDALE, AZ 85259

Parcel ID: 104-018-000  
TO THE MOON, LLC  
109 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-022-000  
MCFARLAND, WILLIAM K  
MCFARLAND, KAREN A  
113A COTTAGE STREET  
BAR HARBOR, ME 04609-1442

Parcel ID: 104-024-001  
TRICO, LLC  
C/O LISA GRELLA, REAL  
1000 MARKET STREET  
BUILDING ONE  
PORTSMOUTH, NH 03801

Parcel ID: 104-027-000  
STROUT, RAYMOND E  
2 CADILLAC AVENUE  
BAR HARBOR, ME 04609-1408

Parcel ID: 104-032-000  
GOODRICH, KEITH N  
PO BOX 947  
BAR HARBOR, ME 04609

Parcel ID: 104-158-000  
MCCANN, ROBERT J  
MCCANN, MICHELLE  
128 COTTAGE STREET  
BAR HARBOR, ME 04609-1410

Parcel ID: 104-163-000  
FLEMINGS, ELSPETH M  
CLEARY, RICHARD C  
40 THUNDERMIST ROAD  
BAR HARBOR, ME 04609

Parcel ID: 104-167-000  
JONES, CARRIE  
FARRAR, SHAUN K JT  
98 LEDGELAWN AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-170-000  
GREGORY, LINDA L ET AL  
GREY, JEFFREY J  
14 BREWER AVE  
BAR HARBOR, ME 04609

Parcel ID: 104-171-000  
STANLEY, RANDY B  
12 BREWER AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-172-000  
SWAZEY, BETH L  
PO BOX 243  
BAR HARBOR, ME 04609

Parcel ID: 104-173-000  
HALLETT, KARL W  
HALLETT, TRACY L (JT)  
59 SANDY LANE  
BAR HARBOR, ME 04609

Parcel ID: 104-174-000  
WEST GOULDBORO LLC  
53 WOODSIDE DRIVE  
GOULDSBORO, ME 04607

Parcel ID: 104-175-000  
INTOWN BAR HARBOR LLC  
C/O JOHN F KURGAN  
1 MYRTLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-176-000  
ADLER, ELIZABETH L  
ADLER, GARY P TRUSTEE  
PO BOX 520  
MOUNT DESERT, ME 04660

Parcel ID: 104-177-000  
HALLETT, KARL W  
HALLETT, TRACY L (JT)  
59 SANDY LANE  
BAR HARBOR, ME 04609

Parcel ID: 104-178-000  
ACADIA WORLDWIDE LLC  
PO BOX 132  
HULLS COVE, ME 04644

Parcel ID: 104-179-000  
MCFARLAND, BOYD W  
MCFARLAND, LINDA M  
11 MYRTLE AVENUE  
BAR HARBOR, ME 04609-0262

Parcel ID: 104-180-000  
MCFARLAND, WILLIAM K  
MCFARLAND, KAREN A  
113A COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-181-000  
DOBBS, JEFFERSON  
COPLON, SAMUEL R  
112 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-183-000  
LRG TUCKER FAMILY, LLC  
PO BOX 405  
BAR HARBOR, ME 04609

Parcel ID: 104-184-000  
108 COTTAGE ASSOCIATES  
31 HOLLAND AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-185-000  
CARSON, EVIN K  
35 HOLLAND AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-186-000  
DAIGLE ENTERPRISES, LLC  
39 HOLLAND AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-213-000  
ALLEY, LORI R  
14 BOWLES AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-214-000  
WERT, JOHN  
12 BOWLES AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-215-001  
WHITE, DEREK B  
5044 SARGENT STREET  
FOREST PARK, GA 30297

Parcel ID: 104-215-002  
GARRETT, EDWIN A IV  
6B BOWLES AVENUE  
BAR HARBOR, ME 04609-1403

Parcel ID: 104-216-000  
STROUT, JAYSON  
STROUT, SARAH  
2 BOWLES AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-217-000  
BROAD, JEFFREY J  
9 EDEN STREET  
BAR HARBOR, ME 04609-1437

Parcel ID: 104-218-000  
CROWE, BRENDA E  
CROWE, RICHARD D III  
46 COTTAGE STREET  
BAR HARBOR, ME 04609

Parcel ID: 104-219-000  
LLOYD, JOHN T  
LLOYD, LANEY R  
10 MYRTLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-220-000  
GUIDI, ALLISON  
4 MYRTLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-221-000  
GUIDI, ALLISON  
4 MYRTLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-222-000  
FRIEDLANDER, JOHN J  
2 MYRTLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-223-000  
MORIAH LAWRENCE LLC  
463 NORWAY DRIVE  
BAR HARBOR, ME 04609

Parcel ID: 104-224-000  
CARSON, MICHAEL L  
CARSON, FRANCINE TRUSTEE  
CARSON FAMILY REV TR 4/17/15  
411 N NEW RIVER DR EAST # 3105  
FORT LAUDERDALE, FL 33301

Parcel ID: 104-225-000  
CARSON, EVIN K  
35 HOLLAND AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-226-000  
SOUZA, MICHELLE  
16 MAPLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-227-000  
LANGLEY, STEPHEN H  
12 MAPLE AVENUE  
BAR HARBOR, ME 04609

Parcel ID: 104-228-000  
BREWER, LESLIE JR  
PO BOX 60  
BAR HARBOR, ME 04609

Parcel ID: 104-229-000  
MAINE WIDE PROPERTIES LLC  
51 WESTLAND STREET  
BANGOR, ME 04401

Parcel ID: 104-533-000  
PETRA LLC  
PO BOX 573  
BAR HARBOR, ME 04609

Parcel ID: 104-535-000  
121 COTTAGE, LLC  
1001 EAST ATLANTIC AVENUE  
STE 202  
DELRAY BEACH, FL 33483

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

<b>Application #: SD-2019-03</b> <b>Applicant Name: DESTINATION HEALTH</b> <b>Applicant Rep: G. FRASER</b> <b>Permit Consultants: G. FRASER</b>	<b>Page #</b>	<b>Exhibit Waiver (W)</b>			<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
		<b>PRE APP</b>	<b>App</b>	<b>PB</b>		

**Project Description: Construction of a 2-story 4 unit apartment building (1,110 square feet footprint) fronting on Brewer Avenue on a 0.16 acre lot located in the Downtown Village II zoning district. Proposed on the same lot but fronting on Cottage Street (not subject to Planning Board approval) is a wellness center (2,008 square feet footprint).**

**Zone: DOWNTOWN VILLAGE II**  
**Map/Lot: 104-159 Brewer Ave**  
**Lot Size: 0.16 ACRE**  
**Permitted Use in Zone: MF I**  
**Date/Time Pre-App Meeting: SEPT. 16, 2019**  
**Department Official: MG/SF**

**1. SITE PLAN APPLICATION 125-66 a**

<b>A</b>	Checklist		<b>Y</b>			
<b>B</b>	Property Owner's Name/Address		<b>Y</b>			
<b>C</b>	Applicant's Name/Address		<b>Y</b>			
<b>D</b>	Project Representatives Name/Address		<b>Y</b>			
<b>E</b>	Abutters Name & Address within 300 ft. of Property Lines		<b>Y</b>			
<b>F</b>	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)		<b>W</b>			
<b>G</b>	Description of Proposed Use		<b>Y</b>			
<b>H</b>	Written Authorization for Town Official Access		<b>Y</b>			
<b>I</b>	Explain how project meets standards					<b>STANDARDS PER 126-6 FOR</b> A. Permitted use; B. Lot standards; C. Height; D. Parking: (none required per 125-21.2); E. Parking and driveway (parking to be provided although not required); H. Buffering and screening; I. Water supply for (1) & (2); J. Municipal water supply; L. Stormwater management; M. Municipal sewer facilities; N. Sewage disposal; P. Landscaping; Q. Erosion; T. Refuse disposal; W. Wildlife habitat; X. Aesthetic areas and physical and visual access; Z. Light and glare; DD. Utilities; EE. Fire Protection; GG. Financial and technical capacity; II. Other municipal services; LL. Historic and archaeological resources; MM. Utilization of the site

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

<b>Application #: SD-2019-03</b> <b>Applicant Name: DESTINATION HEALTH</b> <b>Applicant Rep: G. FRASER</b> <b>Permit Consultants: G. FRASER</b>	<b>Page #</b>	<b>Exhibit Waiver (W)</b>			<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
		<b>PRE APP</b>	<b>App</b>	<b>PB</b>		


**2. FEES PAID - Copy of Receipt 125-66 B**

<b>A</b>	Administrative Fee		<b>Y</b>				
<b>B</b>	Evidence of Ordinance & Reg. Compliance (STAFF PROVIDED)		<b>Y</b>			Letter submitted by CEO	

**3. TITLE and INTEREST 125-66 C**

<b>A/B</b>	Current Deed <u>OR</u> Purchase and Sale Agreement		<b>Y</b>				
<b>C</b>	Easements, Deed Restriction, R.O.W's, etc.		<b>Y</b>				

**4. LEGAL DOCUMENTS 125-66 D**

<b>A</b>	Proposed Easements, Covenants, Agreements, etc.		<b>W</b>				
<b>B</b>	Proposed Deed for Roads or Other Property to be Dedicated		<b>W</b>				
<b>C</b>	Proposed Performance and Plant Maintenance Guarantees		<b>W</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>D</b>	For condominiums proposed declaration, By Laws, etc.		<b>W</b>				
<b>E</b>	Site Restoration Guarantee (if required)		<b>W</b>				
<b>5. PERMITS 125-66 E</b>							
<b>A</b>	Army Corps of Engineers		<b>W</b>				
<b>B</b>	Maine D.E.P.		<b>W</b>				
<b>C</b>	Other (DOT, Design Review Board, Appeals Board)		<b>Y</b>			DRB Certificate Curb Cut Permit from Town	
<b>6. STATEMENTS OF CAPACITY &amp; DESIGN 125-66 F STAFF PROVIDED</b>							
<b>A</b>	Police		<b>Y</b>				
<b>B</b>	Public Works - Solid Waste; Storm Water; Street, and Recreation		<b>Y</b>				
<b>C</b>	Sewer		<b>Y</b>				
<b>D</b>	Schools & Busing		<b>Y</b>				
<b>E</b>	Water		<b>Y</b>				
<b>7. DESIGN PLANS 125-66 G</b>							
<b>A</b>	Public Water Supply		<b>Y</b>				
<b>B</b>	Central Private Water Supply		<b>W</b>				
<b>C</b>	Individual Wells		<b>W</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>D</b>	Fire Hydrants, Dry Hydrants, and Fire Ponds		W				
<b>E</b>	Public Sewer		Y				
<b>F</b>	Central Subsurface Wastewater System		W				
<b>G</b>	Shared Subsurface Wastewater System		W				
<b>H</b>	Stormwater Disposal System		Y				
<b>I</b>	All other utilities (such as gas, electricity, and cable)		Y				

**7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H**

<b>A</b>	Central Water Supply (DHHS)		W				
<b>B</b>	Individual Wells (DHHS)		W				
<b>C</b>	Central Subsurface Sewage Disposal (DHHS)		W				
<b>D</b>	Waste Water Discharge (DEP)		W				
<b>E</b>	Approval by DOT		W				

**MAPS & PLANS 125-66 J. (2)**

**8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**

	Magnetic North		Y				
	Plan Preparation Date		Y				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Graphic Scale		Y				
	Owner & Applicant Name/Address		Y				
	Designer, Surveyor, Engineer		Y				
	Name of each Municipality in which the development is located		Y				
	Tax Map & Lot Number(s) and Land Use District		Y				
<b>9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J Provide signature block bottom right hand corner</b>							
	Magnetic North		Y				
	Plan Preparation Date		Y				
	Graphic Scale		Y				
	Owner & Applicant Name/Address		Y				
	Designer, Surveyor, Engineer		Y				
	Name of each Municipality in which the development is located		Y				
<b>A</b>	Abutting Property owners with Book/Page References		Y				
<b>B</b>	Tax Map & Lot Number(s)		Y				
<b>C</b>	Land Use District(s)		Y				
<b>D</b>	Lot Line Dimensions (metes & bounds)		Y				
<b>E</b>	Lot Size in Square Feet		Y				
<b>F</b>	Locations of Lot Monumentations		Y				
<b>G</b>	Total Proposed Development Acreage		Y			Also to be provided in square footage	

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>H</b>	Remaining Undeveloped Land Retained		W				
<b>I</b>	Lot Numbers		W				
<b>J</b>	Lots Developed/Sold within Past 5 Years		W				
<b>K</b>	Subdivisions within 200 ft. With Owners Names		W				
<b>L</b>	Existing/Proposed Contours @ 5 or 10 ft. Intervals		Y				
<b>M</b>	<b>Items within 200 feet of the subject property:</b>		Y				
	Buildings & Structures		Y				
	Streets (W/names)		Y				
	Sidewalks		Y				
	Easements		Y				
	Driveways, Entrances, Exits		Y				
<b>N</b>	Location of Existing & Proposed Buildings/Structures On Site		Y				
<b>O</b>	Distance between Proposed Buildings/Structures On Site		Y				
<b>P</b>	Utilities Locations - Existing/Proposed		Y				
<b>Q</b>	Sign Locations - Existing/Proposed		W				
<b>R</b>	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers		Y				
<b>S</b>	Stone Walls, Graveyards, and Fences		Y				
<b>T</b>	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)		Y		Get letter from State agency		

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>U</b>	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)		<b>Y</b>			Get letter from State agency	
<b>V</b>	Historic & Archaeological Site Locations		<b>Y</b>			Get letter from State agency	
<b>W</b>	Wetlands & Waterbody Locations within 200' (regardless of size)		<b>W</b>				
<b>X</b>	Shoreline		<b>W</b>				
<b>Y</b>	100 Year Flood Elevation		<b>W</b>				
<b>Z</b>	Portions of the Site Subject to Routine Flood/Standing Water		<b>W</b>				
<b>AA</b>	Lot Lines and Water bodies Setbacks		<b>Y</b>			Provide lot line setback	
<b>BB</b>	Fire Hydrants & Fire Ponds Existing/Proposed		<b>Y</b>				
<b>CC</b>	Fire/Emergency Equipment Site Access		<b>W</b>				
<b>DD</b>	Easements/Access to Water Bodies Existing/Proposed		<b>W</b>				
<b>EE</b>	Access Locations to Adjacent Undeveloped Land		<b>W</b>				
<b>FF</b>	Recreation/Open Space Land Existing/Proposed		<b>W</b>				
<b>GG</b>	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations		<b>Y</b>			Dumpster location	
<b>HH</b>	Lot Coverage Calculations - Existing/Proposed		<b>Y</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>II</b>	Parking Locations with Dimension, Angles, Radii, etc.		<b>Y</b>				
<b>JJ</b>	Soil Test Pit Location		<b>W</b>				
<b>10.</b>	<b>MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)</b>		<b>W</b>				
<b>11. LANDSCAPING, BUFFERING &amp; SCREENING PLAN 125- 66 J (22)</b>							
<b>A</b>	Botanical & Common Names		<b>Y</b>				
<b>B</b>	Plant Locations & Size		<b>Y</b>				
<b>C</b>	Installation Schedule		<b>Y</b>				
<b>D</b>	Maintenance Plan		<b>Y</b>				
<b>E</b>	Vegetation Clearing Limits		<b>Y</b>				
<b>F</b>	Tree (8+" d.b.h.) Locations		<b>Y</b>				
<b>12. STREET, SIDEWALK &amp; ACCESS PLAN 125-66 J (44)</b>							
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>							
<b>A</b>	Drainage Scheme at all Intersections Existing/Proposed		<b>W</b>				
<b>B</b>	Intersections of Proposed Streets with Existing Streets		<b>W</b>				
<b>C</b>	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs		<b>W</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>D</b>	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts		W				
<b>E</b>	Horizontal & Vertical Curve Data		W				
<b>F</b>	Intersections - Turning Radii		W				
<b>G</b>	Centerline Grade		W				
<b>H</b>	Bearing, Distance, Tangent, Radii for All Street Lines		W				
<b>I</b>	Location, Dimension, Grade, Radii of Accel and Decel Lanes		W				
<b>J</b>	Design Details for Street Improvements		W				
<b>13. E-911 125-66 K</b>							
<b>A</b>	Street Name Certification by Addressing Office		W				
<b>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</b>							
<b>A</b>	Town's Aerial Photograph		Y				
<b>B</b>	Pictorial of Site from Public Ways, Site Location/N,S,E,W		Y				
	Existing Improvements within 200'		Y				
	Existing Vegetation within 200'		Y				
	Other Physical and Natural Features within 200'		Y				
<b>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</b>							
<b>A</b>	HHE 200 Forms		W				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

<b>Application #: SD-2019-03</b> <b>Applicant Name: DESTINATION HEALTH</b> <b>Applicant Rep: G. FRASER</b> <b>Permit Consultants: G. FRASER</b>	<b>Page #</b>	<b>Exhibit Waiver (W)</b>			<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
		<b>PRE APP</b>	<b>App</b>	<b>PB</b>		

**16. GROUNDWATER - to be extracted 125-66 N**

<b>A</b>	Use Assessment - Daily, Monthly, & Annual Rate		<b>W</b>			
<b>B</b>	Hydrogeological Impact Study If Required (p. 41)		<b>W</b>			

**17. EROSION & SEDIMENTATION PLAN 125-66 O**

<b>A</b>	Erosion & Sedimentation Control Plan		<b>Y</b>			
----------	--------------------------------------	--	----------	--	--	--

**18. FIRE PROTECTION 125-66 P**

<b>A</b>	Statement from Bar Harbor Fire Chief (STAFF PROVIDED)		<b>Y</b>			
<b>B</b>	State Fire Marshall's Office Preliminary Approval		<b>Y</b>			

**19. SOLID & HAZARDOUS WASTE 125-66 Q**

<b>A</b>	Description, Amount and Nature Of Solid and/or Hazardous Waste		<b>W</b>			
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes		<b>W</b>			
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes		<b>W</b>			
	Method of Transport, Storage, Disposal and Material Handling		<b>W</b>			

**20. BUILDING PLANS & ELEVATIONS 125-66R**

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
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<b>A</b>	Floor Plans for All Levels of All Structures		<b>Y</b>				
<b>B</b>	All Elevations Indicating Height and Proposed Exterior Materials and Colors		<b>Y</b>				
<b>C</b>	Proposed Use of All Floors		<b>Y</b>				
<b>D</b>	Seating Capacity - Restaurants only		<b>W</b>				
<b>21. LIGHTING PLAN 125-66 S</b>							
<b>A</b>	Exterior Lighting Details Existing & Proposed		<b>Y</b>				
<b>B</b>	Types of Fixture with Manufacturer' Specifications Sheets		<b>Y</b>				
<b>C</b>	Radius of Intensity of Illumination		<b>Y</b>			If over 180 lumens	
<b>22. SIGNS 125-66 T</b>							
<b>A</b>	Design Details Existing & Proposed		<b>W</b>				
<b>23. TRAFFIC IMPACT 125-66 U</b>							
<b>A</b>	Trip Estimates - Amount & Type - Day & Peak Hours		<b>Y</b>				
<b>B</b>	Engineering Impact Analysis		<b>Y</b>			If more than 100 ADT	
<b>24. TECHNICAL &amp; FINANCIAL CAPACITY 125-66 V</b>							
<b>A</b>	Cost Estimate		<b>Y</b>				
<b>B</b>	Financing Arrangements		<b>Y</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

Application #: SD-2019-03 Applicant Name: DESTINATION HEALTH Applicant Rep: G. FRASER Permit Consultants: G. FRASER		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
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<b>C</b>	Curriculum Vita of Each Professional Assoc With Project		<b>Y</b>				
<b>D</b>	Descriptions of Similar Project by Developer		<b>Y</b>				
<b>25. BUSINESS OPERATIONS 125-66 W</b>							
<b>A</b>	Operating Statement & Mitigation Plan		<b>W</b>				
<b>B</b>	Employment & Operation Hours Projections		<b>W</b>				
<b>C</b>	Operator Information (if not owner)		<b>W</b>				
<b>26. MINING 125-66 X</b>							
<b>A</b>	D.E.P. Permit where Applicable		<b>W</b>				
<b>B</b>	Extraction Plan		<b>W</b>				
<b>C</b>	Restoration Plan		<b>W</b>				
<b>D</b>	Performance Guarantee for Restoration Plan		<b>W</b>				
<b>E</b>	Washing Operation Plans		<b>W</b>				
<b>F</b>	Evidence of Insurance		<b>W</b>				

**Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist**

<b>Application #: SD-2019-03</b> <b>Applicant Name: DESTINATION HEALTH</b> <b>Applicant Rep: G. FRASER</b> <b>Permit Consultants: G. FRASER</b>	<b>Page #</b>	<b>Exhibit Waiver (W)</b> <table border="1"><tr><td data-bbox="877 305 940 365"><b>PRE APP</b></td><td data-bbox="940 305 1010 365"><b>App</b></td><td data-bbox="1010 305 1060 365"><b>PB</b></td></tr></table>	<b>PRE APP</b>	<b>App</b>	<b>PB</b>	<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
<b>PRE APP</b>	<b>App</b>	<b>PB</b>					

**Notes:**

**BAR HARBOR PLANNING DEPARTMENT  
SITE PLAN APPLICATION CHECKLIST**

**NOTICE TO APPLICANT:**

A Planning Department Official will check each item reasonably expected to be required for a complete application. Additional information not suggested by the Department, may be required. If you do not wish to submit any of the items requested, you should submit a written request for a waiver and indicate it in the waiver column. A list of waivers should then be included with the application. The original checklist and all submissions, plus nine (9) additional copies, must be submitted to the Planning Department.

By its nature, this form is merely a summary of applicable sections of the Bar Harbor Land Use Ordinance. It is not intended to replace the ordinance and does not relieve the applicant of the obligation to read the ordinance and to be in compliance with the terms. The applicant is advised that the ordinance contains additional details and performance standards and should be consulted by the applicant in preparing a complete application

RECEIVED

JAN 16 2020

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

SKETCH PLAN APPLICATION  
FOR THE  
Maller / Maquinn Subdivision

PORTION OF TAX MAPS  
208-098, 216-050 AND 216-049

TOWN OF BAR HARBOR, MAINE  
JANUARY 16<sup>TH</sup>, 2020



**Owner:**

Christopher Maller, Christopher Maller  
Revocable Trust  
C/O Christopher Maller - Trustee  
18 Hamor Lane  
Bar Harbor, Maine 04609

Harold Maquinn Inc.  
P.O. Box 789  
Ellsworth, Maine  
04605



**Engineer/Agent**

G.F. Johnston & Associates  
*Consulting Civil Engineers*  
12 Apple Lane, Unit#3  
Southwest Harbor, Maine  
[www.gfjcivilconsult.com](http://www.gfjcivilconsult.com)



## Index to Exhibits

Subdivision Plan Application Planning Department Applicant Checklist	Exhibit 1
Agent Authorization	Exhibit 2
Project Description	Exhibit 3
USGS Location Map Town of Bar Harbor Tax Map Zoning Map Aerial Photographs Abutters name and addresses	Exhibit 4
Medium Intensity Soil Survey Soil Description	Exhibit 5
Sketch Plans Surrounding Surveys Preliminary Lot Layout	Exhibit 6



G.F. Johnston & Associates  
*Consulting Civil Engineers*



**BAR HARBOR PLANNING BOARD  
APPLICATION FOR SUBDIVISION**

(as described by Article VI of the Bar Harbor Land Use Ordinance)

**APPLICATION #** SD-20-01 **DATE** JANUARY 16TH, 2020  
**FEE \$** 475 **MAP** 216-49 **LOT** 208-50 **USE** RESIDENTIAL  
208-98

**SUBDIVISION**  **SKETCH PLAN**

**APPLICANT :**

**Name** Harold Maquin Inc., Christopher Maller Revocable Trust, Christopher Maller,

**Address** PO. BOX 789 Ellsworth, ME 04605; 18 Hamor Lane, Bar Harbor, ME 040609

**Telephone** 207-244-1200

**Email** greg@gfjcivilconsult.com

**OWNER :**

**Name** Same as above

**Address** \_\_\_\_\_

**Telephone** \_\_\_\_\_

**Email** \_\_\_\_\_

**PROJECT REPRESENTATIVES:**

**Name** G.F. Johnston and Associates Consulting Civil Engineers

**Address** P.O. Box 197, 12 Apple Lane Unit#3  
Southwest Harbor, ME 04609

**Telephone** 207-244-1200

**Email** greg@gfjcivilconsult.com



**BAR HARBOR PLANNING BOARD  
APPLICATION FOR SUBDIVISION**  
(as described by Article VI of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary) :

Residential subdivision. See attached detailed description.

**CERTIFICATION:**

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. **Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance. Failure to grant such access shall result in the immediate issuance of a stop work order.**

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

**Applicant**

**Date**

*[Signature]*

1/16/20

**Owner**

**Date**

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W) PRE App    PB		Comments	Applicant to describe reasons why waiver should be granted §125-63
<p><b>Project Description:</b> Development of a 14-lot residential subdivision off Owl's Nest Road with lot ranging in sizes from 1.1 acres to 19 acres. The road will be paved. The owner will ask the town to take it over.</p> <p>Map/Lot: 216-49 McQuinn and 216-50 Maller, and 208-98 Maller</p> <p>Zone: Hulls Cove Rural, Salsbury Cove Rural, Shoreland Limited Residential Map/Lot: 216-49 and 50, and 208-98 Lot Size: 52.35 ac + 26 ac + 58.97 ac = 137.32 ac Permitted Use in Zone: Dwelling units Date/Time Pre-App: January 13, 2020 @ 10 AM Department Official: SF and MG</p>						
<b>1. SITE PLAN APPLICATION 125-66 a</b>						
<b>A</b>	Checklist	39	<b>E</b>			
<b>B</b>	Property Owner's Name/Address	39	<b>E</b>			
<b>C</b>	Applicant's Name/Address	39	<b>E</b>			
<b>D</b>	Project Representatives Name/Address	39	<b>E</b>			
<b>E</b>	Abutters Name & Address within 300 ft. of Property Lines	40	<b>E</b>			
<b>F</b>	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	40	<b>W</b>		No Farmland in BH	
<b>G</b>	Description of Proposed Use	40	<b>E</b>			
<b>H</b>	Written Authorization for Town Official Access	40	<b>E</b>			
<b>I</b>	Explain how project meets standards	40	<b>E</b>			For completeness review explain how project meets the applicable standards: §126-67 General Standards - A. permitted use, B. lot standards, G. streets, sidewalks and access, I. water supply, J. municipal water supply, K. groundwater, L. SW management, M. municipal sewer facilities, N. sewage disposal, O. soils, Q. erosion, R. flood permit, T. refuse disposal W. wildlife habitat, X. aesthetic areas and physical and visual access, DD. utilities, EE. fire protection, FF. comp. plan., GG. financial capacity, II. other municipal services, JJ. violation, LL. historic

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same			PRE APP	APP		
						and archaeological resources, MM. utilization of site, and NN. natural features; §125.68 Shoreland Standards - B.4 erosion and sedimentation control, B.7 lot standards, B.8 roads and driveways, B.13 clearing and removal of vegetation other than timber harvesting, B.14 water quality, B.15 archeological site, and B.18 essential services
<b>2. FEES PAID - Copy of Receipt 125-66 B</b>						
<b>A</b>	Administrative Fee	40	<b>E</b>		\$475	
<b>B</b>	Evidence of Ordinance & Reg. Compliance	40	<b>E</b>			Provided by CEO
<b>3. TITLE and INTEREST 125-66 C</b>						
<b>A/B</b>	Current Deed <b>OR</b> Purchase and Sale Agreement	40	<b>E</b>			Deed
<b>C</b>	Easements, Deed Restriction, R.O.W's, etc.	40	<b>E</b>			
<b>4. LEGAL DOCUMENTS 125-66 D</b>						
<b>A</b>	Proposed Easements, Covenants, Agreements, etc.	40	<b>E</b>			
<b>B</b>	Proposed Deed for Roads or Other Property to be Dedicated	40.1	<b>E</b>			
<b>C</b>	Proposed Performance and Plant Maintenance Guarantees	40.1	<b>W</b>			
<b>D</b>	For condominiums proposed declaration, By Laws, etc.	40.1	<b>W</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	PB		
<b>E</b>	Site Restoration Guarantee (if required)	40.1	<b>W</b>			
<b>5. PERMITS 125-66 E</b>						
<b>A</b>	Army Corps of Engineers	40.1	<b>E</b>		NRPA for Stream crossing	
<b>B</b>	Maine D.E.P.	40.1	<b>E</b>		NRPA - PBR SW PBR	
<b>C</b>	Other (DOT, Design Review Board, Appeals Board)	40.1	<b>W</b>			
<b>6. STATEMENTS OF CAPACITY &amp; DESIGN 125-66 F STAFF PROVIDED</b>						
<b>A</b>	Police	40.1	<b>E</b>			
<b>B</b>	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	<b>E</b>			
<b>C</b>	Sewer	40.1	<b>W</b>			
<b>D</b>	Schools & Busing	40.1	<b>W</b>			
<b>E</b>	Water	40.1	<b>W</b>			
<b>7. DESIGN PLANS 125-66 G</b>						
<b>A</b>	Public Water Supply	40.1	<b>W</b>			
<b>B</b>	Central Private Water Supply	40.1	<b>W</b>			
<b>C</b>	Individual Wells	40.2	<b>E</b>			
<b>D</b>	Fire/dry Hydrants and Ponds	40.2	<b>E</b>		See letter from Fire Chief	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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						PRE APP	PB		
<b>E</b>	Public Sewer	40.2	<b>W</b>						
<b>F</b>	Central Subsurface Wastewater System	40.2	<b>W</b>						
<b>G</b>	Shared Subsurface Wastewater System	41	<b>W</b>						
<b>H</b>	Stormwater Disposal System	41	<b>E</b>						
<b>I</b>	All other utilities (such as gas, electricity, and cable)	41	<b>E</b>					For subsurface wastewater disposal	
<b>7.1 DESIGN APPROVAL by State &amp; Local Agencies 125-66 H</b>									
<b>A</b>	Central Water Supply (DHHS)	41	<b>W</b>						
<b>B</b>	Individual Wells (DHHS)	41	<b>W</b>						
<b>C</b>	Central Subsurface Sewage Disposal (DHHS)	41	<b>W</b>						
<b>D</b>	Waste Water Discharge (DEP)	41	<b>W</b>						
<b>E</b>	Approval by DOT	41	<b>W</b>						
<b>MAPS &amp; PLANS 125-66 J. (2)</b>									
<b>8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)</b>									
	Magnetic North	41	<b>E</b>						
	Plan Preparation Date	41	<b>E</b>						
	Graphic Scale	41	<b>E</b>						
	Owner & Applicant Name/Address	41	<b>E</b>						
	Designer, Surveyor, Engineer	41	<b>E</b>						

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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					PRE APP	APP FB		
	Name of each Municipality in which the development is located			41		<b>E</b>		
	Tax Map & Lot Number(s) and Land Use District			41		<b>E</b>		
<b>9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J</b>								
	Magnetic North			41		<b>E</b>		
	Plan Preparation Date			41		<b>E</b>		
	Graphic Scale			41		<b>E</b>		
	Owner & Applicant Name/Address			41		<b>E</b>		
	Designer, Surveyor, Engineer			41		<b>E</b>		
	Name of each Municipality in which the development is located			41		<b>E</b>		
<b>A</b>	Abutting Property owners with Book/Page References			41		<b>E</b>		
<b>B</b>	Tax Map & Lot Number(s)			41		<b>E</b>		
<b>C</b>	Land Use District(s)			41		<b>E</b>		
<b>D</b>	Lot Line Dimensions (metes & bounds)			41		<b>E</b>		
<b>E</b>	Lot Size in Square Feet			41		<b>E</b>		
<b>F</b>	Locations of Lot Monumentations			41		<b>E</b>		
<b>G</b>	Total Proposed Development Acreage			41		<b>E</b>		
<b>H</b>	Remaining Undeveloped Land Retained			42		<b>E</b>		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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<b>I</b>	Lot Numbers	42	<b>E</b>			
<b>J</b>	Lots Developed/Sold within Past 5 Years	42	<b>E</b>			
<b>K</b>	Subdivisions within 200 ft. With Owners Names	42	<b>E</b>			
<b>L</b>	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	<b>E</b>			
<b>M</b>	Items within 200 feet of the subject property:	42	<b>E</b>		Aerial	
	Buildings & Structures	42	<b>E</b>			
	Streets (W/names)	42	<b>E</b>			
	Sidewalks	42	<b>E</b>			
	Easements	42	<b>E</b>			
	Driveways, Entrances, Exits	42	<b>E</b>			
<b>N</b>	Location of Existing & Proposed Buildings/Structures On Site	42	<b>E</b>			
<b>O</b>	Distance between Proposed Buildings/Structures On Site	42	<b>W</b>			
<b>P</b>	Utilities Locations - Existing/Proposed	42	<b>E</b>			
<b>Q</b>	Sign Locations - Existing/Proposed	42	<b>W</b>			
<b>R</b>	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	<b>E</b>			
<b>S</b>	Stone Walls, Graveyards, and Fences	43	<b>W</b>		As there are none	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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<b>T</b>	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	<b>E</b>			
<b>U</b>	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	<b>E</b>			
<b>V</b>	Historic & Archaeological Site Locations	43	<b>E</b>			
<b>W</b>	Wetlands & Waterbody Locations within 250' (regardless of size)	43	<b>E</b>			
<b>X</b>	Shoreline	43	<b>E</b>			
<b>Y</b>	100 Year Flood Elevation	43	<b>E</b>			
<b>Z</b>	Portions of the Site Subject to Routine Flood/Standing Water	43	<b>E</b>			
<b>AA</b>	Lot Lines and Water bodies Setbacks	43	<b>E</b>			
<b>BB</b>	Fire Hydrants & Fire Ponds Existing/Proposed	43	<b>E</b>		See letter from Fire Chief	
<b>CC</b>	Fire/Emergency Equipment Site Access	43	<b>E</b>			
<b>DD</b>	Easements/Access to Water Bodies Existing/Proposed	43	<b>W</b>			
<b>EE</b>	Access Locations to Adjacent Undeveloped Land	43	<b>E</b>			
<b>FF</b>	Recreation/Open Space Land Existing/Proposed	43	<b>E</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	PB		
<b>GG</b>	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	<b>E</b>		For solid waste	
<b>HH</b>	Lot Coverage Calculations - Existing/Proposed	43	<b>E</b>			
<b>II</b>	Parking Locations with Dimension, Angles, Radii, etc.	44	<b>E</b>			
<b>JJ</b>	Soil Test Pit Location	44	<b>E</b>			
<b>10.</b>	<b>MEDIUM INTENSITY SOIL SURVEY - 125-66 J.(15)</b>	42	<b>E</b>			
<b>11. LANDSCAPING, BUFFERING &amp; SCREENING PLAN 125-66 J (22)</b>						
<b>A</b>	Botanical & Common Names	42	<b>W</b>			
<b>B</b>	Plant Locations & Size	42	<b>W</b>			
<b>C</b>	Installation Schedule	42	<b>W</b>			
<b>D</b>	Maintenance Plan	42	<b>W</b>			
<b>E</b>	Vegetation Clearing Limits	42	<b>E</b>			
<b>F</b>	Tree (8+" d.b.h.) Locations	43	<b>W</b>			
<b>12. STREET, SIDEWALK &amp; ACCESS PLAN 125-66 J (44)</b>						
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>						
<b>A</b>	Drainage Scheme at all Intersections Existing/Proposed	44	<b>E</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
<b>B</b>	Intersections of Proposed Streets with Existing Streets	44	<b>E</b>			
<b>C</b>	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	<b>E</b>			
<b>D</b>	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	<b>E</b>			
<b>E</b>	Horizontal & Vertical Curve Data	44	<b>E</b>			
<b>F</b>	Intersections - Turning Radii	44	<b>E</b>			
<b>G</b>	Centerline Grade	44	<b>E</b>			
<b>H</b>	Bearing, Distance, Tangent, Radii for All Street Lines	44	<b>E</b>			
<b>I</b>	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	<b>W</b>			
<b>J</b>	Design Details for Street Improvements	44	<b>E</b>			
<b>K</b>	Travel Direction	44	<b>E</b>			
<b>L</b>	Crosswalk Locations	44	<b>W</b>		None proposed	
<b>M</b>	Street Names	44	<b>E</b>			
<b>N</b>	Subdivision Name	44	<b>E</b>			
<b>13. E-911 125-66 K</b>						
<b>A</b>	Street Name Certification by Addressing Office	45	<b>E</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same	Page #	Exhibit Waiver (W) PRE APP      PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
<b>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</b>				
A Town's Aerial Photograph	45	<b>E</b>		
B Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	<b>E</b>		
Existing Improvements within 200'	45	<b>E</b>		
Existing Vegetation within 200'	45	<b>E</b>		
Other Physical and Natural Features within 200'	45	<b>E</b>		
<b>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</b>				
A HHE 200 Forms	46	<b>E</b>		
<b>16. GROUNDWATER - to be extracted 125-66 N</b>				
A Use Assessment - Daily, Monthly, & Annual Rate	46	<b>E</b>		
B Hydrogeological Impact Study I	46	<b>W</b>	If required	
<b>17. EROSION &amp; SEDIMENTATION PLAN 125-66 O</b>				
A Erosion & Sedimentation Control Plan	46.1	<b>E</b>		
<b>18. FIRE PROTECTION 125-66 P</b>				
A Statement from Bar Harbor Fire Chief (STAFF PROVIDED)		<b>E</b>		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	PB		
SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same	46.1	W			
<b>B</b> State Fire Marshall's Office Preliminary Approval					
<b>19. SOLID &amp; HAZARDOUS WASTE 125-66 Q</b>					
<b>A</b> Description, Amount and Nature Of Solid and/or Hazardous Waste	47	<b>E</b>		For solid waste	
Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	<b>W</b>			
Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	<b>W</b>			
Method of Transport, Storage, Disposal and Material Handling	47	<b>W</b>			
<b>20. BUILDING PLANS &amp; ELEVATIONS 125-66R</b>					
<b>A</b> Floor Plans for All Levels of All Structures	47	<b>W</b>			
<b>B</b> All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	<b>W</b>			
<b>C</b> Proposed Use of All Floors	47	<b>W</b>			
<b>D</b> Seating Capacity - Restaurants only	47	<b>W</b>			
<b>21. LIGHTING PLAN 125-66 S</b>					
<b>A</b> Exterior Lighting Details Existing & Proposed	47	<b>W</b>		No lights are proposed	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	SD-20-01	Applicant Name: McQuinn & Maller	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
				PRE APP	PB		
Applicant Rep:	Greg Johnston						
Permit Consultants:	Same						
<b>B</b>	Types of Fixture with Manufacturer' Specifications Sheets	48			<b>W</b>		
<b>C</b>	Radius of Intensity of Illumination	48			<b>W</b>		
<b>22. SIGNS 125-66 T</b>							
<b>A</b>	Design Details Existing & Proposed	48			<b>W</b>		
<b>23. TRAFFIC IMPACT 125-66 U</b>							
<b>A</b>	Trip Estimates - Amount & Type - Day & Peak Hours	48			<b>E</b>		
<b>B</b>	Engineering Impact Analysis	48			<b>W</b>		
<b>24. TECHNICAL &amp; FINANCIAL CAPACITY 125-66 V</b>							
<b>A</b>	Cost Estimate	48			<b>E</b>		
<b>B</b>	Financing Arrangements	48			<b>E</b>		
<b>C</b>	Curriculum Vita of Each Professional Assoc With Project	48			<b>W</b>		
<b>D</b>	Descriptions of Similar Project by Developer	48			<b>W</b>		
<b>25. BUSINESS OPERATIONS 125-66 W</b>							
<b>A</b>	Operating Statement & Mitigation Plan	48			<b>W</b>		
<b>B</b>	Employment & Operation Hours Projections	48			<b>W</b>		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
Applicant Name: McQuinn & Maller			PRE APP	App PB		
Applicant Rep: Greg Johnston		49	<b>W</b>			
Permit Consultants: Same						
C Operator Information (if not owner)		49	<b>W</b>			
<b>26. MINING 125-66 X</b>						
<b>A</b>	D.E.P. Permit where Applicable	49	<b>W</b>			
<b>B</b>	Extraction Plan	49	<b>W</b>			
<b>C</b>	Restoration Plan	49	<b>W</b>			
<b>D</b>	Performance Guarantee for Restoration Plan	49	<b>W</b>			
<b>E</b>	Washing Operation Plans	49	<b>W</b>			
<b>F</b>	Evidence of Insurance	49	<b>W</b>			

**Notes:**



G.F. Johnston & Associates  
*Consulting Civil Engineers*

CHRISTOPHER MALLER &  
CHRISTOPHER MALLER REVOCALBE TRUST

TAX MAP 216 LOT 050 TAX MAP 208-098

BAR HARBOR, ME

This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Christopher Maller Revocable Trust & Christopher Maller regarding all State, Municipal, and Federal permitting procedures. This authorization includes, but is not limited to, filing applications, exhibits and representation at meetings with regard to permitting associated with property located in Bar Harbor, Maine.

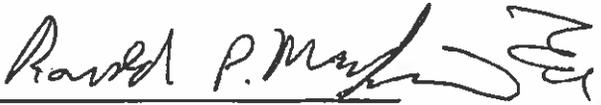
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

HAROLD MACQUINN INC  
TAX MAP 216 LOT 049-000  
BAR HARBOR, ME

This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Harold MacQuinn Inc regarding all State, Municipal, and Federal permitting procedures. This authorization includes, but is not limited to, filing applications, exhibits and representation at meetings with regard to permitting associated with property located in Bar Harbor, ME.



Signature

Pres.

Title

1-14-20

Date



G F. Johnston & Associates  
*Consulting Civil Engineers*



## **Maller/ Maquinn Subdivision Project Description**

The project is a 14-lot residential subdivision planned on 68.75 acres. The property is presently vacant and lies south easterly of Owl's Nest Lane, a public way owned and maintained by the Town of Bar Harbor since 1999. The proposed subdivision will be covenant limited to single family residential homes. The new 20 foot paved road is planned within a 60' ROW and is designed consistent Town standards for future consideration of adoption as a public way.

Power and communications exist underground adjacent to the site in the public way. The proposed project will utilize a combination of underground and overhead utilities. We have met with Emera preliminarily and are incorporating their input to the final design of the utility routing.

The 14 lots range in size from 1.10 acre to 19 acres. The lot layout has considered the existing neighborhood and the deed restricted buffers dedicated as part of that subdivision. The road as planned for this project will extend south to create new lots which have rear yards that face rear yards along the existing lots. In this manner the back lots of the new subdivision will abut the back lots of the existing lots with no roads running between the two developments. In addition to maximize privacy, a dedicated 50' wide wooded buffer will be reserved in the new development where it abuts lots sold as part of the Owl's Nest development. The price range for the lots will be market rate, with anticipated price ranges between \$95,000 and \$260,000.

### **Water Supply**

The new lots will be serviced by onsite wells. Well data from the Maine Geological Survey shows wells abutting the site have yields exceeding 10 gallons per minute. These wells are all reported to be bedrock wells. The project site is not within a sand and gravel aquifer identified by the Maine Geologic Survey.

### **Sewer**

The site was mapped for hydric soils and soils suitable for subsurface wastewater disposal by certified soil scientists from Moyse Environmental Services. The area was surveyed and test pits where dug to determine water table depths and any limiting factors such as ledge. The areas suitable for septic were survey located and the lot lines were designed around the mapped areas meeting Maine Subsurface Disposal Rules. Each lot was planned around areas of soils suitable for a 3- or 4-bedroom home.

### **Available Community Facilities.**

Several businesses exist on Route 3 within 1 mile of the site. These amenities include food service and min-golf. The lots have the advantage of being next to a heath, a protected resource. Dedicated walking paths are planned along the perimeter of the site provided the residents freedom of recreation without having to drive out of their community.

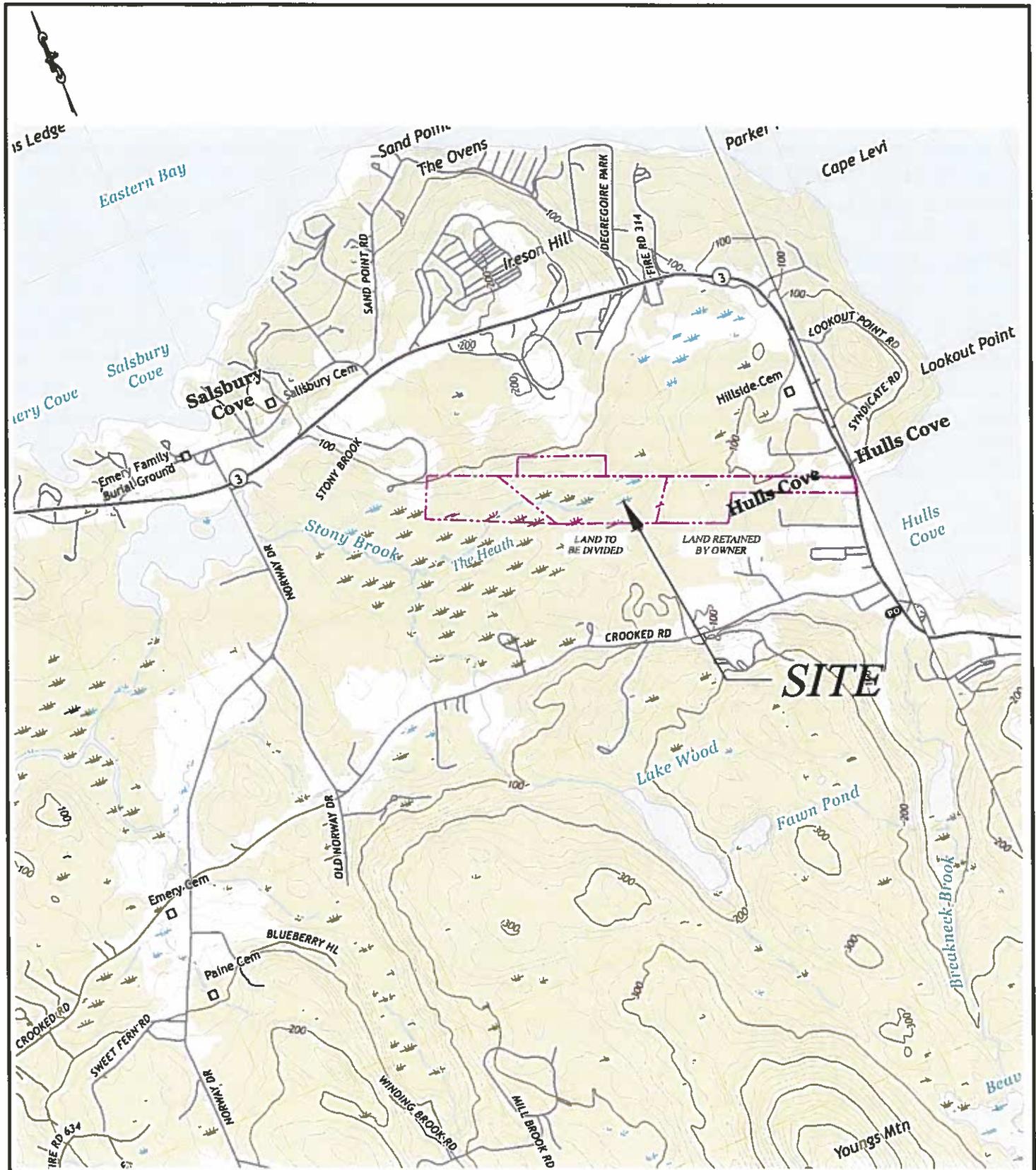


**Written Request of Waivers**

The attached checklist was compiled during a meeting with Town Staff. The applicants request that the checklist be considered and used to satisfy the requirements for a written request of waivers. The applicants at this time request no different waivers than those developed during the planning meetings with Town Staff.



G.F. Johnston & Associates  
*Consulting Civil Engineers*



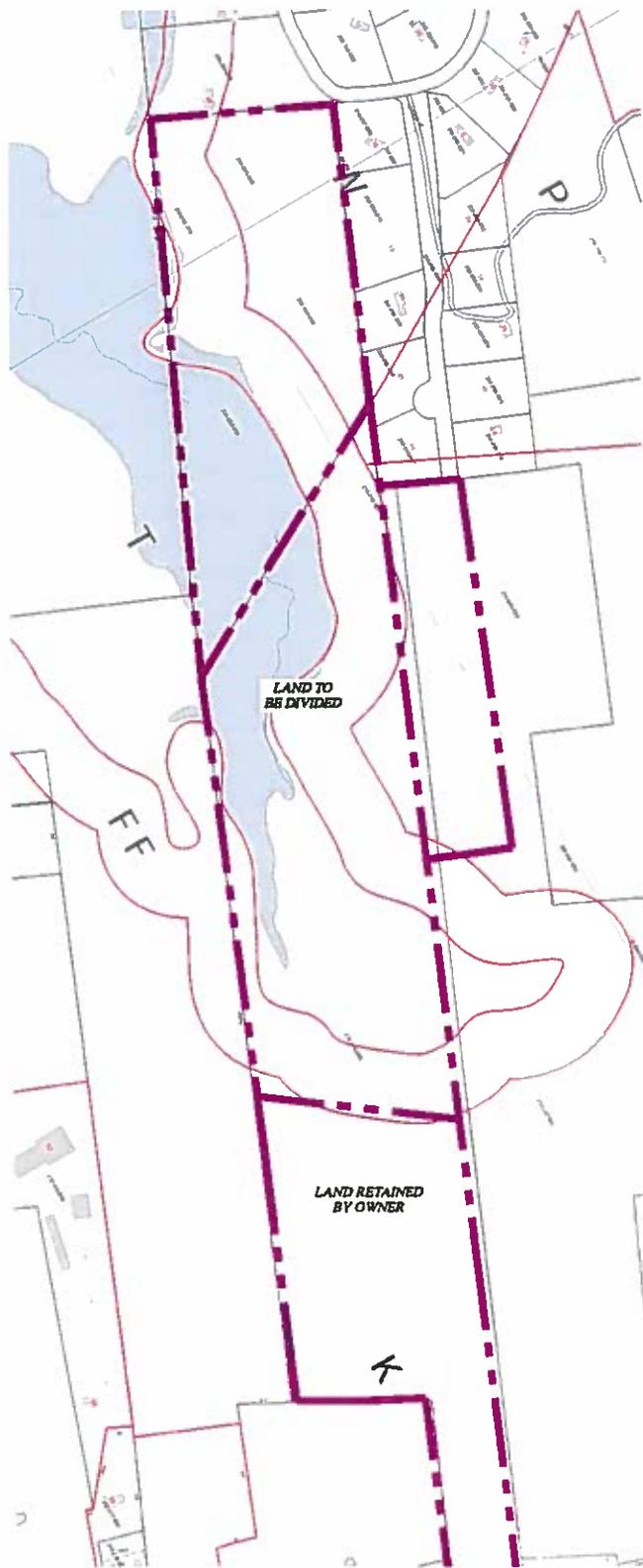
SCALE: 1" = 2000'

**G.F. Johnston & Associates**



Consulting Civil Engineers  
 P.O. Box 197  
 Southwest Harbor, Maine 04679  
 207-244-1200

PROJECT: MALLER/MACQUINN  
 PORTION OF SALSBURY COVE & BAR HARBOR QUADRANGLE  
 HANCOCK COUNTY, MAINE



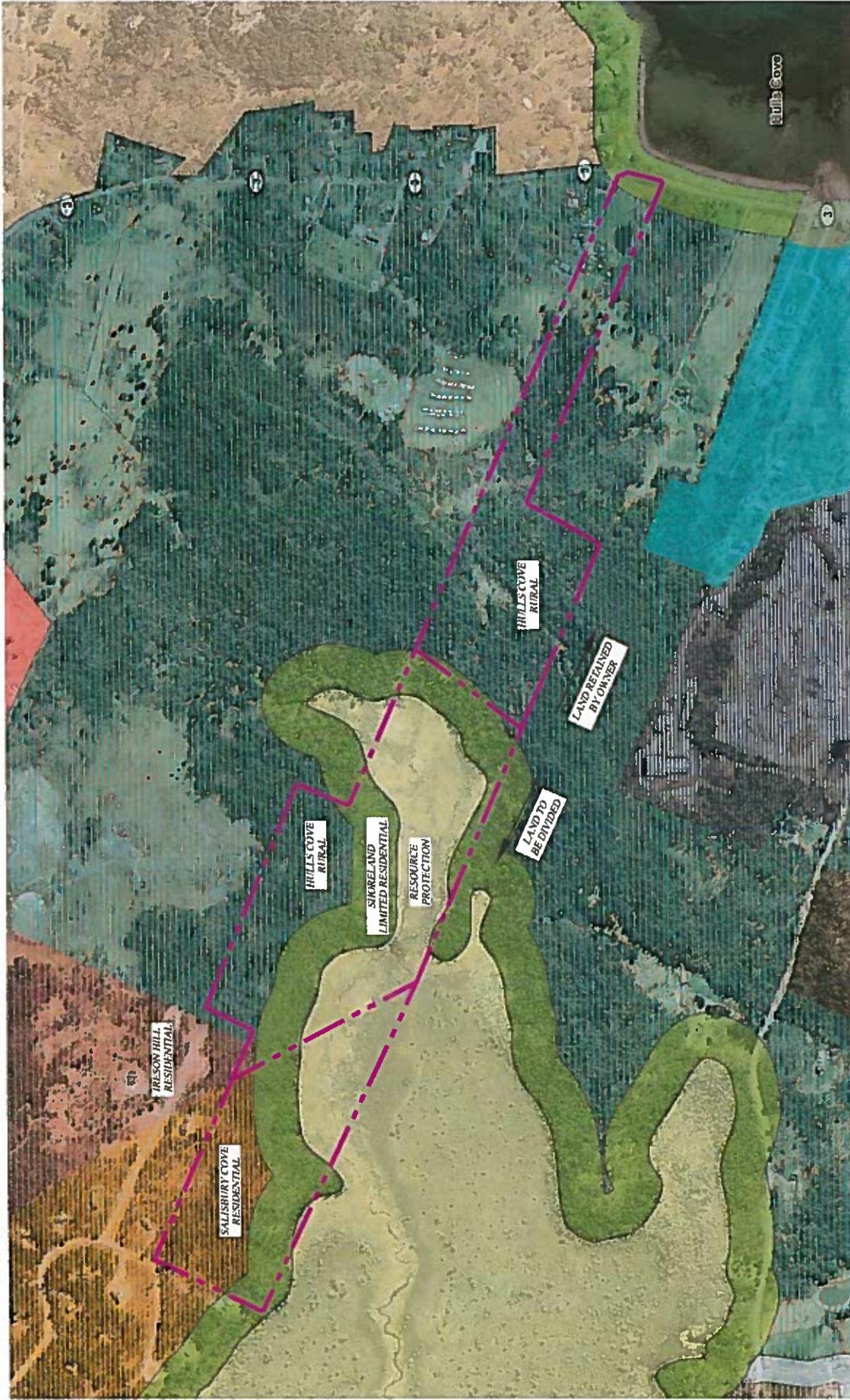
NOT TO SCALE

**G.F. Johnston & Associates**



Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200

**PROJECT: C-0561 MALLER/MAQUINN  
PORTION OF TAX MAPS 208-209 & 215-217  
TOWN OF BAR HARBOR, MAINE**



SCALE: N.T.S.

PROJECT: MALLER/MACQUINN  
 BAR HARBOR ZONING EXHIBIT  
 HANCOCK COUNTY, MAINE

G.F. Johnston & Associates

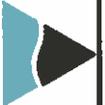
Consulting Civil Engineers  
 P.O. Box 197  
 Southwest Harbor, Maine 04679  
 207-244-1200





**PROJECT: MALLER/MACQUINN  
ABUTTING USES AERIAL EXHIBIT  
TOWN OF BAR HARBOR, MAINE**

**G.F. Johnston & Associates**  
Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200





**Abutters List**

Date: January 15, 2020

Subject Property Address: HILLSIDE CEMETERY ROAD Barharbor, ME  
Subject Property ID: 216-049-000

Search Distance: 300 Feet

---

Prop ID: 208-096-000  
Prop Location: OWLS NEST LANE Barharbor, ME  
Owner: BAR HARBOR, TOWN OF

---

---

Prop ID: 208-096-005  
Prop Location: 46 OWLS NEST LANE Barharbor, ME  
Owner: OWL'S NEST, LLC

---

---

Prop ID: 208-096-006  
Prop Location: 54 OWLS NEST LANE Barharbor, ME  
Owner: MORGAN-BINNS, JENNIFER L  
Co-Owner: BINNS, BENDIGO M

---

---

Prop ID: 208-096-007  
Prop Location: 55 OWLS NEST LANE Barharbor, ME  
Owner: CAMPBELL, PAMELA F  
Co-Owner: CAMPBELL, FRED E

---

---

Prop ID: 208-096-008  
Prop Location: 41 OWLS NEST LANE Barharbor, ME  
Owner: PERRY, EMILY S

---

---

Prop ID: 208-098-000  
Prop Location: HAMOR LANE Barharbor, ME  
Owner: MALLER, CHRISTOPHER S

---

---

Prop ID: 209-086-000  
Prop Location: STATE HWY 3 Barharbor, ME  
Owner: MACQUINN, HAROLD INC

---

---

Prop ID: 209-119-000  
Prop Location: STATE HWY 3 Barharbor, ME  
Owner: MACQUINN, HAROLD INC

---

---

Prop ID: 216-030-000  
Prop Location: BACK LOT 575 Barharbor, ME  
Owner: HIGGINS, THEODORE S

---

---

Prop ID: 216-031-000  
Prop Location: 4 HILLSIDE CEMETERY ROAD Barharbor, ME  
Owner: LANPHER, TERRI C

---

---

Prop ID: 216-034-000  
Prop Location: 24 HILLSIDE CEMETERY ROAD Barharbor, ME  
Owner: TRUITT, MAISIE S EST OF  
Co-Owner: THEODORE S HIGGINS PR

---

---

Prop ID: 216-035-000  
Prop Location: 94 STATE HWY 3 Barharbor, ME  
Owner: HAMOR, GEORGE H JR TRUSTEE  
Co-Owner: GEORGE H HAMOR JR TRUST

---

---

Prop ID: 216-036-000  
Prop Location: NEIGHBORHOOD ROAD Barharbor, ME  
Owner: MINER, MARY ELLEN

---

---

Prop ID: 216-048-000  
Prop Location: 38 NEIGHBORHOOD ROAD Barharbor, ME  
Owner: MONTGOMERY, DAVID J  
Co-Owner: MONTGOMERY, CHRISTINA L

---

---

Prop ID: 216-050-000  
Prop Location: 18 HAMOR LANE Barharbor, ME  
Owner: MALLER, CHRISTOPHER S TRUSTEE  
Co-Owner: CHRISTOPHER S MALLER REVOCABLE TRUST

---

---

Prop ID: 216-051-000  
Prop Location: 46 COVER FARM ROAD Barharbor, ME  
Owner: FRAZIER COMBINED GST EXEMPT TRUST ET ALS

---

---

Prop ID: 216-052-000  
Prop Location: 59 COVER FARM ROAD Barharbor, ME  
Owner: FRAZIER, WILLIAM W  
Co-Owner: COLLINS, ALEXANDER CASSATT AND HENRY

---

**Abutters List**

Date: January 15, 2020

Subject Property Address: HAMOR LANE Barharbor, ME  
Subject Property ID: 208-098-000

Search Distance: 300 Feet

---

Prop ID: 208-096-000  
Prop Location: OWLS NEST LANE Barharbor, ME  
Owner: BAR HARBOR, TOWN OF

---

---

Prop ID: 208-096-004  
Prop Location: 38 OWLS NEST LANE Barharbor, ME  
Owner: KELMENSON, PETER M TRUSTEE  
Co-Owner: KELMENSON, JENNIFER A TRUSTEE

---

---

Prop ID: 208-096-005  
Prop Location: 46 OWLS NEST LANE Barharbor, ME  
Owner: OWL'S NEST, LLC

---

---

Prop ID: 208-096-007  
Prop Location: 55 OWLS NEST LANE Barharbor, ME  
Owner: CAMPBELL, PAMELA F  
Co-Owner: CAMPBELL, FRED E

---

---

Prop ID: 208-096-008  
Prop Location: 41 OWLS NEST LANE Barharbor, ME  
Owner: PERRY, EMILY S

---

---

Prop ID: 208-096-009  
Prop Location: 33 OWLS NEST LANE Barharbor, ME  
Owner: KORSTANJE, RONNY  
Co-Owner: SCHRIEVER, EDITH

---

---

Prop ID: 208-096-010  
Prop Location: 19 OWLS NEST LANE Barharbor, ME  
Owner: ROONEY, TIMOTHY M  
Co-Owner: ROONEY, LINDA C

---

---

Prop ID: 208-097-000  
Prop Location: 36 STONY BROOK WAY Barharbor, ME  
Owner: REED, DANA J  
Co-Owner: REED, PONZI

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Prop ID: 208-099-000  
Prop Location: 42 STONY BROOK WAY Barharbor, ME  
Owner: BECHTOLD, ROBERT T JR & LESLEY, TRUSTEES  
Co-Owner: R BECHTOLD & L BECHTOLD LIVING TRUSTS

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---

Prop ID: 208-105-000  
Prop Location: 29 STONY BROOK WAY Barharbor, ME  
Owner: ZAMAN, JEFF  
Co-Owner: ZAMAN, LYNN COBB

---

Prop ID: 208-108-000  
Prop Location: 35 STONY BROOK WAY Barharbor, ME  
Owner: STAVNESLI, ELLEN A

---

Prop ID: 215-053-000  
Prop Location: CROOKED ROAD Barharbor, ME  
Owner: UNIVERSITY OF MAINE

---

Prop ID: 216-023-000  
Prop Location: CROOKED ROAD Barharbor, ME  
Owner: COLONY  
Co-Owner: WHITE, MRS HOWARD

---

Prop ID: 216-049-000  
Prop Location: HILLSIDE CEMETERY ROAD Barharbor, ME  
Owner: MACQUINN, HAROLD INC

---

Prop ID: 216-050-000  
Prop Location: 18 HAMOR LANE Barharbor, ME  
Owner: MALLER, CHRISTOPHER S TRUSTEE  
Co-Owner: CHRISTOPHER S MALLER REVOCABLE TRUST

---

**Abutters List**

Date: January 15, 2020

Subject Property Address: 18 HAMOR LANE Barharbor, ME  
Subject Property ID: 216-050-000

Search Distance: 300 Feet

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**Prop ID: 208-096-000**  
Prop Location: OWLS NEST LANE Barharbor, ME  
Owner: BAR HARBOR, TOWN OF

---

**Prop ID: 208-096-005**  
Prop Location: 46 OWLS NEST LANE Barharbor, ME  
Owner: OWL'S NEST, LLC

---

**Prop ID: 208-096-006**  
Prop Location: 54 OWLS NEST LANE Barharbor, ME  
Owner: MORGAN-BINNS, JENNIFER L  
Co-Owner: BINNS, BENDIGO M

---

**Prop ID: 208-096-007**  
Prop Location: 55 OWLS NEST LANE Barharbor, ME  
Owner: CAMPBELL, PAMELA F  
Co-Owner: CAMPBELL, FRED E

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**Prop ID: 208-096-008**  
Prop Location: 41 OWLS NEST LANE Barharbor, ME  
Owner: PERRY, EMILY S

---

**Prop ID: 208-096-009**  
Prop Location: 33 OWLS NEST LANE Barharbor, ME  
Owner: KORSTANJE, RONNY  
Co-Owner: SCHRIEVER, EDITH

---

**Prop ID: 208-098-000**  
Prop Location: HAMOR LANE Barharbor, ME  
Owner: MALLER, CHRISTOPHER S

---

**Prop ID: 215-053-000**  
Prop Location: CROOKED ROAD Barharbor, ME  
Owner: UNIVERSITY OF MAINE

---

**Prop ID: 216-023-000**  
Prop Location: CROOKED ROAD Barharbor, ME  
Owner: COLONY  
Co-Owner: WHITE, MRS HOWARD

---

**Prop ID: 216-039-000**  
Prop Location: 10 NEIGHBORHOOD ROAD Barharbor, ME  
Owner: BEAM, JAMES G

---

**Prop ID: 216-040-000**  
Prop Location: 74 STATE HWY 3 Barharbor, ME  
Owner: SWEET, LAWRENCE

Co-Owner: HASKELL, TRACY

---

Prop ID: 216-041-000  
Prop Location: 72 STATE HWY 3 Barharbor, ME  
Owner: MORGAN, DENISE

---

Prop ID: 216-042-000  
Prop Location: 70 STATE HWY 3 Barharbor, ME  
Owner: SWEET, LAWRENCE R

---

Prop ID: 216-043-000  
Prop Location: 66 STATE HWY 3 Barharbor, ME  
Owner: RUSSELL, FRANCIS

---

Prop ID: 216-044-000  
Prop Location: 11 HAMOR LANE Barharbor, ME  
Owner: HOEPER, BONNIE S TRUSTEE  
Co-Owner: BONNIE S HOEPER LIVING TRUST

---

Prop ID: 216-045-000  
Prop Location: 15 HAMOR LANE Barharbor, ME  
Owner: CHALK, JULIE R TRUSTEE  
Co-Owner: ROBERT M RAYMOND REVOCABLE TRUST

---

Prop ID: 216-046-000  
Prop Location: 20 NEIGHBORHOOD ROAD Barharbor, ME  
Owner: BENNETT, MARK L  
Co-Owner: BENNETT, ROXANNE

---

Prop ID: 216-047-000  
Prop Location: 25 HAMOR LANE Barharbor, ME  
Owner: HATCH, SHERLEY E  
Co-Owner: HATCH, LOIS C

---

Prop ID: 216-048-000  
Prop Location: 36 NEIGHBORHOOD ROAD Barharbor, ME  
Owner: MONTGOMERY, DAVID J  
Co-Owner: MONTGOMERY, CHRISTINA L

---

Prop ID: 216-049-000  
Prop Location: HILLSIDE CEMETERY ROAD Barharbor, ME  
Owner: MACQUINN, HAROLD INC

---

Prop ID: 216-051-000  
Prop Location: 46 COVER FARM ROAD Barharbor, ME  
Owner: FRAZIER COMBINED GST EXEMPT TRUST ET ALS

---

Prop ID: 216-052-000  
Prop Location: 59 COVER FARM ROAD Barharbor, ME  
Owner: FRAZIER, WILLIAM W  
Co-Owner: COLLINS, ALEXANDER CASSATT AND HENRY

---

Prop ID: 216-053-000

---

Prop Location: 20 STATE HWY 3 Barharbor, ME  
Owner: JKJ PROPERTY GROUP, LLC

---

Prop ID: 216-097-000  
Prop Location: 2 LOOKOUT POINT ROAD Barharbor, ME  
Owner: BONO, PETER F TRUSTEE  
Co-Owner: BONO, BEVERLY A TRUSTEE

---

Prop ID: 216-098-000  
Prop Location: 71 STATE HWY 3 Barharbor, ME  
Owner: TASCA, DIANE & BEAMER, NORMAN TRUSTEES  
Co-Owner: THE BEAMER/TASCA REV TRUST

---

Prop ID: 216-099-000  
Prop Location: STATE HWY 3 Barharbor, ME  
Owner: MALLER, CHRISTOPHER S

---

Prop ID: 216-100-000  
Prop Location: STATE HWY 3 Barharbor, ME  
Owner: FRAZIER COMBINED GST EXEMPT TRUST ET ALS

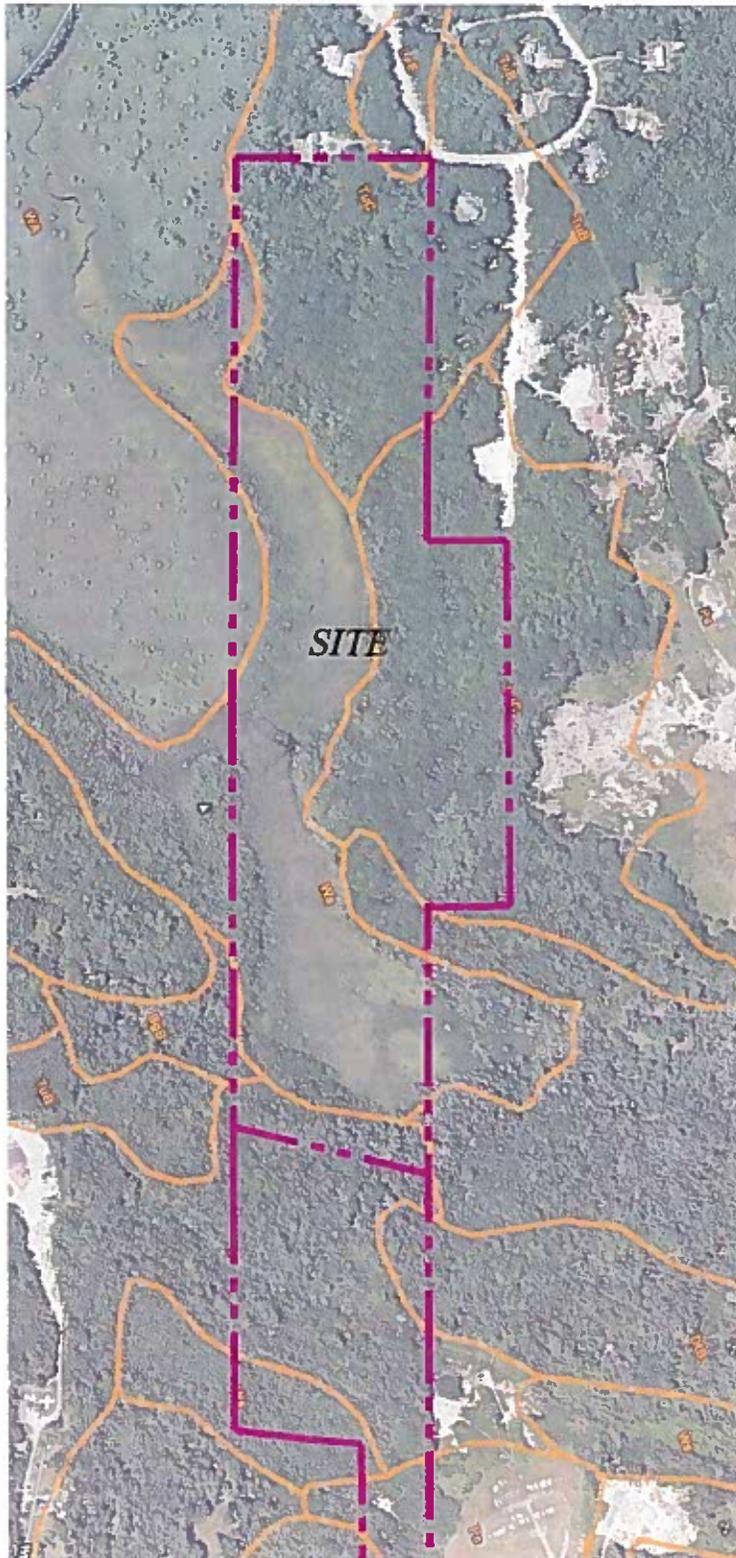
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Prop ID: 217-019-000  
Prop Location: 9 LOOKOUT POINT ROAD Barharbor, ME  
Owner: MILES, CATHERINE A POWELL  
Co-Owner: MILES, GREGORY A

---



G F. Johnston & Associates  
*Consulting Civil Engineers*



*NOT TO SCALE*

**G.F. Johnston & Associates**



*Consulting Civil Engineers*  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200

**PROJECT: C-0561 MALLER**  
**USDA SOIL EXHIBIT**  
**TOWN OF BAR HARBOR, MAINE**

loam in the lower part. The substratum is firm to very firm, mottled, olive fine sandy loam to a depth of 65 inches or more.

Included with this soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up about 10 percent of the mapped acreage. Also included are a few areas of poorly drained soils with a surface layer of loamy sand and very stony Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Surface runoff is slow or medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are idle land that was used for pasture and hay, or areas that have reverted to woodland. A few areas are used for hay or pasture.

The soil is poorly suited for pasture and hayland. Harvesting of forage crops is limited to the driest part of the season because of the seasonal high water table. The soil is also difficult to manage in the spring because of the high water table. Subsurface drainage will lower the water table.

This soil is fairly well suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The abundant natural reproduction of spruce and fir make this soil best suited for pulpwood production. The main limitation is the high water table. Seedling mortality is moderate on this soil because of the high water table. Plant competition is severe. Site preparation and weeding may be needed to suppress competition for the desired softwood species. Because of the high water table, equipment is difficult to operate on the soil except during drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because the high water table and compact substratum cause trees to be shallow rooted. Harvesting by strip cutting or clearcutting will expose fewer trees to the prevailing wind and help to prevent windthrow.

The seasonal high water table is the major limitation of this soil for urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

### **BgB—Brayton fine sandy loam, 0 to 8 percent slopes, very stony**

This very deep, nearly level to gently sloping, poorly drained soil is on glacial till uplands. It is in depressions, along drainageways and at the foot of slopes where it receives runoff from higher elevations. Slopes are smooth and concave. Areas are irregularly shaped and range from 3 to 250 acres. Up to 3 percent of the surface of the soil is covered with stones.

Typically, the surface is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black highly decomposed organic material, over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown fine sandy loam in the lower part. The substratum is firm to very firm, mottled olive fine sandy loam to a depth of 65 inches or more.

Included with the soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up 15 percent of the mapped acreage. Also included are a few areas of poorly drained soils that have a surface layer of loamy sand and Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is slow to medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are used for woodland. A few acres are shrub vegetation.

This soil is fairly well suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The abundant natural reproduction of spruce and fir make this soil well suited for pulpwood production. The main limitations of this soil are the high water table and plant competition. Seedling mortality is moderate on this soil because of the high water table. Plant competition is severe. Site preparation and weeding may be needed to suppress competition for the desired softwood species. Because of the high water table, equipment is difficult to operate on this soil except during the drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because

the high water table and compact substratum cause trees to be shallow rooted. Harvesting by strip cutting or clearcutting will expose fewer trees to the wind and help to prevent windthrow.

This soil is poorly suited for hay and pasture and cropland because of stones on the surface and the high water table.

The seasonal high water table is the major limitation of this soil for most urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

### **BhB—Brayton fine sandy loam, 0 to 8 percent slopes, rubbly**

This very deep, nearly level to gently sloping, poorly drained soil is on glacial till uplands. It is in depressions, along drainageways, and at the foot of slopes where it receives runoff from higher elevations. Slopes are smooth and concave. Areas are irregularly shaped and range from 3 to 100 acres. Stones and boulders cover 15 to 75 percent of the surface.

Typically, the surface is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black highly decomposed organic material over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown in the lower part. The substratum is firm to very firm, mottled, olive fine sandy loam to a depth of 65 inches or more.

Included with the soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up about 10 percent of the mapped acreage. Brayton soils with an extremely stony, extremely bouldery, very stony, or very bouldery surface are included in mapping. These areas make up about 15 percent of the mapped acreage. Also included are areas of poorly drained soils that have a surface layer of loamy sand and Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow to very slow in the substratum. Runoff is slow to medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are woodland.

This soil is poorly suited for woodland, but if used for this purpose it is best suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The main limitations of this soil are stones and boulders on the surface and the high water table. Equipment use is severely restricted on this soil because of the stones and boulders and because of the high water table except during drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because the high water table and compact substratum cause trees to be shallow rooted. Clearcutting or strip cutting will expose fewer trees to the wind and help prevent windthrow. Seedling mortality is moderate on this soil because of wetness. Plant competition is severe.

This soil is very poorly suited for hay and pasture and cropland because of stones and boulders on the surface and the high water table.

The seasonal high water table is the major limitation of this soil for most urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

### **BSB—Brayton-Colonel association, gently sloping, very stony**

This very deep, nearly level to gently sloping unit is on glacial till uplands. It is in valleys and on lower toe slopes of till ridges. The Brayton soils are in a slightly lower position on the landscape than the Colonel soils. Up to 3 percent of the surface of the unit is covered with stones. Slopes are mainly smooth and concave. Slope ranges from 0 to 8 percent for Brayton soils and 3 to 8 percent for Colonel soils. Areas of the unit are irregularly shaped and range from 15 to 250 acres.

This unit consists of about 50 percent poorly drained Brayton soils, 30 percent somewhat poorly drained Colonel soils, and 20 percent other soils.

Typically, the surface of the Brayton soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black, highly decomposed organic material, over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown fine sandy loam in the lower part. The substratum is firm to very firm, mottled olive fine sandy loam to a depth of 65 inches or more.

Typically the surface of the Colonel soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 2 inches of very dusky red, highly decomposed organic material underlain by 1 inch of

food and resting areas, especially during migration. The vegetation is mainly smooth cordgrass, marsh-hay cordgrass, arrowgrass, blackgrass, and other saltwater-tolerant plants.

### **Gt—Gouldsboro-Beaches complex**

This very deep, nearly level unit consists of beaches along the ocean. The Gouldsboro soils are in tidal marsh areas behind these beach fronts. Most areas are long and narrow or oval. The areas range from 3 to 20 acres. Slopes are smooth and slightly convex and range from 0 to 1 percent on the Gouldsboro soils and 1 to 3 percent on the beaches.

This unit is about 50 percent very poorly drained Gouldsboro soils, 25 percent Beaches, and 25 percent other soils.

Typically, the surface layer of the Gouldsboro soil is dark grayish brown silt loam about 5 inches thick. The substratum to a depth of 65 inches or more is dark grayish brown silt loam in the upper part, dark gray silt loam in the middle part, and gray silt loam in the lower part.

Beaches consist of sand, gravel, cobblestones, and boulders. They are worked by tidal action of the ocean and support little or no vegetation. The composition of the beaches varies according to location and exposure to the open ocean. They are often reshaped by high tides and storms.

Included with this unit in mapping are silty soils underlain by sand, gravelly sand, or clay. Also included are areas of very poorly drained Wonsqueak and Bucksport soils and rock outcrop. Included soils make up about 25 percent of the mapped acreage.

This unit is flooded frequently by higher than normal tides throughout the year. Gouldsboro soils commonly have a seasonal high water table at 1 foot above to 6 inches below the surface all year. Permeability is moderate or moderately slow in surface layer and slow or very slow in the substratum. Available water capacity is high. Surface runoff is very slow, or the soil is ponded.

This unit is poorly suited for woodland or urban use because of the high water table, flooding, and salinity. Most areas are used for recreation. They provide habitat for shorebirds and waterfowl. Vegetation on the Gouldsboro soils is mainly smooth cordgrass, marsh-hay cordgrass, arrowgrass, blackgrass, and other water- and salt-tolerant plants. Beaches support little vegetation with the exception of beach pea, dune grasses, and rugosa rose on some higher and more stable sections of larger beaches.

### **HcC—Hermon-Colton-Rock outcrop complex, 3 to 15 percent slopes, very stony**

This unit consists of very deep, gently sloping to strongly sloping soils on moraines and kame terraces between or adjacent to areas of rock outcrop. Slopes are generally smooth and convex. Up to 3 percent of the surface is covered with stones. The areas are irregularly shaped, but are mainly elongated and range from 3 to 50 acres.

This unit is about 30 percent very deep, somewhat excessively drained Hermon soils; 25 percent very deep, excessively drained Colton soils; 20 percent Rock outcrop; and 25 percent other soils.

Typically, the surface of the Hermon soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 1 inch of black moderately decomposed organic material underlain by very dark grayish brown sandy loam 1 inch thick and gray sandy loam 2 inches thick. The subsoil is 27 inches thick. It is yellowish red sandy loam to strong brown gravelly sandy loam in the upper part and olive brown very gravelly loamy sand in the lower part. The substratum is olive extremely gravelly loamy sand to extremely gravelly coarse sand to a depth of 65 inches or more.

Typically, the surface layer of the Colton soil is 1 inch of black highly decomposed organic material underlain by dark reddish brown gravelly sandy loam 1 inch thick and brown gravelly sandy loam 2 inches thick. The subsoil is 16 inches thick. It is dark reddish brown to yellowish red gravelly coarse sandy loam in the upper part, strong brown gravelly loamy sand in the middle part, and dark yellowish brown to olive brown gravelly sand in the lower part. The substratum is stratified olive extremely gravelly and very gravelly coarse sand to a depth of 65 inches or more.

Rock outcrop consists mainly of exposures of granite, diorite, or gabbro bedrock that has insufficient soil material to support plant growth.

Included with this unit in mapping are areas of soils that are similar to Colton and Hermon soils, but are moderately deep, shallow Lyman soils; moderately deep Tunbridge soils; very shallow Schoodic soils; and very shallow and shallow soils that are loamy sand. These are transitional soils between the very deep Hermon and Colton soils and the rock outcrops. They make up about 20 percent of the mapped acreage. Also included are areas between the rock outcrops of moderately deep, moderately well drained gravelly loamy sand and small pits where the soil has been removed. These areas make up about 5 percent of the unit.

Depth to a seasonal high water table is commonly more than 6 feet in both soils. Permeability is moderately rapid or rapid for the Hermon soil and rapid or very rapid for the Colton soil. Available water capacity is low for the Hermon soil and very low for the Colton soil. Surface runoff is medium for the Hermon soil and slow for the Colton soil.

Most areas of this unit are used for woodland. A few areas are used as sites for residential development. This unit is also used extensively as a source of gravel and fill.

This unit is fairly well suited for softwood production. In coastal areas, where the unit is located, the main tree species is red spruce. White or red pine on this unit respond well to management if not subject to salt spray. The main limitations of this unit are rock outcrops and droughtiness. Rock outcrop and inclusions of shallow soils reduce the value of this unit for woodland. The rock outcrop in this unit may cause some equipment limitations. Droughtiness of the Hermon and Colton soils and especially the inclusions of shallow soils causes seedling mortality of 50 percent or more during dry years. Windthrow may be severe on inclusions of shallow soils.

Because of the complex pattern of soil and rock outcrop, this unit has severe limitations for urban uses. Slope and large stones on the surface are also major limitations. The rapid or very rapid permeability of the substratum of the soils in this unit may cause pollution of ground water if this unit is used for septic tank absorption fields. Hermon and Colton soils are a fair to good source of roadfill and gravel.

### **HmB—Hermon-Monadnock complex, 3 to 8 percent slopes**

This very deep, undulating unit is on small ridges of ground moraine and on recessional moraines mainly in the coastal areas. Slopes are complex. Areas are long and narrow on moraines and irregularly shaped on ridges. They range from 3 to 50 acres.

This unit is about 45 percent somewhat excessively drained Hermon soils, 35 percent well drained Monadnock soils, and 20 percent other soils.

Typically, the surface layer of the Hermon soil is very dark grayish brown sandy loam 6 inches thick. The subsoil is 24 inches thick. It is strong brown gravelly sandy loam in the upper part and olive brown very gravelly loamy sand in the lower part. The substratum is olive extremely gravelly loamy sand to extremely gravelly coarse sand to a depth of 65 inches or more.

Typically, the surface layer of the Monadnock soil is very dark grayish brown fine sandy loam 8 inches thick.

The subsoil is 10 inches thick. It is dark brown to light yellowish brown fine sandy loam in the upper part and yellowish brown gravelly sandy loam in the lower part. The substratum is light olive brown very gravelly loamy sand to a depth of 65 inches or more.

Included with the unit in mapping are areas of moderately well drained Dixfield soils that are in a slightly lower position than Hermon and Monadnock soils. Sandy-skeletal soils that are moderately deep to bedrock and small areas of very stony Hermon and Monadnock soils that are also included in mapping. These areas make up about 10 percent of the mapped acreage. Also included are areas of loamy-skeletal soils, Colton soils, soils formed in poorly sorted, water-worked material, and areas with slopes of more than 8 percent. These areas make up 10 percent of the mapped acreage.

Depth to a seasonal high water table is commonly more than 6 feet in both soils. Permeability of the Hermon soil is moderately rapid or rapid. Permeability of the Monadnock soil is moderate in the surface layer and subsoil and moderately rapid in the substratum. The Hermon soil has low available water capacity. The Monadnock soil has moderate available water capacity. Runoff is slow for Hermon soil and medium for Monadnock soil.

Most areas of this unit are used for hay and pasture or are idle land. Some areas have reverted to woodland. A few areas are used as sites for residential development, cropland, or wild blueberry production.

This unit is fairly well suited for cropland. The main limitation is droughtiness, especially on the Hermon soils. Improved yields can be obtained by the addition of organic matter, good fertility management, and irrigation.

The unit is well suited for hay and pasture, but irrigation is needed for maximum yields. Deep-rooted legumes such as alfalfa are well suited for these soils.

This unit is well suited for woodland and best suited for the less site-demanding hardwoods, such as paper birch and northern red oak. White ash, sugar maple, and yellow birch do not generally produce as well as other hardwoods and are poor quality on these coarse textured, somewhat droughty soils. The main limitations of this unit are plant competition and droughtiness. Softwoods such as pines will produce well on this unit but will require considerable management to reduce competition from hardwoods. Plant competition is moderate on the Monadnock soil, but natural regeneration is usually adequate to overcome the competition. Hermon soils have moderate seedling mortality because of droughtiness.

This unit is well suited for blueberry production. Droughtiness, especially on the Hermon soils, will limit

and dark brown fine sandy loam to dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 19 inches.

Typically, the surface of the Schoodic soils is covered with a mat of leaves, needles, and twigs about 4 inches thick. The surface layer is 3 inches of dark reddish brown, moderately decomposed organic material, over 9 inches of pinkish gray very gravelly fine sandy loam. Hard bedrock is at a depth of 9 inches from the mineral surface.

Rock outcrop is exposed areas of mainly schist, phyllite, granite, diorite, or gneiss bedrock. Some of this rock outcrop is covered with mosses and lichens.

Included with this unit in mapping are areas of a soil similar to Schoodic soils, but with less than 35 percent rock fragments or slopes of less than 15 percent and areas of well drained Marlow soils and somewhat excessively drained Hermon soils on lower side slopes. These areas make up about 10 percent of the mapped acreage. Also included are areas of very shallow and shallow gravelly loamy sand. These areas make up about 5 percent of the mapped acreage.

Depth to bedrock is 10 to 20 inches in the Lyman soils and 1 to 10 inches in the Schoodic soils. Permeability is moderately rapid for Lyman soils and rapid for Schoodic soils. Surface runoff is rapid on both soils. Available water capacity is low or very low in the Lyman soils and very low in the Schoodic soils. Rooting depth is restricted by the depth to bedrock.

Most areas of this unit are used for woodland; however, this unit is poorly suited for woodland.

The main tree species are red spruce and balsam fir. The abundant natural reproduction of spruce and fir makes this unit best suited for pulpwood production. The main limitations of this unit are depth to bedrock, erosion hazard, and slope. Seedling mortality is moderate on the Lyman soils and severe on the Schoodic soils because of droughtiness. Windthrow hazard is severe on this unit because the very shallow and shallow depth to bedrock cause trees to be shallow rooted. Strip or clearcutting will reduce windthrow damage. Severe erosion can occur on the skid trails and roads on the steeper slopes in the unit. Erosion can be reduced by locating the skid trails and roads on the contour and by using waterbars on roads. The use of equipment is difficult on the steeper slopes of the unit.

This unit is a poor source of roadfill material because of the depth to bedrock of the soils.

The unit has severe limitations as a site for roads because of slope and depth to bedrock. Roads on this unit should be designed on the contour to keep cuts to a minimum and lessen slope. Removal of bedrock will

be necessary in some areas, and roadfill will be needed to construct an adequate road base.

### **LuC—Lyman-Tunbridge complex, 0 to 15 percent slopes, very stony**

This nearly level to rolling unit is on the crests and side slopes of upland glacial till ridges. Slopes are mainly complex. Slope ranges from 3 to 15 percent on Lyman soils and from 0 to 15 percent on Tunbridge soils. Areas are irregularly shaped and range from 3 to 200 acres. Up to 3 percent of the surface of the areas is covered with stones.

This unit consists of about 40 percent shallow, somewhat excessively drained Lyman soils; 35 percent moderately deep, well drained Tunbridge soils; and 25 percent other soils.

Typically, the surface of the Lyman soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 2 inches of very dark brown highly decomposed organic material, over 1 inch of brown fine sandy loam. The subsoil is 16 inches thick. It is reddish brown fine sandy loam in the upper part and dark brown fine sandy loam to dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at 19 inches.

Typically, the surface layer of the Tunbridge soil is 4 inches of black highly decomposed organic material over 2 inches of reddish gray fine sandy loam. The subsoil is 13 inches thick. It is dark reddish brown to yellowish red fine sandy loam in the upper part and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive gravelly fine sandy loam. Hard bedrock is at a depth of 33 inches.

Included with this unit in mapping are areas of very shallow, excessively drained Schoodic soils; a soil similar to Schoodic soils, but with less than 35 percent rock fragments; shallow, sandy till soils and rock outcrop on the crests of ridges; and well drained Marlow soils; moderately well drained Dixfield soils; moderately deep, moderately well drained, loamy till soils; and deep, well drained, loamy till soils on the side slopes and between the ridges of Lyman and Tunbridge soils. These areas make up about 20 percent of the mapped acreage. Also included are areas of somewhat poorly drained Colonel soils and poorly drained Brayton soils in depressions and drainageways. These areas make up about 5 percent of the mapped acreage.

Depth to bedrock is 10 to 20 inches in the Lyman soils and 20 to 40 inches in the Tunbridge soils. Permeability is moderately rapid for Lyman soils and moderate or moderately rapid for Tunbridge soils.

Available water capacity is low or very low in the Lyman soils and moderate in the Tunbridge soils. Rooting depth is restricted by the depth to bedrock.

This unit is used mostly for woodland. A few areas are used for residential development and wild blueberry production.

This unit is fairly well suited for softwood production. The main tree species are red spruce and balsam fir on Lyman soils. On the moderately deep Tunbridge soils and deeper inclusions, northern hardwoods are the main species. The abundant natural reproduction of spruce and fir makes this unit best suited for pulpwood production. The main limitations of this unit are plant competition and depth to bedrock. If this unit is managed for softwoods, competition from hardwoods must be controlled. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soils because the shallow depth to bedrock cause trees to be shallow rooted. Strip or clearcutting will reduce windthrow damage.

This unit will produce fair to good yields of blueberries. The main limitations are droughtiness and stones on the surface. During dry years, yields will be reduced because of the droughtiness of the Lyman soils and inclusions of very shallow soils. The very stony surface and inclusions of rock outcrop will restrict the use of flail mowers and mechanical harvesters on this unit.

The major limitations of this unit as a site for dwellings are depth to bedrock and slope. Cuts needed to provide essentially level building sites can expose bedrock. Dwellings with basements should be located on inclusions of deep soils in this unit, the bedrock should be removed, or the foundation should be set on the bedrock and backfilled to the established grade. The buildings should be designed to conform to the natural slope.

Depth to bedrock is also the major limitation of the unit for septic tank absorption fields. The systems can be located in deeper inclusions in the unit, if available, or fill material can be used to raise the level of the absorption field. The systems should be designed to conform to the natural slope.

### **LWC—Lyman-Tunbridge-Schoodic complex, rolling, very stony**

This undulating to rolling unit is on upland glacial till ridges and mountains. Schoodic soils are typically on the crest and peaks of the ridges and mountains. Lyman and Tunbridge soils are on side slopes. Up to 3

percent of the surface of the unit is covered with stones. Slopes are mainly complex. Slope ranges from 8 to 15 percent on the Lyman and Tunbridge soils and from 0 to 15 percent on the Schoodic soils. Areas of the unit are irregularly shaped and range from 15 to 250 acres.

This unit consists of about 30 percent shallow, somewhat excessively drained Lyman soils; 25 percent moderately deep, well drained Tunbridge soils; 20 percent very shallow, excessively drained Schoodic soils; and 25 percent other soils.

Typically, the surface of the Lyman soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 2 inches of very dark brown highly decomposed organic material, over 1 inch of brown fine sandy loam. The subsoil is 16 inches thick. It is reddish brown fine sandy loam in the upper part and dark brown fine sandy loam to dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 19 inches.

Typically, the surface layer of the Tunbridge soil is 4 inches of black highly decomposed organic material over 2 inches of reddish gray fine sandy loam. The subsoil is 13 inches thick. It is dark reddish brown to yellowish red fine sandy loam in the upper part and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive gravelly fine sandy loam. Hard bedrock is at a depth of 33 inches.

Typically, the surface of the Schoodic soil is covered with a mat of leaves, needles, and twigs about 4 inches thick. The surface layer is 3 inches of dark reddish brown moderately decomposed organic material over 9 inches of pinkish gray very gravelly fine sandy loam. Hard bedrock is at a depth of 9 inches from the mineral surface.

Included with this unit in mapping are areas of soils similar to Schoodic soils but with less than 35 percent rock fragments and areas of rock outcrop on crests of ridges. These areas make up about 5 percent of the mapped acreage. Also included are areas of well drained Marlow soils; moderately well drained, moderately deep soils; and moderately well drained Dixfield soils on side slopes; somewhat poorly drained to poorly drained Naskeag soils; and poorly drained Brayton soils in depressions and drainageways. These areas make up about 10 percent of the mapped acreage. Included in mapping in coastal areas are areas of very shallow and shallow gravelly loamy sand soils on ridgetops and moderately well drained Buxton soils and somewhat poorly drained Lamoine soils between ridges. These areas make up about 10 percent of the mapped acreage.

Depth to bedrock is 10 to 20 inches in the Lyman

areas are used for wild blueberry production, cropland, and hay and pasture.

This soil is well suited for hardwood production. The main tree species are sugar maple, beech, and northern red oak. White ash and yellow birch also produce well on this soil. Softwoods produce well on this soil, but require considerable management to reduce competition from hardwoods. The main limitation of this unit is erosion hazard. Erosion will occur on skid trails and roads on the steeper areas of this soil. Erosion can be reduced by locating the skid trails and roads on the contour and by using waterbars on roads.

This soil is fairly well suited for cropland. The main limitation is erosion hazard. Erosion control measures such as conservation tillage, contour farming, and stripcropping are necessary to prevent erosion.

This soil is well suited for hay and pasture and will produce good yields of forage crops. Grazing in the spring when the soil is wet cause soil compaction.

This soil will produce good yields of wild blueberries. This soil is well suited for flail mowing and mechanical harvesting. In lower parts of the landscape, frost is a hazard for blueberry blossoms.

The major limitations of this soil as a site for dwellings and small commercial buildings are the high water table and high frost action. Installing drains near footings, locating foundations above the high water table, and backfilling to grade will help prevent wet basements and reduce frost heaving. The high water table is the major limitation of this soil as a site for septic tank absorption fields. The system should be located on a better drained inclusion of the unit or fill used to raise the absorption field above the seasonal high water table.

### **Ps—Pits, gravel and sand**

This unit consists of open excavations from which soil and underlying material have been removed. The areas are mostly oval or round and range from 3 to 20 acres. They are generally near or surrounded by Colton, Adams, Sheepscoot, and Hermon soils. Some areas have been excavated to bedrock, and many have been excavated to the water table.

### **Sa—Scantic silt loam**

This very deep, nearly level, poorly drained soil is in low areas on coastal lowlands and along streams and rivers. Areas are irregularly shaped and range from 3 to 100 acres. Slopes are smooth and slightly convex and range from 0 to 3 percent.

Typically, the surface layer is about 7 inches of dark grayish brown silt loam that is mottled in the lower part. It is underlain by 8 inches of mottled, olive gray silt loam. The subsoil is 20 inches thick. It is mottled, olive gray silty clay loam in the upper part and mottled, olive gray silty clay in the lower part. The substratum is mottled, olive gray silty clay to a depth of 65 inches or more.

Included with the soil in mapping are areas of somewhat poorly drained Lamoine soils in slightly more sloping areas than Scantic soils, and very poorly drained Biddeford soils in depressions. These areas make up about 15 percent of the mapped acreage. Also included in mapping are somewhat poorly drained and poorly drained soils formed in marine sediments with 18 to 35 percent clay, and poorly drained alluvial soils along streams. Soils with a surface layer and subsoil of loamy sand to sandy loam and a substratum of silt loam to silty clay loam are common inclusion where Scantic soils are adjacent to outwash soils. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Scantic soil from fall to late spring. Permeability of this soil is moderate or moderately slow in the surface and subsurface layers and slow or very slow in the subsoil and substratum. The available water capacity is high. Surface runoff is slow.

Most areas of this soil are used for woodland. Some areas are used for hay and pasture or idle fields that are reverting to woodland. A few areas are used for residential development.

This soil is fairly well suited for softwood production. The main tree species are white spruce, balsam fir, and red maple. The abundant reproduction of spruce and fir makes this soil well suited for pulpwood production. The main limitations of this soil are plant competition and the high water table. Seedling mortality is moderate on the soil because of the high water table. Plant competition is severe on this soil, and site preparation and weeding may be needed to suppress hardwoods that are competing with the softwood species. Windthrow hazard is severe on this soil because the high water table cause trees to be shallow rooted. Strip cutting or clearcutting will expose fewer trees to the wind and will help to reduce windthrow. Because of the high water table, harvesting operations should be restricted to the drier months or when the ground is frozen. Equipment is easiest to use and cause the least damage to the soil at these times.

This soil is poorly suited for hay and pasture because of the high water table. Grazing in early spring when the soil is wet will cause soil compaction. Haying

is often delayed to mid-summer or late summer because of the high water table. Use of subsurface drains to lower the water table is difficult in this soil because of very slow or slow permeability, slow surface runoff, and lack of available drainage outlets.

This soil has severe limitations for commercial and residential development because of the high water table and frost action.

### **SB—Scantic-Biddeford association**

This unit consists of very deep, nearly level soils in lower positions of coastal lowlands and river valleys. The Biddeford soils are in shallow depressions within areas of the Scantic soils. Slopes are smooth and mainly concave. Slope ranges from 0 to 3 percent on Scantic soils and 0 to 1 percent on Biddeford soils. Areas of this unit are irregularly shaped and range from 15 to 200 acres.

This unit consists of about 50 percent poorly drained Scantic soils, 30 percent very poorly drained Biddeford soils, and 20 percent other soils.

Typically, the surface layer of the Scantic soil is about 7 inches of dark grayish brown silt loam that is mottled in the lower part. It is underlain by 8 inches of mottled, olive gray silt loam. The subsoil is 20 inches thick. It is mottled, olive gray silty clay loam in the upper part and mottled, olive gray silty clay in the lower part. The substratum is mottled, olive gray silty clay to a depth of 65 inches or more.

Typically, the surface of the Biddeford soil is covered with a mat of mosses and roots 3 inches thick. The surface layer is black muck 9 inches thick. It is underlain by mottled, gray silty clay loam 4 inches thick. The subsoil is 12 inches thick. It is mottled, olive gray silt clay. The substratum is mottled, olive gray and gray silty clay to a depth of 65 inches or more.

Included with this unit in mapping are small areas of moderately well drained Buxton soils and somewhat poorly drained Lamoine soils on hummocks, and small ridges and Wonsqueak and Bucksport soils in deeper pockets. These areas make up about 10 percent of the mapped acreage. Also included are areas of very poorly drained and poorly drained, loamy soils with 18 to 35 percent clay and small areas of stony Scantic and Biddeford soils. These areas make up about 10 percent of the mapped acreage.

A seasonal high water table is commonly perched within 1 foot of the surface in the Scantic soil and is commonly 1 foot above to 6 inches below the surface of the Biddeford soil from early fall to early summer. Permeability of the Scantic soil is moderate or moderately slow in the surface layer and subsurface, and slow or very slow in the subsoil and substratum.

Permeability of the Biddeford soil is moderately rapid in the organic layer, moderate or moderately slow in the mineral surface layer, and slow or very slow in the subsoil and substratum. Surface runoff is slow on the Scantic soil and very slow or ponded on the Biddeford soil. Available water capacity is high for both soils.

Most areas of this unit are woodland or shrubby swales.

This unit is poorly suited for woodland, but if used for this purpose, it is best suited for softwood production. The main tree species on the Biddeford soils are black spruce, balsam fir, tamarack, red maple, and white cedar. The main tree species on the Scantic soils are red spruce, balsam fir, and red maple. The abundant reproduction of spruce and fir makes this unit best suited for pulpwood production. The main limitations of this unit are the high water table and plant competition. Seedling mortality is severe on the Biddeford soils and moderate on Scantic soils because of the high water table. Windthrow hazard is severe on this unit because the high water table cause trees to be shallow rooted. Strip cutting or clearcutting will expose fewer trees to the wind and help to reduce windthrow. Because of the high water, table harvesting operations should be restricted to the drier months or when the ground is frozen; equipment is easiest to use and cause the least damage to the soil.

This unit is poorly suited as a site for roads because of the high water table and frost action. Considerable roadfill must be used to raise the subgrade above the seasonal high water table. A coarse grained subgrade to frost depth is needed to prevent frost action. If possible, roads should be located on a better drained inclusion in the unit.

### **SdB—Scantic-Lamoine complex, 0 to 8 percent slopes, very stony**

This very deep, nearly level to gently sloping unit is in low areas of coastal lowlands and river valleys between or adjacent to glacial till ridges. The Scantic soils are in a slightly lower position on the landscape than the Lamoine soils. Up to 3 percent of the surface of this unit is covered with stones. Slope ranges from 0 to 3 percent on Scantic soils and from 3 to 8 percent on Lamoine soils. Slopes are smooth. The areas are irregularly shaped and range from 3 to 100 acres.

This unit is about 45 percent poorly drained Scantic soils, 35 percent somewhat poorly drained Lamoine soils, and 20 percent other soils.

Typically, the surface layer of the Scantic soil is about 7 inches of dark grayish brown silt loam that is mottled in the lower part. It is underlain by 8 inches of mottled, olive gray silt loam. The subsoil is 20 inches

require considerable management to reduce competition from hardwoods. Both soils have abundant natural reproduction, especially of spruce and fir. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soils because the shallow depth to bedrock cause trees to be shallow rooted. Strip cutting or clearcutting will reduce the windthrow damage.

The major limitation of this unit as a site for dwellings is depth to bedrock. Cuts needed to provide essentially level building sites can expose bedrock. Dwellings with basements should be located on inclusions of deep soils in this unit, the bedrock should be removed, or the foundation should be set on the bedrock and backfilled to the established grade. Depth to bedrock is also the major limitation of the unit for septic tank absorption fields. The systems can be located in deeper inclusions in the unit if available, or fill material can be used to raise the level of the absorption field.

### **TuC—Tunbridge-Lyman complex, 8 to 15 percent slopes**

This strongly sloping unit is on the side slopes of upland glacial till ridges. Slopes are mainly smooth and convex, but a few areas are complex. Areas are irregularly shaped and range from 3 to 50 acres.

This unit consists of about 50 percent moderately deep, well drained Tunbridge soils; 30 percent shallow, somewhat excessively drained Lyman soils; and 20 percent other soils.

Typically, the surface layer of the Tunbridge soil is dark brown, fine sandy loam about 6 inches thick. The subsoil is 9 inches thick. It is yellowish red fine sandy loam in the upper part and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive brown fine sandy loam. Hard bedrock is at a depth of 29 inches.

Typically, the surface layer of the Lyman soil is dark brown, fine sandy loam about 5 inches thick. The subsoil is 12 inches thick. It is dark brown fine sandy loam in the upper part and dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 17 inches.

Included with this unit in mapping are areas of well drained Marlow soils; moderately well drained Dixfield soils; moderately deep, moderately well drained, loamy till soils; and deep, friable, well drained, loamy till soils between the ridges of Tunbridge and Lyman soils. These areas make up about 15 percent of the mapped

acreage. Also included are somewhat poorly drained Colonel soils and poorly drained Brayton soils in depressions and drainageways, and a few inclusions of very shallow, excessively drained Schoodic soils and rock outcrop on the crests of the ridges. These areas make up about 5 percent of the mapped acreage.

Depth to bedrock is 10 to 20 inches in the Lyman soils and 20 to 40 inches in the Tunbridge soils. Permeability is moderately rapid for Lyman soils and moderate or moderately rapid for Tunbridge soils. The available water capacity is moderate for the Tunbridge soils and low to very low for the Lyman soils. Surface runoff is moderate to rapid on both soils, depending on slope. Rooting depth is restricted by the depth to bedrock, especially in the Lyman soils.

This unit is used mainly for hay and pasture. A few areas are used as sites for residential development, wild blueberry production, woodland, and cropland.

This unit is fairly well suited for cropland. The main limitations are slope and erosion hazard and the droughtiness of Lyman soils. Erosion control measures such as conservation tillage, contour farming, and strip cropping are needed to prevent erosion. The inclusions of very shallow Schoodic soils and rock outcrop will interfere with farming operations. Rooting depth of deep-rooted crops will be restricted by the shallow depth of the Lyman soils and the inclusions of very shallow soils.

The unit is well suited for hay and pasture. Droughtiness of the Lyman soils may limit production in dry years.

This unit will produce fair to good yields of blueberries. During dry years, yields will be reduced because of the droughtiness of the Lyman soils. This unit has few surface stones. Flail mowers and mechanical harvesters can be used.

This unit is fairly well suited for woodland. The moderately deep Tunbridge soils are best suited for hardwood production. The shallow Lyman soils are best suited for softwood production. The main tree species are hardwoods on Tunbridge soils and shade-tolerant softwoods on Lyman soils. If this unit is managed for softwood production, the deeper Tunbridge soils will require considerable management to reduce competition from hardwoods. Both soils have abundant natural reproduction, especially of spruce and fir. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soils because the shallow depth to bedrock cause trees to be shallow rooted. Strip cutting or clearcutting will reduce the windthrow damage.

The major limitations of this unit as a site for

dwellings are depth to bedrock and slope. Cuts needed to provide essentially level building sites can expose bedrock. Dwellings with basements should be located on inclusions of deep soils in this unit, the bedrock should be removed, or the foundation should be set on the bedrock and backfilled to the established grade. The building should be designed to conform to the natural slope. Depth to bedrock is also the major limitation of the unit for septic tank absorption fields. The system can be located in deeper inclusions in the unit if available, or fill material can be used to raise the level of the absorption field. The system should be designed to conform to the natural slope.

### **TWC—Tunbridge-Lyman-Marlow complex, strongly sloping**

This gently sloping to strongly sloping unit is on upland glacial till ridges and low mountains. The Tunbridge and Lyman soils are typically on the crests and upper side slopes of ridges and mountains. The Marlow soils are typically on the lower side slopes. Slope ranges from 3 to 15 percent on Tunbridge and Lyman soils and from 8 to 15 percent on Marlow soils. Slopes are mainly smooth and convex. Areas of the soil are irregularly shaped and range from 15 to 100 acres.

This unit consists of about 40 percent moderately deep, well drained Tunbridge soils; 25 percent shallow, somewhat excessively drained Lyman soils; 20 percent very deep, well drained Marlow soils; and 15 percent other soils.

Typically, the surface layer of the Tunbridge soil is dark brown fine sandy loam about 6 inches thick. The subsoil is 9 inches thick. It is yellowish red fine sandy loam in the upper part and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive brown fine sandy loam. Hard bedrock is at a depth of 29 inches.

Typically, the surface layer of the Lyman soil is dark brown fine sandy loam about 5 inches thick. The subsoil is 12 inches thick. It is dark brown fine sandy loam in the upper part and dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 17 inches.

Typically, the surface layer of the Marlow soil is dark brown fine sandy loam 8 inches thick. The subsoil is 13 inches thick. It is yellowish brown fine sandy loam in the upper part and light yellowish brown fine sandy loam in the lower part. The substratum is firm, light olive brown fine sandy loam in the upper part and very firm, olive brown gravelly fine sandy loam in the lower part to a depth of 65 inches or more.

Included with this unit in mapping are areas of moderately deep, moderately well drained, loamy soils; moderately well drained Dixfield soils on the sides of ridges; and small areas of somewhat poorly drained Colonel soils and poorly drained Brayton soils in depressions and drainageways. These areas make up about 10 percent of the mapped acreage. Also included are very shallow, excessively drained Schoodic soils, a few rock outcrops on crests of ridges, and soils with short slopes of more than 15 percent. These areas make up about 5 percent of the mapped acreage.

The depth to bedrock is 20 to 40 inches in the Tunbridge soil, 10 to 20 inches in the Lyman soil, and more than 60 inches in the Marlow soil. A seasonal high water table is commonly at a depth of 2 to 3.5 feet in the Marlow soil for a brief period in the spring. Permeability is moderately rapid for Lyman soils and moderate or moderately rapid for Tunbridge soils. Permeability in the Marlow soil is moderate in the surface layer and subsoil and moderately slow or slow in the substratum. Surface runoff is slow to rapid on the Tunbridge and Lyman soils and medium to rapid on the Marlow soils. Available water capacity is moderate for the Tunbridge and Marlow soils and low to very low for the Lyman soils. Rooting depth is restricted by the depth to bedrock in the Tunbridge and Lyman soils and by the firm substratum in the Marlow soils.

Most areas of this unit are used for woodland that has reverted from hayland and pasture.

This unit is well suited for woodland. The very deep Marlow soils and moderately deep Tunbridge soils are best suited for hardwood production. The shallow Lyman soils are best suited for softwood production. The main tree species are hardwoods on Tunbridge and Marlow soils and shade-tolerant softwoods on Lyman soils. If this unit is managed for softwood production Tunbridge and Marlow soils require considerable management to reduce competition from hardwoods. The unit has abundant natural reproduction, especially of spruce and fir. The main limitations of this unit are droughtiness and depth to bedrock of Lyman soils. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soil because the shallow depth to bedrock cause trees to be shallow rooted. Strip cutting or clearcutting will reduce windthrow damage.

The Marlow soils in this unit are a good source of roadfill material. The Lyman and Tunbridge soils have severe limitations for this use because of depth to bedrock.

Slope and the depth to bedrock of the Lyman and Tunbridge soils are the major limitation of this unit as sites for roads. Roads should be designed on the contour to keep their slope gradients low. Because of

the shallow depth of the Lyman and Tunbridge soils, roads should be planned to reduce cuts as much as possible. The Marlow soils in this unit are the better sites for roads.

### **Ud—Udorthents-Urban land complex**

This unit consists of fill material that has been placed on soils of various drainage classes and parent materials and areas that are covered by streets, parking lots, and buildings. Examples of these areas are airports, industrial areas, and commercial areas of towns and cities. This unit is mainly in the coastal area. Areas are irregular in shape and range from 3 to 300 acres. Slope ranges from 0 to 30 percent.

This unit consists of about 50 percent Udorthents, 30 percent Urban land, and 20 percent other soils.

Udorthents consist of fill material more than 20 inches thick over various soils. Most of the larger towns and cities are on marine terraces, and much of this fill material is over marine sediments. Some areas are fill over glacial till and bedrock. The fill material is mainly gravelly, but includes some other soil materials removed from adjacent areas by excavation for foundations.

Urban land consists of areas covered by concrete, asphalt, buildings, and other impervious surfaces. The underlying soil material is mainly marine sediments, but includes glacial till or bedrock.

Included with this unit in mapping are a few areas of undisturbed Buxton, Lamoine, Scantic, Lyman, Tunbridge, Schoodic, Dixfield or Hermon soils. In a few areas the fill material consists of nonsoil material such as building rubbish, cinders, ash, sawdust, bark, and quarry rubble. Also included are small areas that have slopes of 30 to 60 percent.

Permeability, internal drainage, runoff, and available water capacity of the Udorthents is variable and depends on the characteristics of the type of fill material.

Onsite investigation is needed to determine the potentials and limitations of these areas for any use.

### **WA—Waskish and Sebago soils**

This very deep, nearly level unit is in depressions in glaciated uplands and glaciofluvial deposits. Slopes are smooth and slightly convex. Slope ranges from 0 to 1 percent. Areas of the unit are mainly oval.

Some areas consist of very poorly drained Waskish soils, some of very poorly drained Sebago soils, and

some of both soils. The Waskish and Sebago soils were mapped together because they have no major differences in use and management. The total acreage of the unit has about 45 percent Waskish soils, 40 percent Sebago soils, and 15 percent other soils.

Typically, the surface, subsurface, and bottom layers of the Waskish soils are very dusky red or dark reddish brown peat. The peat material extends to a depth of 63 inches or more. Mucky peat material is commonly below 63 inches.

Typically, the surface layer of the Sebago soil is black mucky peat 34 inches thick. The next layer is very dusky red peat to a depth of 54 inches. Below 54 inches is black mucky peat.

Included with this unit in mapping are small areas of well decomposed Wonsqueak and Bucksport soils mainly at the edges of the unit. These areas make up about 10 percent of the mapped acreage. Also included are areas of very poorly drained alluvial soils along streams and very poorly drained Biddeford soils in coastal areas and river valleys. These areas make up about 5 percent of the mapped acreage.

A seasonal high water is commonly within 2 feet of the surface from late fall to summer in the Waskish soil and commonly within 6 inches of the surface from fall to early summer in the Sebago soil. Permeability is rapid or very rapid in the Waskish soil and moderately rapid in the Sebago soil. Surface runoff is very slow on the Sebago soil, or it is ponded. Available water capacity is high for both soils. Waskish soils are extremely acid. Sebago soils range from extremely acid to strongly acid. Plant growth is restricted by the acidity of the soils and the high water table.

These areas are dominated by heath plants and sphagnum moss. A few scattered trees grow around the edges of the units. A few areas have been mined for agricultural peat.

This unit is wetland that has potential for controlling floodwater and erosion, improving water quality and quantity, providing habitat for wetland wildlife, and providing recreational opportunities.

The Waskish soils in this unit have value as a source of horticultural peat, but the small size of many of the units limits the use of mechanical harvesting equipment.

This unit is poorly suited for commercial wood production because of the high water table, acidity, and composition of the organic materials. Trees on this unit are very slow growing and often stunted. Common species growing on the edges of the unit are black spruce, eastern larch, and balsam fir.

This unit has severe limitations as a site for roads because of the high water table and instability of the organic soils.

### **WkC—Winnecook-Thorndike complex, 3 to 12 percent slopes**

This gently sloping to strongly sloping unit is on upland glacial till ridges. The Winnecook soils are mainly in a slightly lower position on the landscape than the Thorndike soils. Slopes are smooth and convex. Areas of the unit are irregularly shaped and range from 3 to 75 acres.

This unit consists of about 55 percent moderately deep, well drained Winnecook soils; 30 percent shallow, somewhat excessively drained Thorndike soils; and 15 percent other soils.

Typically, the Winnecook soil has a surface layer of very dark grayish brown silt loam, 8 inches thick. The subsoil is 22 inches thick. It is strong brown silt loam in the upper part, yellowish brown very channery silt loam in the middle part, and light olive brown extremely channery silt loam in the lower part. Hard bedrock is at a depth of 30 inches.

Typically, the Thorndike soil has a surface layer of dark brown channery silt loam, 7 inches thick. The subsoil is 9 inches thick. It is dark brown very channery silt loam in the upper part and strong brown extremely channery silt loam in the lower part. Hard bedrock is at a depth of 16 inches.

Included with this unit in mapping are areas of well drained Marlow soils on the upper side slopes and moderately well drained Dixfield on the lower side slopes of the ridges. These areas make up about 10 percent of the mapped acreage. Also included are a few areas of rock outcrop on the crests of ridges and a few areas with slopes of more than 12 percent. These areas make up about 5 percent of the mapped acreage.

Permeability of both the Thorndike and Winnecook soils is moderate. Surface runoff is slow to rapid, depending on slope and depth of bedrock. Available water capacity is low for the Thorndike soils and moderate for the Winnecook soils.

Most areas of this unit are used for hayland, pasture, and woodland. Some areas are used as sites for residential development, and a few areas are cropland.

This unit is well suited for cultivated crops. The major limitation is the depth to bedrock in the Thorndike soils. Roots will obtain moisture from the cracks and voids in the bedrock. Erosion control measures such as conservation tillage, farming on the contour, and stripcropping are needed on the steeper slopes to prevent erosion.

This unit is well suited for hay and pasture. Depth to bedrock will reduce rooting depth of deep-rooted legumes such as alfalfa.

This unit is fairly well suited for woodland and is suited for both softwood and hardwood production. The main tree species on Winnecook soils are hardwoods. The main tree species on Thorndike soils are shade-tolerant softwoods. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the Thorndike soils because of droughtiness. Windthrow hazard is severe on the Thorndike soils and moderate on Winnecook soils; bedrock limits rooting depth, and trees are shallow rooted. Strip cutting or clearcutting will reduce trees exposed to the wind and reduce windthrow.

Depth to bedrock in the Thorndike soil is the major limitation of this unit as a site for urban uses such as dwellings with basements. The bedrock is rippable with large machinery. This unit is well suited as a site for houses without basements. Depth to bedrock is a major limitation of this unit as a site for septic tank absorption fields. The system should be located on a deeper Winnecook soil, or if possible, on a very deep, well drained inclusion in the unit.

### **Wo—Wonsqueak muck, flooded**

This very deep, nearly level, very poorly drained soil is at the edges of lakes and ponds and adjacent to streams. Areas are long and narrow or irregularly shaped and range from 10 to 200 acres. Slopes are smooth and slightly concave and range from 0 to 1 percent.

Typically, the surface layer is very dark gray muck, 8 inches thick. The subsurface layer is black muck, 24 inches thick. The substratum is gray silt loam to a depth of 65 inches or more.

Included with this soil in mapping are narrow areas of very poorly drained alluvial soils along streams. Also included are small areas of very poorly drained Bucksport and Biddeford soils. Included areas make up about 25 percent of the mapped acreage.

This Wonsqueak soil is frequently flooded for long periods from March through October. A seasonal high water table is commonly 1 foot above the surface to 6 inches below the surface from early fall through summer. Permeability is moderately slow to moderately rapid in the organic material, and moderate or moderately slow in the mineral material. Available water capacity is high. Surface runoff is very slow, or it is ponded.

This unit is wetland that has potential for controlling floodwater, improving water quality and quantity,

providing habitat for wetland wildlife, and providing recreational opportunities.

The vegetation on the unit is mainly grasses, sedges, and wetland shrubs.

This soil has severe limitations for most other uses because of wetness, flooding, and high content of organic material.

### **Ws—Wonsqueak and Bucksport mucks**

This level to nearly level unit is in depressions in glacial ground moraine and glaciofluvial deposits and along the edges of lakes and ponds. Areas are oval or irregularly shaped and range from 3 to 200 acres. Slopes are smooth and slightly convex. Slope ranges from 0 to 1 percent.

Some areas consist mostly of very poorly drained Wonsqueak soils, some mostly of very poorly drained Bucksport soils, and some of both. The Wonsqueak and Bucksport soils were mapped together because they have no major differences in use and management. The total acreage of the unit is about 50 percent Wonsqueak soils, 35 percent Bucksport soils, and 15 percent other soils.

Typically, the Wonsqueak soil has a surface layer that is very dark gray muck, 8 inches thick. The subsurface layer is black muck, 24 inches thick. The substratum is gray silt loam to a depth of 65 inches or more.

Typically, the Bucksport soil has a surface layer that is black muck, 12 inches thick. The subsurface layer is 33 inches thick. It is dark reddish brown muck in the upper part and black muck in the lower part. The bottom layer is black muck to a depth of 65 inches or more.

Included with this unit in mapping are small areas of poorly drained Scantic and Brayton soils, very poorly drained Biddeford and till soils. These soils are mainly at the edges of the unit. Also included are small areas of the less decomposed Sebago soils and knolls of somewhat excessively drained to well drained Hermon soils and excessively drained Colton soils. Included soils make up about 10 percent of the mapped acreage.

A seasonal high water table in these Wonsqueak and Bucksport soils is commonly at 1 foot above the surface to 6 inches below the surface from early fall through summer. Permeability of the Wonsqueak soil is moderately slow to moderately rapid in the organic material and moderate or moderately slow in the underlying mineral soil. Permeability of the Bucksport soil is moderately slow to moderately rapid. Available water capacity is high in both soils. Surface runoff is very slow, or it is ponded. Bucksport soils are

extremely acid to slightly acid. Wonsqueak soils are extremely acid to slightly acid in the organic matter and strongly acid to neutral in the mineral soil. Plant growth is restricted by the acidity and high water table.

This unit is wetland that has potential for controlling floodwaters and erosion, improving water quality and quantity, providing habitat for wetland wildlife, and providing recreational opportunities.

This unit is very poorly suited for commercial wood production because of the high water table and organic material. Black spruce, balsam fir, tamarack, northern white cedar, and gray birch are common species on this unit, but growth is very slow and the trees are often stunted.

### **WT—Wonsqueak, Bucksport and Sebago soils**

This very deep, nearly level unit is in depressions in glacial ground moraine and glaciofluvial deposits and along the edges of lakes and ponds. Slopes are smooth and linear or slightly concave. Slope ranges from 0 to 1 percent.

Some areas consist mainly of very poorly drained Wonsqueak soils, some mainly of very poorly drained Bucksport soils, some mainly of very poorly drained Sebago soils, and some of two or more of these soils. These soils were mapped together because they have no major differences in use and management. The total acreage of the unit is about 45 percent Wonsqueak soils, 30 percent Bucksport soils, 15 percent Sebago soils, and 10 percent other soils.

Typically, the Wonsqueak soil has a surface layer that is very dark gray muck 8, inches thick. The subsurface layer is black muck, 24 inches thick. The substratum is gray silt loam to a depth of 65 inches or more.

Typically, the Bucksport soil has a surface layer that is black muck, 12 inches thick. The subsurface layer is 33 inches thick. It is dark reddish brown muck in the upper part and black muck in the lower part. The bottom layer is black muck to a depth of 65 inches or more.

Typically, the Sebago soil has a surface layer and subsurface layer that is black mucky peat, 34 inches thick. The next layer is very dusky red peat to a depth of 54 inches. Below 54 inches is black mucky peat.

Included with this unit in mapping are small areas of poorly drained Scantic or Brayton soils and very poorly drained Biddeford soils and till soils. These soils are mainly at the edges of the unit. A few areas have small knolls of somewhat excessively to well drained Hermon soils, and excessively drained Colton soils. Included









## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

<b>Application #:</b> SD-20-01 <b>Applicant Name:</b> McQuinn & Maller <b>Applicant Rep:</b> Greg Johnston <b>Permit Consultants:</b> Same	<b>Page #</b>	<b>Exhibit Waiver (W)</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">PRE APP</td> <td style="width: 33%; text-align: center;">App</td> <td style="width: 33%; text-align: center;">PB</td> </tr> </table>	PRE APP	App	PB	<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
PRE APP	App	PB					
<b>Project Description:</b> Development of a 14-lot residential subdivision off Owl's Nest Road with lot ranging in sizes from 1.1 acres to 19 acres. The road will be paved. The owner will ask the town to take it over.  <b>Map/Lot:</b> 216-49 McQuinn and 216-50 Maller, and 208-98 Maller			<b>Zone:</b> Hulls Cove Rural, Salsbury Cove Rural, Shoreland Limited Residential <b>Map/Lot:</b> 216-49 and 50, and 208-98 <b>Lot Size:</b> 52.35 ac + 26 ac + 58.97 ac = 137.32 ac <b>Permitted Use in Zone:</b> Dwelling units <b>Date/Time Pre-App:</b> January 13, 2020 @ 10 AM <b>Department Official:</b> SF and MG				

### 1. SITE PLAN APPLICATION 125-66 a

<b>A</b>	Checklist	<b>39</b>	<b>E</b>			
<b>B</b>	Property Owner's Name/Address	<b>39</b>	<b>E</b>			
<b>C</b>	Applicant's Name/Address	<b>39</b>	<b>E</b>			
<b>D</b>	Project Representatives Name/Address	<b>39</b>	<b>E</b>			
<b>E</b>	Abutters Name & Address within 300 ft. of Property Lines	<b>40</b>	<b>E</b>			
<b>F</b>	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	<b>40</b>	<b>W</b>			<b>No Farmland in BH</b>
<b>G</b>	Description of Proposed Use	<b>40</b>	<b>E</b>			
<b>H</b>	Written Authorization for Town Official Access	<b>40</b>	<b>E</b>			
<b>I</b>	Explain how project meets standards	<b>40</b>	<b>E</b>			For completeness review explain how project meets the applicable standards: §126-67 General Standards - A. permitted use, B. lot standards, G. streets, sidewalks and access, I. water supply, J. municipal water supply, K. groundwater, L. SW management, M. municipal sewer facilities, N. sewage disposal, O. soils, Q. erosion, R. flood permit, T. refuse disposal W. wildlife habitat, X. aesthetic areas and physical and visual access, DD. utilities, EE. fire protection, FF. comp. plan., GG. financial capacity, II. other municipal services, JJ. violation, LL. historic

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
						and archaeological resources, MM. utilization of site, and NN. natural features; §125.68 Shoreland Standards - B.4 erosion and sedimentation control, B.7 lot standards, B.8 roads and driveways, B.13 clearing and removal of vegetation other than timber harvesting, B.14 water quality, B.15 archeological site, and B.18 essential services	
<b>2. FEES PAID - Copy of Receipt 125-66 B</b>							
<b>A</b>	Administrative Fee	<b>40</b>	<b>E</b>			<b>\$475</b>	
<b>B</b>	Evidence of Ordinance & Reg. Compliance	<b>40</b>	<b>E</b>			<b>Provided by CEO</b>	
<b>3. TITLE and INTEREST 125-66 C</b>							
<b>A/B</b>	Current Deed <u>OR</u> Purchase and Sale Agreement	<b>40</b>	<b>E</b>			<b>Deed</b>	
<b>C</b>	Easements, Deed Restriction, R.O.W's, etc.	<b>40</b>	<b>E</b>				
<b>4. LEGAL DOCUMENTS 125-66 D</b>							
<b>A</b>	Proposed Easements, Covenants, Agreements, etc.	<b>40</b>	<b>E</b>				
<b>B</b>	Proposed Deed for Roads or Other Property to be Dedicated	<b>40.1</b>	<b>E</b>				
<b>C</b>	Proposed Performance and Plant Maintenance Guarantees	<b>40.1</b>	<b>W</b>				
<b>D</b>	For condominiums proposed declaration, By Laws, etc.	<b>40.1</b>	<b>W</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>E</b>	Site Restoration Guarantee (if required)	40.1	<b>W</b>				
<b>5. PERMITS 125-66 E</b>							
<b>A</b>	Army Corps of Engineers	40.1	<b>E</b>		NRPA for Stream crossing		
<b>B</b>	Maine D.E.P.	40.1	<b>E</b>		NRPA - PBR SW PBR		
<b>C</b>	Other (DOT, Design Review Board, Appeals Board)	40.1	<b>W</b>				
<b>6. STATEMENTS OF CAPACITY &amp; DESIGN 125-66 F STAFF PROVIDED</b>							
<b>A</b>	Police	40.1	<b>E</b>				
<b>B</b>	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	<b>E</b>				
<b>C</b>	Sewer	40.1	<b>W</b>				
<b>D</b>	Schools & Busing	40.1	<b>W</b>				
<b>E</b>	Water	40.1	<b>W</b>				
<b>7. DESIGN PLANS 125-66 G</b>							
<b>A</b>	Public Water Supply	40.1	<b>W</b>				
<b>B</b>	Central Private Water Supply	40.1	<b>W</b>				
<b>C</b>	Individual Wells	40.2	<b>E</b>				
<b>D</b>	Fire/dry Hydrants and Ponds	40.2	<b>E</b>		See letter from Fire Chief		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>E</b>	Public Sewer	40.2	<b>W</b>				
<b>F</b>	Central Subsurface Wastewater System	40.2	<b>W</b>				
<b>G</b>	Shared Subsurface Wastewater System	41	<b>W</b>				
<b>H</b>	Stormwater Disposal System	41	<b>E</b>				
<b>I</b>	All other utilities (such as gas, electricity, and cable)	41	<b>E</b>			For subsurface wastewater disposal	

### 7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H

<b>A</b>	Central Water Supply (DHHS)	41	<b>W</b>				
<b>B</b>	Individual Wells (DHHS)	41	<b>W</b>				
<b>C</b>	Central Subsurface Sewage Disposal (DHHS)	41	<b>W</b>				
<b>D</b>	Waste Water Discharge (DEP)	41	<b>W</b>				
<b>E</b>	Approval by DOT	41	<b>W</b>				

### MAPS & PLANS 125-66 J. (2)

#### 8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)

	Magnetic North	41	<b>E</b>				
	Plan Preparation Date	41	<b>E</b>				
	Graphic Scale	41	<b>E</b>				
	Owner & Applicant Name/Address	41	<b>E</b>				
	Designer, Surveyor, Engineer	41	<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Name of each Municipality in which the development is located	41	<b>E</b>				
	Tax Map & Lot Number(s) and Land Use District	41	<b>E</b>				
<b>9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J</b>							
	Magnetic North	41	<b>E</b>				
	Plan Preparation Date	41	<b>E</b>				
	Graphic Scale	41	<b>E</b>				
	Owner & Applicant Name/Address	41	<b>E</b>				
	Designer, Surveyor, Engineer	41	<b>E</b>				
	Name of each Municipality in which the development is located	41	<b>E</b>				
<b>A</b>	Abutting Property owners with Book/Page References	41	<b>E</b>				
<b>B</b>	Tax Map & Lot Number(s)	41	<b>E</b>				
<b>C</b>	Land Use District(s)	41	<b>E</b>				
<b>D</b>	Lot Line Dimensions (metes & bounds)	41	<b>E</b>				
<b>E</b>	Lot Size in Square Feet	41	<b>E</b>				
<b>F</b>	Locations of Lot Monumentations	41	<b>E</b>				
<b>G</b>	Total Proposed Development Acreage	41	<b>E</b>				
<b>H</b>	Remaining Undeveloped Land Retained	42	<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>I</b>	Lot Numbers	42	<b>E</b>				
<b>J</b>	Lots Developed/Sold within Past 5 Years	42	<b>E</b>				
<b>K</b>	Subdivisions within 200 ft. With Owners Names	42	<b>E</b>				
<b>L</b>	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	<b>E</b>				
<b>M</b>	<b>Items within 200 feet of the subject property:</b>	42	<b>E</b>		<b>Aerial</b>		
	Buildings & Structures	42	<b>E</b>				
	Streets (W/names)	42	<b>E</b>				
	Sidewalks	42	<b>E</b>				
	Easements	42	<b>E</b>				
	Driveways, Entrances, Exits	42	<b>E</b>				
<b>N</b>	Location of Existing & Proposed Buildings/Structures On Site	42	<b>E</b>				
<b>O</b>	Distance between Proposed Buildings/Structures On Site	42	<b>W</b>				
<b>P</b>	Utilities Locations - Existing/Proposed	42	<b>E</b>				
<b>Q</b>	Sign Locations - Existing/Proposed	42	<b>W</b>				
<b>R</b>	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	<b>E</b>				
<b>S</b>	Stone Walls, Graveyards, and Fences	43	<b>W</b>		<b>As there are none</b>		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>T</b>	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	<b>E</b>				
<b>U</b>	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	<b>E</b>				
<b>V</b>	Historic & Archaeological Site Locations	43	<b>E</b>				
<b>W</b>	Wetlands & Waterbody Locations within 250' (regardless of size)	43	<b>E</b>				
<b>X</b>	Shoreline	43	<b>E</b>				
<b>Y</b>	100 Year Flood Elevation	43	<b>E</b>				
<b>Z</b>	Portions of the Site Subject to Routine Flood/Standing Water	43	<b>E</b>				
<b>AA</b>	Lot Lines and Water bodies Setbacks	43	<b>E</b>				
<b>BB</b>	Fire Hydrants & Fire Ponds Existing/Proposed	43	<b>E</b>			See letter from Fire Chief	
<b>CC</b>	Fire/Emergency Equipment Site Access	43	<b>E</b>				
<b>DD</b>	Easements/Access to Water Bodies Existing/Proposed	43	<b>W</b>				
<b>EE</b>	Access Locations to Adjacent Undeveloped Land	43	<b>E</b>				
<b>FF</b>	Recreation/Open Space Land Existing/Proposed	43	<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>GG</b>	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	<b>E</b>			For solid waste	
<b>HH</b>	Lot Coverage Calculations - Existing/Proposed	43	<b>E</b>				
<b>II</b>	Parking Locations with Dimension, Angles, Radii, etc.	44	<b>E</b>				
<b>JJ</b>	Soil Test Pit Location	44	<b>E</b>				
<b>10.</b>	<b>MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)</b>	42	<b>E</b>				
<b>11. LANDSCAPING, BUFFERING &amp; SCREENING PLAN 125- 66 J (22)</b>							
<b>A</b>	Botanical & Common Names	42	<b>W</b>				
<b>B</b>	Plant Locations & Size	42	<b>W</b>				
<b>C</b>	Installation Schedule	42	<b>W</b>				
<b>D</b>	Maintenance Plan	42	<b>W</b>				
<b>E</b>	Vegetation Clearing Limits	42	<b>E</b>				
<b>F</b>	Tree (8+\" d.b.h.) Locations	43	<b>W</b>				
<b>12. STREET, SIDEWALK &amp; ACCESS PLAN 125-66 J (44)</b>							
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>							
<b>A</b>	Drainage Scheme at all Intersections Existing/Proposed	44	<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>B</b>	Intersections of Proposed Streets with Existing Streets	44	<b>E</b>				
<b>C</b>	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	<b>E</b>				
<b>D</b>	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	<b>E</b>				
<b>E</b>	Horizontal & Vertical Curve Data	44	<b>E</b>				
<b>F</b>	Intersections - Turning Radii	44	<b>E</b>				
<b>G</b>	Centerline Grade	44	<b>E</b>				
<b>H</b>	Bearing, Distance, Tangent, Radii for All Street Lines	44	<b>E</b>				
<b>I</b>	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	<b>W</b>				
<b>J</b>	Design Details for Street Improvements	44	<b>E</b>				
<b>K</b>	Travel Direction	44	<b>E</b>				
<b>L</b>	Crosswalk Locations	44	<b>W</b>		None proposed		
<b>M</b>	Street Names	44	<b>E</b>				
<b>N</b>	Subdivision Name	44	<b>E</b>				
<b>13. E-911 125-66 K</b>							
<b>A</b>	Street Name Certification by Addressing Office	45	<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</b>							
A	Town's Aerial Photograph	45	<b>E</b>				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	<b>E</b>				
	Existing Improvements within 200'	45	<b>E</b>				
	Existing Vegetation within 200'	45	<b>E</b>				
	Other Physical and Natural Features within 200'	45	<b>E</b>				
<b>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</b>							
A	HHE 200 Forms	46	<b>E</b>				
<b>16. GROUNDWATER - to be extracted 125-66 N</b>							
A	Use Assessment - Daily, Monthly, & Annual Rate	46	<b>E</b>				
B	Hydrogeological Impact Study I	46	<b>W</b>		If required		
<b>17. EROSION &amp; SEDIMENTATION PLAN 125-66 O</b>							
A	Erosion & Sedimentation Control Plan	46.1	<b>E</b>				
<b>18. FIRE PROTECTION 125-66 P</b>							
A	Statement from Bar Harbor Fire Chief (STAFF PROVIDED)		<b>E</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>B</b>	State Fire Marshall's Office Preliminary Approval	46.1	<b>W</b>				
<b>19. SOLID &amp; HAZARDOUS WASTE 125-66 Q</b>							
<b>A</b>	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	<b>E</b>			For solid waste	
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	<b>W</b>				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	<b>W</b>				
	Method of Transport, Storage, Disposal and Material Handling	47	<b>W</b>				
<b>20. BUILDING PLANS &amp; ELEVATIONS 125-66R</b>							
<b>A</b>	Floor Plans for All Levels of All Structures	47	<b>W</b>				
<b>B</b>	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	<b>W</b>				
<b>C</b>	Proposed Use of All Floors	47	<b>W</b>				
<b>D</b>	Seating Capacity - Restaurants only	47	<b>W</b>				
<b>21. LIGHTING PLAN 125-66 S</b>							
<b>A</b>	Exterior Lighting Details Existing & Proposed	47	<b>W</b>			No lights are proposed	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>B</b>	Types of Fixture with Manufacturer' Specifications Sheets	<b>48</b>	<b>W</b>				
<b>C</b>	Radius of Intensity of Illumination	<b>48</b>	<b>W</b>				
<b>22. SIGNS 125-66 T</b>							
<b>A</b>	Design Details Existing & Proposed	<b>48</b>	<b>W</b>				
<b>23. TRAFFIC IMPACT 125-66 U</b>							
<b>A</b>	Trip Estimates - Amount & Type - Day & Peak Hours	<b>48</b>	<b>E</b>				
<b>B</b>	Engineering Impact Analysis	<b>48</b>	<b>W</b>				
<b>24. TECHNICAL &amp; FINANCIAL CAPACITY 125-66 V</b>							
<b>A</b>	Cost Estimate	<b>48</b>	<b>E</b>				
<b>B</b>	Financing Arrangements	<b>48</b>	<b>E</b>				
<b>C</b>	Curriculum Vita of Each Professional Assoc With Project	<b>48</b>	<b>W</b>				
<b>D</b>	Descriptions of Similar Project by Developer	<b>48</b>	<b>W</b>				
<b>25. BUSINESS OPERATIONS 125-66 W</b>							
<b>A</b>	Operating Statement & Mitigation Plan	<b>48</b>	<b>W</b>				
<b>B</b>	Employment & Operation Hours Projections	<b>48</b>	<b>W</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-20-01 Applicant Name: McQuinn & Maller Applicant Rep: Greg Johnston Permit Consultants: Same		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>C</b>	Operator Information (if not owner)	<b>49</b>	<b>W</b>				
<b>26. MINING 125-66 X</b>							
<b>A</b>	D.E.P. Permit where Applicable	<b>49</b>	<b>W</b>				
<b>B</b>	Extraction Plan	<b>49</b>	<b>W</b>				
<b>C</b>	Restoration Plan	<b>49</b>	<b>W</b>				
<b>D</b>	Performance Guarantee for Restoration Plan	<b>49</b>	<b>W</b>				
<b>E</b>	Washing Operation Plans	<b>49</b>	<b>W</b>				
<b>F</b>	Evidence of Insurance	<b>49</b>	<b>W</b>				

**Notes:**

SITE PLAN APPLICATION  
FOR  
TRIPLE CHICK FARM, LLC.  
Sec 125 -30  
Driveway Crossing SP District



TAX MAP 235 LOT 002  
TOWN OF BAR HARBOR, MAINE  
January 16, 2020

Owner:

Triple Chick Farm, LLC.  
1158 Fifth Avenue, APT 1B  
New York, NY 10029



Prepared by:

G.F. Johnston & Associates  
*Consulting Civil Engineers*  
P.O. Box 197  
Southwest Harbor, Maine  
[www.gfjcivilconsult.com](http://www.gfjcivilconsult.com)

# SITE PLAN APPLICATION

1	Section 1 - Site Plan Application
2	Section 2 - Fees Paid
3	Section 3 - Title and Interest
4	Section 4 - Legal Documents
5	Section 5 - Permits
6	Section 6 - Statements of Capacity and Design
7	Section 7 - Design Plans and Design Approval
8	Section 8 - Location Map
9	Section 9 - Site Plan
10	Section 10 - Soil Survey
11	Section 11 - Landscaping, Buffering and Screening Plan
12	Section 12 - Street, Sidewalk and Access Plan
13	Section 13 - E-911
14	Section 14 - Photographs
15	Section 15 - Subsurface Wastewater Disposal
16	Section 16 - Groundwater
17	Section 17 - Erosion and Sedimentation Plan
18	Section 18 - Fire Protection
19	Section 19 - Solid and Hazardous Waste
20	Section 20 - Building Plans and Elevations
21	Section 21 - Lighting Plan
22	Section 22 - Signs
23	Section 23 - Traffic Impact
24	Section 24 - Technical and Financial Capacity
25	Section 25 - Business Operations
26	Section 26 - Mining
27	
28	
29	
30	
31	



## 1. SITE PLAN APPLICATION § 125-66 A.

- |   |                              |
|---|------------------------------|
| A. Checklist  | - Attached                   |
| B. Property Owner's Name/Address                        | - Attached                   |
| C. Applicant's Name/Address                             | - Attached                   |
| D. Project Representative's Name/Address                | - Attached                   |
| E. Abutters' Name/Address within 300' of Property Lines | - Attached                   |
| F. Registered Farmland w/in 150 ft                      | - Waived (no farmland in BH) |
| G. Description of Proposed Use                          | - Attached                   |
| H. Written Authorization for Town Official Access       | - Attached                   |
| I. Explain how project meets standards                  | - Attached                   |



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit A**

**A. Checklist attached**

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway)		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
Owner: Triple Chick, LLC	Applicant Name/Rep: Greg Johnston		PRE APP	PB		
Permit Consultants: Same as above						
Project Description: Construction of a driveway (over 500 feet in length) to provide for land and forestland management practices, as well as serve a future single-family residence. The driveway crosses a Stream Protection Zone.						
Zone: Town Hill Rural, Town Hill Corridor, Stream Protection Map/Lot: 235-002 Lot Size: 72.19± acres Permitted Use in Zone: Driveway Date/Time Pre-App: October 11, 2019 @ 3 PM Department Official: MG						
<b>1. SITE PLAN APPLICATION 125-66 a</b>						
<b>A</b>	Checklist	39	<b>E</b>			
<b>B</b>	Property Owner's Name/Address	39	<b>E</b>			
<b>C</b>	Applicant's Name/Address	39	<b>E</b>			
<b>D</b>	Project Representatives Name/Address	39	<b>E</b>			
<b>E</b>	Abutters Name & Address within 300 ft. of Property Lines	40	<b>E</b>			
<b>F</b>	Registered Farmland w/in 150 ft.	40	<b>W</b>		No farmland in BH	
<b>G</b>	Description of Proposed Use	40	<b>E</b>		Reconcile w/ project description above and provide a history of amendments	
<b>H</b>	Written Authorization for Town Official Access	40	<b>E</b>			
<b>I</b>	Explain how project meets standards	40	<b>E</b>			Narrative showing compliance with: <ul style="list-style-type: none"> <li>• 125-67 General Standards; A. Permitted use; B. Lot standards; E. Parking areas and driveways; L. Stormwater; O. Soils; Q. Erosion; R. Flood Permit; FF. Comp Plan; GG. Financial &amp; Tech capacity; JJ. Violation; LL. Historic &amp; Archaeological Resources; MM. Utilization of Site; NN. Natural Features.</li> </ul>

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above	Page #	Exhibit Waiver (W) PRE APP    PB	Comments • 125-68 Shoreland Standards	Applicant to describe reasons why waiver should be granted §125-63
--	--------	-------------------------------------	--	--

### 2. FEES PAID - Copy of Receipt 125-66 B

A Administrative Fee	40	E		\$1141
B Ordinance & Reg. Compliance	40	E		Provided by CEO

### 3. TITLE and INTEREST 125-66 C

A/B Current Deed OR P&S Agreement	40	E		Deed
C Easements, Deed Restriction, R.O.W's, etc.	40	E		

### 4. LEGAL DOCUMENTS 125-66 D

A Proposed Easements, Covenants, Agreements, etc.	40	W		
B Proposed Deed for Roads or Other Property to be Dedicated	40.1	W		
C Proposed Performance and Plant Maintenance Guarantees	40.1	W		
D For condominiums proposed declaration, By Laws, etc.	40.1	W		
E Site Restoration Guarantee (if required)	40.1	W		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

<b>Application #:</b> SP-19-07 (Triple Chick Farm Driveway)	<b>Page #</b>	<b>Exhibit Waiver (W)</b>	<b>Comments</b>	<b>Applicant to describe reasons why waiver should be granted §125-63</b>
<b>Owner:</b> Triple Chick, LLC		PRE APP    App    PB		
<b>Applicant Name/Rep:</b> Greg Johnston				
<b>Permit Consultants:</b> Same as above				

### 5. PERMITS 125-66 E

<b>A</b>	Army Corps of Engineers	40.1	<b>E</b>	
<b>B</b>	Maine D.E.P.	40.1	<b>E</b>	
<b>C</b>	Other (DOT, DRB, BOA, etc.)	40.1	<b>E</b>	

### 6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED

<b>A</b>	Police	40.1	<b>W</b>	
<b>B</b>	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	<b>W</b>	
<b>C</b>	Sewer	40.1	<b>W</b>	
<b>D</b>	Schools & Busing	40.1	<b>W</b>	
<b>E</b>	Water	40.1	<b>W</b>	

### 7. DESIGN PLANS 125-66 G

<b>A</b>	Public Water Supply	40.1	<b>W</b>	
<b>B</b>	Central Private Water Supply	40.1	<b>W</b>	
<b>C</b>	Individual Wells	40.2	<b>W</b>	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	SP-19-07 (Triple Chick Farm Driveway)	Owner: Triple Chick, LLC	Applicant Name/Rep: Greg Johnston	Permit Consultants: Same as above	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
						PRE APP	App	PB		
<b>D</b>	Fire Hydrants, Dry Hydrants, and Fire Ponds				40.2	<b>W</b>				
<b>E</b>	Public Sewer				40.2	<b>W</b>				
<b>F</b>	Central Subsurface Wastewater System				40.2	<b>W</b>				
<b>G</b>	Shared Subsurface Wastewater System				41	<b>W</b>				
<b>H</b>	Stormwater Disposal System				41	<b>E</b>				
<b>I</b>	All other utilities (such as gas, electricity, and cable)				41	<b>E</b>				

### 7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H

<b>A</b>	Central Water Supply (DHHS)	41	<b>W</b>				
<b>B</b>	Individual Wells (DHHS)	41	<b>W</b>				
<b>C</b>	Central Subsurface Sewage Disposal (DHHS)	41	<b>W</b>				
<b>D</b>	Waste Water Discharge (DEP)	41	<b>W</b>				
<b>E</b>	Approval by DOT	41	<b>E</b>				

### MAPS & PLANS 125-66 J. (2)

### 8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)

Magnetic North	41	<b>E</b>				
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## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	APP PB		
SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above	41	E			
Plan Preparation Date	41	E			
Graphic Scale	41	E			
Owner & Applicant Name/Address	41	E			
Designer, Surveyor, Engineer	41	E			
Name of each Municipality in which the development is located	41	E			
Tax Map & Lot Number(s) and Land Use District	41	E			
<b>9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J</b>					
Magnetic North	41	E			
Plan Preparation Date	41	E			
Graphic Scale	41	E			
Owner & Applicant Name/Address	41	E			
Designer, Surveyor, Engineer	41	E			
Name of each Municipality in which the development is located	41	E			
A Abutting Property owners with Book/Page References	41	E			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	APP PB		
<b>SP-19-07 (Triple Chick Farm Driveway)</b> Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above					
<b>B</b> Tax Map & Lot Number(s)	41	E			
<b>C</b> Land Use District(s)	41	E			
<b>D</b> Lot Line Dimensions (metes & bounds)	41	E			
<b>E</b> Lot Size in Square Feet	41	E			
<b>F</b> Locations of Lot Monumentations	41	E			
<b>G</b> Total Proposed Development Acreage	41	E			
<b>H</b> Remaining Undeveloped Land Retained	42	W			
<b>I</b> Lot Numbers	42	W			
<b>J</b> Lots Developed/Sold within Past 5 Years	42	W			
<b>K</b> Subs w/in 200 ft. w/ Owners Names	42	W			
<b>L</b> Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	E			
<b>M</b> Items within 200 feet of the subject property:	42	W			
Buildings & Structures	42	W			
Streets (W/names)	42	W			
Sidewalks	42	W			
Easements	42	W			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
	Driveways, Entrances, Exits	42	E			
N	Location of Existing & Proposed Buildings/Structures On Site	42	W			
O	Distance between Proposed Buildings/Structures On Site	42	W			
P	Utilities Locations - Existing/Proposed	42	E			
Q	Sign Locations - Existing/Proposed	42	W			
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E			
S	Stone Walls, Graveyards, and Fences	43	E			
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	E			
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	E			
V	Historic & Archaeological Site Locations	43	E			
W	Wetlands & Waterbody Locations within 200' (regardless of size)	43	E			
X	Shoreline	43	W			
Y	100 Year Flood Elevation	43	E			
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	E			
AA	Lot Lines and Water bodies Setbacks	43	E			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	SP-19-07 (Triple Chick Farm Driveway)	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	APP PB		
Owner:	Triple Chick, LLC					
Applicant Name/Rep:	Greg Johnston					
Permit Consultants:	Same as above					
<b>BB</b>	Fire Hydrants & Fire Ponds Existing/Proposed	43	<b>W</b>			
<b>CC</b>	Fire/Emergency Equipment Site Access	43	<b>W</b>			
<b>DD</b>	Easements/Access to Water Bodies Existing/Proposed	43	<b>W</b>			
<b>EE</b>	Access Locations to Adjacent Undeveloped Land	43	<b>W</b>			
<b>FF</b>	Recreation/Open Space Land Existing/Proposed	43	<b>W</b>			
<b>GG</b>	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	<b>W</b>			
<b>HH</b>	Lot Coverage Calculations - Existing/Proposed	43	<b>E</b>			
<b>II</b>	Parking Locations with Dimension, Angles, Radii, etc.	44	<b>E</b>			
<b>JJ</b>	Soil Test Pit Location	44	<b>W</b>			
<b>10.</b>	<b>MEDIUM INTENSITY SOIL SURVEY - 125-66 J.(15)</b>	42	<b>W</b>			
<b>11.</b>	<b>LANDSCAPING, BUFFERING &amp; SCREENING PLAN 125-66 J (22)</b>					
<b>A</b>	Botanical & Common Names	42	<b>W</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
<b>B</b>	Plant Locations & Size	42	<b>W</b>			
<b>C</b>	Installation Schedule	42	<b>W</b>			
<b>D</b>	Maintenance Plan	42	<b>W</b>			
<b>E</b>	Vegetation Clearing Limits	42	<b>E</b>			
<b>F</b>	Tree (8+" d.b.h.) Locations	43	<b>W</b>			
<b>12. STREET, SIDEWALK &amp; ACCESS PLAN 125-66 J (44)</b>						
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>						
<b>A</b>	Drainage Scheme at all Intersections Existing/Proposed	44	<b>E</b>			
<b>B</b>	Intersections of Proposed Streets with Existing Streets	44	<b>E</b>			
<b>C</b>	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	<b>E</b>			
<b>D</b>	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	<b>E</b>			
<b>E</b>	Horizontal & Vertical Curve Data	44	<b>E</b>			
<b>F</b>	Intersections - Turning Radii	44	<b>E</b>			
<b>G</b>	Centerline Grade	44	<b>E</b>			
<b>H</b>	Bearing, Distance, Tangent, Radii for All Street Lines	44	<b>E</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	SP-19-07 (Triple Chick Farm Driveway)	Owner:	Triple Chick, LLC	Applicant Name/Rep:	Greg Johnston	Permit Consultants:	Same as above	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
									PRE APP	PB		
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes							44		W		
J	Design Details for Street Improvements							44		W		
K	Travel Direction							44		E		
L	Crosswalk Locations							44		W		
M	Street Names							44		W		
N	Subdivision Name							44		W		
<b>13. E-911 125-66 K</b>												
A	Street Name Certification by Addressing Office							45		W		
<b>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</b>												
A	Town's Aerial Photograph							45		E		
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W							45		E		
	Existing Improvements within 200'							45		E		
	Existing Vegetation within 200'							45		E		
	Other Physical and Natural Features within 200'							45		E		
<b>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</b>												

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #:	Page #	Exhibit Waiver (W)	Comments	Applicant to describe reasons why waiver should be granted §125-63
	SP-19-07 (Triple Chick Farm Driveway)		PRE APP    App    PB		
	Owner: Triple Chick, LLC				
	Applicant Name/Rep: Greg Johnston				
	Permit Consultants: Same as above				
<b>A</b>	HHE 200 Forms	<b>46</b>	<b>W</b>		
<b>16. GROUNDWATER - to be extracted 125-66 N</b>					
<b>A</b>	Use Assessment - Daily, Monthly & Annual Rate	<b>46</b>	<b>W</b>		
<b>B</b>	Hydrogeological Impact Study I	<b>46</b>	<b>W</b>		
<b>17. EROSION &amp; SEDIMENTATION PLAN 125-66 O</b>					
<b>A</b>	Erosion & Sedimentation Control Plan	<b>46.1</b>	<b>E</b>		
<b>18. FIRE PROTECTION 125-66 P</b>					
<b>A</b>	Statement from Bar Harbor Fire Chief		<b>W</b>		
<b>B</b>	State Fire Marshall's Office Preliminary Approval	<b>46.1</b>	<b>W</b>		
<b>19. SOLID &amp; HAZARDOUS WASTE 125-66 Q</b>					
<b>A</b>	Description, Amount and Nature Of Solid and/or Hazardous Waste	<b>47</b>	<b>W</b>		
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	<b>47</b>	<b>W</b>		
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	<b>47</b>	<b>W</b>		
	Method of Transport, Storage, Disposal and Material Handling	<b>47</b>	<b>W</b>		

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above	Page #	Exhibit Waiver (W) PRE APP    App    PB	Applicant to describe reasons why waiver should be granted §125-63
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### 20. BUILDING PLANS & ELEVATIONS 125-66R

<b>A</b>	Floor Plans for All Levels of All Structures	47	<b>W</b>	
<b>B</b>	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	<b>W</b>	
<b>C</b>	Proposed Use of All Floors	47	<b>W</b>	
<b>D</b>	Seating Capacity - Restaurants only	47	<b>W</b>	

### 21. LIGHTING PLAN 125-66 S

<b>A</b>	Exterior Lighting Details Existing & Proposed	47	<b>W</b>	
<b>B</b>	Types of Fixture with Manufacturer' Specifications Sheets	48	<b>W</b>	
<b>C</b>	Radius of Intensity of Illumination	48	<b>W</b>	

### 22. SIGNS 125-66 T

<b>A</b>	Design Details Existing & Proposed	48	<b>W</b>	
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### 23. TRAFFIC IMPACT 125-66 U

<b>A</b>	Trip Estimates - Amount & Type - Day & Peak Hours	48	<b>W</b>	
<b>B</b>	Engineering Impact Analysis	48	<b>W</b>	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway)		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above			PRE APP	APP		
<b>24. TECHNICAL &amp; FINANCIAL CAPACITY 125-66 V</b>						
<b>A</b>	Cost Estimate	48	<b>E</b>			
<b>B</b>	Financing Arrangements	48	<b>W</b>			
<b>C</b>	Curriculum Vita of Each Professional Assoc With Project	48	<b>W</b>			
<b>D</b>	Descriptions of Similar Project by Developer	48	<b>W</b>			
<b>25. BUSINESS OPERATIONS 125-66 W</b>						
<b>A</b>	Operating Statement & Mitigation Plan	48	<b>W</b>			
<b>B</b>	Employment & Operation Hours Projections	48	<b>W</b>			
<b>C</b>	Operator Information (if not owner)	49	<b>W</b>			
<b>26. MINING 125-66 X</b>						
<b>A</b>	D.E.P. Permit where Applicable	49	<b>W</b>			
<b>B</b>	Extraction Plan	49	<b>W</b>			
<b>C</b>	Restoration Plan	49	<b>W</b>			
<b>D</b>	Performance Guarantee for Restoration Plan	49	<b>W</b>			
<b>E</b>	Washing Operation Plans	49	<b>W</b>			
<b>F</b>	Evidence of Insurance	49	<b>W</b>			

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-07 (Triple Chick Farm Driveway) Owner: Triple Chick, LLC Applicant Name/Rep: Greg Johnston Permit Consultants: Same as above Notes:	Page #	Exhibit Waiver (W) PRE APP      App      PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
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**BAR HARBOR PLANNING DEPARTMENT  
SITE PLAN APPLICATION CHECKLIST**

**NOTICE TO APPLICANT:**

A Planning Department Official will check each item reasonably expected to be required for a complete application. Additional information not suggested by the Department, may be required. If you do not wish to submit any of the items requested please note it in the applicant "app" column. The original checklist and all submissions, plus nine (9) additional copies (total of 10 copies), must be submitted to the Planning Department.

By its nature, this form is merely a summary of applicable sections of the Bar Harbor Land Use Ordinance. It is not intended to replace the ordinance and does not relieve the applicant of the obligation to read the ordinance and to be in compliance with the terms. The applicant is advised that the ordinance contains additional details and performance standards and should be consulted by the applicant in preparing a complete application



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 1. B - D**

- |   |                   |
|---|-------------------|
| <b>B. Property Owner's Name/Address</b> | - See Application |
| <b>C. Applicant's Name/Address</b>      | - See Application |
| <b>D. Project Representative's</b>      | - See Attached    |



**BAR HARBOR PLANNING BOARD  
APPLICATION FOR SITEPLAN**

( as described by Article V of the Bar Harbor Land Use Ordinance)

APPLICATION # \_\_\_\_\_ DATE 11/07/2019

FEE \$ \_\_\_\_\_ MAP 235 LOT 002 USE \_\_\_\_\_

**APPLICANT :**

Name Triple Chick LLC

Address 1158 Fifth Avenue, Apt 1B New York, NY

Telephone 207-244-1200

Email greg@gfjcivilconsult.com

**OWNER :**

Name Same as above

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**PROJECT REPRESENTATIVES:**

Name Gregory F. Johnston, G. F. Johnston & Associates Consulting Civil Engineers

Address PO Box 197, Bar Harbor, ME 04609

Telephone 207-244-1200

Email greg@gfjcivilconsult.com



**BAR HARBOR PLANNING BOARD  
APPLICATION FOR SITEPLAN**

( as described by Article V of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary) :

Driveway Construction Crossing in a Stream Protection District for future Single Family Dwelling.  
Additional project details expanded upon in the attached project description.

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**CERTIFICATION:**

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. **Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance.** Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

Applicant

Date

11/17/19

Authorized Agent

Date



**Exhibit 1.E**  
**Abutters within 300 ft of property**

235-001-000 BURNS, MELISSA R C/O GEORGE BURNS 1226 STATE HWY 102 BAR HARBOR, ME 04609	235-013-000 GROVER, GARY SGROVER, EVELYN V 1173 STATE HWY 102 BAR HARBOR, ME 04609-9730
227-021-000 BURNS, GEORGE J 1226 STATE HIGHWAY 102 BAR HARBOR, ME 04609	235-010-000 BRATZLER, MATTHEW E 1201 STATE HWY 102 BAR HARBOR, ME 04609
227-021-001 BURNS, JERRY DBURNS, LUCINDA T 85 PATS WAY BAR HARBOR, ME 04609	235-009-000 HAMOR, BRUCE FHAMOR, KATHLEEN J. 1207 STATE HWY 102 BAR HARBOR, ME 04609
234-044-000 HARRIS, SHEPARD 555 CALIFORNIA ST, STE 3400 SAN FRANCISCO, CA 94104	235-007-000 HAMOR, BRENT W. 1217 STATE HWY 102 BAR HARBOR, ME 04609
234-045-000 HARRIS, MELISSA S 555 CALIFORNIA ST, STE 3400 SAN FRANCISCO, CA 94104	
235-006-000 HARRIS, SHEPARD 555 CALIFORNIA ST, STE 3400 SAN FRANCISCO, CA 94104	
235-005-000 TRIPLE CHICK FARM, LLC 1158 FIFTH AVENUE, APT 14B NEW YORK, NY 10029	
235-003-000 PENTECOSTAL LIGHTHOUSE CHURCH CHURCHILL, JOHN F. PO BOX 416 MT. DESERT, ME 04660-0416	
235-012-000 HANSON, STEPHEN DHANSON, CAROLE Y 1193 STATE HWY 102 BAR HARBOR, ME 04609	



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 1. F**

**Registered Farmland w/in 150 ft.**

***- Waiver Requested***



G.F. Johnston & Associates  
*Consulting Civil Engineers*

## **Exhibit 1. G**

### **Description of Proposed Use**



## **Exhibit 1.G. Description of Proposed Use**

**Triple Chick Farm  
Residential Driveway and Forest Management Access Driveway  
Town of Bar Harbor, Tax Map 235 Lot 002  
Section 125-50, Driveway Construction Crossing Stream Protection (SP) District**

The owners of the parcel are proposing to construct a driveway to access the interior of a 72.19 acre lot. At present the lot is undeveloped. From site investigation an open cut of vegetation exists approximately 80 feet wide. This forest canopy opening traverses the property from State Route #102 in a Southwesterly direction. This cut area by prior owners appears to have been used for tree removal and was the beginning of a road which never was constructed. The proposed access is planned through and using the existing cleared opening. None of the project is within the Coastal Shoreland Zone, however the driveway does have to cross a stream. The crossing is planned at a narrow section of the stream. A high level of care to prevent impacts to the stream from potential sedimentation and runoff have been incorporated into the design. The BMP's employed include temporary measures during construction and permanent stabilization of all exposed soils following construction. The stream crossing has been issued permits by the Army Corp of Engineers and Maine Department of Environmental Protection. The entrance of the driveway on State Route #102 has been permitted by MDOT. Copies the permits are provided as Exhibit 5.

The parcel contains 3 zoning districts. The driveway will start on Route #102 in the Town Hill Corridor District (BB). The driveway continues through the Town Hill Residential District (CC). In order to reach the interior of the Residential District the driveway must cross through the Stream Protection District (SP). The approach to this water crossing is for a future residential structure.

The owners, Triple Chick Farm LLC owns and operates the abutting lot as an organically based farm. The purpose of the access and future residential structure is to provide living arrangements for a manager of the farm, one that can reside nearby the Farm to foster the farms growth and continued success of being a productive farm and successful small business in Townhill. The driveway also serves as means of forest management access to clean up blow downs and remove dead trees for fire prevention to promote new growth.



## Environmental and Resource Baseline Data

The route for the access crosses forested wetlands within the existing cleared opening. At approximately 700 feet in from State Route #102 the access will need to cross Babson Brook. This brook is about 4 feet wide at the crossing and is approximately 12" deep of flowing water with a sandy bottom. The site in its entirety has undergone a detailed resource mapping performed by Moyses Environmental Services. The results of this mapping show varying fingers of forested wetlands which intertwine with the brook and sites undulating topography.

The site resource mapping is attached under Exhibit 3 Overall Site Plan C-1. The brook through the site has been mapped as a FEMA flood zone A. Flood Zone A is defined as "Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones"



*Babson Brook North of Crossing*

Though no flood depths have been determined through the last 6 years we have visited the stream in and after large rain events, each spring and fall. We have observed debris in limbs 14" above the banks of the stream. Exhibit 3 contains general maps of the project site, including the FEMA map described above.

### Proposed Access

The proposed access is 16 feet wide in accordance with the Bar Harbor LUO Section 125-67 E. 28 for a two way driveway greater than 500 feet. The district that the proposed termination of the access and majority of the parcel is within the Town Hill Residential District. The total length of the driveway access is **2200** linear feet to the future residential dwelling.

Section 125-50 requires "Site Plan Review" of any driveway crossing in and SP district. The application materials and required Exhibits are attached.

### **Written Request of Waivers**

The attached checklist was compiled during a meeting with Town Staff. The applicants request that the checklist be considered and used to satisfy the requirements for a written request of waivers. The applicants at this time request no different waivers than those developed during the planning meetings with Town Staff.



G.F. Johnston & Associates  
Consulting Civil Engineers

**Exhibit 1. H**

**Written Authorization for Town Access**

**- Signed Application**

TRIPLE CHICK LLC

TAX MAP 235-002

BAR HARBOR, ME 04609

This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Triple Chick LLC, regarding all State, Municipal, and Federal permitting procedures. This authorization includes, but is not limited to, filing applications, exhibits and representation at meetings with regard to permitting associated with property located in Bar Harbor, Maine.



Signature

Chief of Staff - Falls Rogers  
Office

Title

9/16/19

Date



G.F. Johnston & Associates  
Consulting Civil Engineers

**Exhibit 1.1**

**Explain how project meets standards**

**- attached**



### Exhibit 1.I. General Standards Compliance Narrative

Triple Chick Farm  
Residential Driveway and Forest Management Access Driveway

#### 125-67 General Review Standards Narrative

##### 125-67 A. Permitted Use

A driveway for a residential use is an allowed use in all districts which the project is planned.

##### 125-67 B. Lot Standards.

The parcel is 72.19 acres and has frontage on State Route #102 in the Town Hill Corridor District:

Town Hill Corridor Dimensional standards.	Subject Parcel
(1) Minimum lot size: 40,000 square feet.	72.19 acres
(2) Minimum road frontage and lot width: 200 [feet].	295' road frontage
(3) Minimum front setback: 75 [feet].	No structures Planned
(4) Minimum side setback: 25 [feet].	No structures Planned
(5) Minimum rear setback: 25 [feet].	No structures Planned
(6) Maximum lot coverage: 15%.	4.30%
(7) Maximum height: 40 [feet].	No structures Planned
(8) Minimum area per family: 20,000 square feet	No dwellings Planned



Stream Protection District	Subject Parcel
(1) Minimum lot size: 40,000 square feet, or same as nearest adjacent upland district, whichever is greater.	No division of land proposed to create a lot entirely within SP district. Parcel is 72.19 Acres
(2) Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.	295'
(3) Minimum shore frontage: 150 [feet] per dwelling unit adjacent to tidal areas; 200 [feet] for all other uses and structures.	Parcels frontage along stream is
(4) Minimum front setback: same as nearest adjacent upland district. = 75 '	No Structure Proposed
(5) Minimum side setback: same as nearest adjacent upland district. = 25'	No Structure Proposed
(6) Minimum rear setback: same as nearest adjacent upland district. = 25'	No Structure Proposed
(7) Maximum lot coverage: 20%.	5 %
(8) Maximum height: 35 [feet].	No Structure Proposed
(9) Minimum area per family: 40,000 square feet, or same as nearest adjacent upland district, whichever is greater. = 40k vs 20k: 40,000 square feet required.	No Dwellings Proposed



Townhill Residential	Subject Parcel
(1) Minimum lot size: 40,000 square feet.	72.19 acres
(2) Minimum road frontage and lot width: 200 [feet].	295' road frontage
(3) Minimum front setback: 75 [feet].	No structures Planned
(4) Minimum side setback: 25 [feet].	No structures Planned
(5) Minimum rear setback: 25 [feet].	No structures Planned
(6) Maximum lot coverage: 15%.	<b>0.90%</b>
(7) Maximum height: 40 [feet].	No structures Planned
(8) Minimum area per family: 20,000 square feet	No dwellings Planned

### **125-67 C. Parking Areas and Driveways**

Compliance evidenced by attached site plan and applicable standards expanded upon in the narrative below.

*Parking areas and driveways. All site plans shall comply with the following standards for parking areas and driveways:*

*(1) There shall be adequate provision for ingress and egress from all parking spaces with the width of access drives or driveways determined as part of site plan review, based on the proposed use of the property, topography, and similar considerations.*



The driveway has been planned to enter the site on a plateau of level topography with the maximum sight distance, exceeding 375 feet. The entrance is to remain clear of debris north and south maintaining safe ingress and egress.

*(8) Devices such as guardrails, curbs, fences, walls and landscaping shall be used to identify circulation patterns of parking areas and to restrict driving movements diagonally across parking aisles but shall not reduce the visibility of oncoming pedestrians or vehicles.*

A wooden guardrail as a visual marker of the edge of the stream crossing will be installed. This guardrail has a low rub rail for vehicle safety.

*(16) Driveways should approach pedestrian exit areas from the right to permit passengers to alight to the sidewalk.*

There are no sidewalks along State Route #2 at the driveway entrance.

*(19) All entrance and exit driveways shall be located to afford maximum safety to traffic, to provide for safe and convenient ingress and egress to and from the site and to minimize conflict with the flow of traffic.*

Through deliberate clearing the entrance is free of obstruction exceeding MDOT Standards for site geometry and sight distances, evidenced by the permit issued in Exhibit 5.

*(20) Any exit driveway or driveway lane shall be so designed in profile and grading and so located as to provide the following minimum sight distances measured in each direction. The measurements shall be from the driver's seat of a vehicle standing on that portion of the exit driveway with the front of the vehicle a minimum of 10 feet behind the curbline or edge of shoulder.*

Allowable Speed on Road to Be Entered (miles per hour)	Required Sight Distance (feet)
25	160
40	275
45	325
<b>50</b>	<b>350</b>
55	425

The speed limit is 50 MPH. The sight distance exceeds 375 feet in each direction.



*(22) No part of any driveway shall be located within 10 feet of a side property line, except in the following districts: Downtown Village, Shoreland General Development I and II, Hulls Cove Business, Town Hill Business and Downtown Residential. However, in any district the Planning Board shall permit a driveway serving two or more adjacent sites to be located on or within 10 feet of a side property line between the adjacent sites.*

No part of the driveway is within 10 feet of a side property line.

*(25) Driveways used for two-way operation shall intersect the road at an angle of as near to 90° as site conditions will permit and in no case less than 60°. Driveways used by vehicles in one direction of travel (right turn only) shall not form an angle smaller than 45° with a road unless acceleration and deceleration lanes are provided.*

The angel of intersection is planned at 90 degrees.

*(26) Driveways shall be designed and constructed to accommodate adequately the volume and character of vehicles anticipated to be attracted daily to the development for which a site plan is prepared, subject to the following minimums, provided that the maximum width of any driveway shall not exceed double the minimum required width:*

The driveway is planned with 16 feet of traveled way with two 2-foot gravel stabilized grass shoulders. The driveway is intended for a single-family residential use.

	One-Way Up to 500 Feet (feet)	One-Way More Than 500 Feet (feet)	Two-Way Up to 500 Feet (feet)	Two-Way More Than 500 Feet (feet)
<b>**1 or 2 dwelling units or bed-and-breakfast I through IV</b>	<b>12</b>	<b>16</b>	<b>12</b>	<b>16</b>
3 to 8 dwelling units or hotels; motels; conference centers	12*	16*	16*	18*
More than 8 dwelling units	15*	18*	18*	20*
All other commercial or industrial	18*	18*	18*	18*

**NOTES:**

*\*All driveways, except for those serving one or two dwelling units within 75 feet of their frontage road, shall be five feet wider at the curblin, and this additional width may taper down until the minimum width is reached at a distance of at least 10 feet into the site. Overhanging branches shall be pruned to maintain a twelve-foot vertical clearance above the entire driveway surface.*



(27) At each driveway curb cut, no visual obstructions higher than three feet above street level shall be allowed closer than 10 feet to the traveled way for a distance of 25 feet from the intersection, measured along both the street and the driveway.

Sheet 1 of the plans shows the entrance clearing exceeds the minimum requirement for free sight distance.

(30) Notwithstanding the lesser requirements of this Subsection E, any driveway that serves more than two dwelling units or that is more than 500 in length shall, with respect to minimum grade, maximum grade, crushed aggregate subbase course and crushed aggregate base course, be constructed in accordance with the standards for a private right-of-way as set forth in Subsection G(3)(a) and also the requirements of Subsection G(3)(f), (g) and (h).

The proposed driveway design compared to the design standards of subsection G.

Subsection G standard	Project Design	Description
Minimum Grade 0.50 %	0.50%	The driveway reduces to 0.50% as it approaches the homestead and end of project.
Maximum Grade 10%	6.50%	Site is fairly level; maximum slopes were not a factor in design
Aggregate Subbase Course	14"	18" MDOT Type D Gravel
Aggregate Base Course	4"	6" MDOT Tyap A Gravel
Subsection f, g and h	Standard met	The standards of f, g and h require organics and stumps to be removed as well as downslopes at 3:1. The removal of organics in the roadbed always occurs. Maintaining slopes of 3H:1V has been adhered in the <i>majority</i> of the driveway limits. However, in areas of forested wetland crossings and stream crossings the slope has been steepened with boulders and 2:1 side slope to minimize fill extents and resource impacts. We respectfully request modification of unilaterally applying the 3:1 standard to permit controlled steeper downslopes at 2:1 as described above.

(32) Driveways shall not have a grade in excess of 15% over the entire length. On arterials, the grade shall not be more than 5% for the first 25 feet from the road unless otherwise approved by the Planning Board. Driveways shall not be located where visibility is limited because of curves or topography.

The length of the driveway requires the consideration the 10% slope limit and the design adheres to this standard.



(34) Where the same conditions exist as in the previous subsection ((ADT) volume exceeding 7,500 vehicles and a driveway serves as an entrance to a development, a deceleration lane shall be provided for traffic turning right into the driveway from the road. The deceleration lane shall be at least 200 feet long and at least 10 feet wide measured from the road curbline. A minimum thirty-five-foot curb return radius shall be used from the deceleration lane into the driveway.

MDOT published traffic counts for this area show the volume threshold is not exceeded and this standard does not apply. Construction of a protected right turn lane would not be permitted in this section of highway by MDOT. Entrance has been reviewed by MDOT engineers and approved.

Portion of MDOT Traffic Counts State Route (SR 102)

BAR HARBOR	58505	10371-6	PARK LOOP RD S/O RAMP TO SR 233	78700	-	-	-	-	-	1880 C
BAR HARBOR	04507	01517-6	PARK ST W/O SR 3 (MAIN ST)	78700	-	-	1210 C	-	-	1190 C
BAR HARBOR	03507	01519-6	PLEASANT ST W/O SR 3 (MAIN ST)	78700	-	-	380 C	-	-	-
BAR HARBOR	02308	01505-6	PROSPECT AVE NW/O SR 233 (EAGLE LAKE RD)	78700	-	-	130 C	-	-	-
BAR HARBOR	58504	00538-6	RAMP TO SR 233 SE/O PARK LOOP RD	78700	-	-	580 C	-	-	870 C
BAR HARBOR	01301	01509-6	RODICK ST (OW) N/O COTTAGE ST	78700	-	-	-	-	-	400 C
BAR HARBOR	01401	01509-6	RODICK ST N/O KENNEBEC ST	78700	-	-	-	-	-	1140 C
BAR HARBOR	03702	00530-6	SAND POINT RD NE/O OLD BAR HARBOR RD	78700	-	-	230 C	-	-	-
BAR HARBOR	03608	03738-6	SIEUR DE MONTS RD NW/O SR 3 (OTTER CREEK)	78700	-	-	710 C	-	-	-
BAR HARBOR	01005	01514-6	SPRING ST S/O SR 3 (MT DESERT ST)	78700	-	-	680 C	-	-	700 C
BAR HARBOR	59006	0102X-3	SR 102/198 (NB) SW/O SR 3	78700	-	-	3390 C	-	-	-
BAR HARBOR	59016	0102S-3	SR 102/198 (SB) SW/O SR 3	78700	-	-	210 C	-	-	-
BAR HARBOR	40808	0102X-3	SR 102/198 NW/O IR 776 (KNOX RD)	78700	-	-	8130 C	-	-	-
BAR HARBOR	58905	0102X-3	SR 102/198 S/O SR 102/198 (NB)	78700	-	-	8540 C	-	-	-
BAR HARBOR	02008	0233X-3	SR 233 (EAGLE LAKE RD) NW/O KEBO ST	78700	-	-	4850 C	-	-	-
BAR HARBOR	00304	0003X-1	SR 3 (EDEN ST) SE/O HIGHBROOK RD (N JCT)	78700	-	-	9530 C	-	-	-



**Exhibit 2**  
**Copy of Receipt § 125-66 B.**

- A. **Administrative Fee** – The applicants have paid all applicable fees set forth in § 125-65. A receipt for this transaction has been included with the application package.
  
- B. **Evidence of Ordinance and Regulation Compliance** – Town Staff has made the determination that the project parcel is in compliance with all applicable local codes. Staff provided.



G.F. Johnston & Associates  
Consulting Civil Engineers

### 3. Title and Interest § 125-66 C.

- |  |            |
|--|------------|
| A. Current Deed                              | - Attached |
| B. Purchase and Sale Agreement               | - n/a      |
| C. Easements, Deed Restriction, R.O.Ws, etc. | - Attached |



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 3.A**  
**Current Deed**  
**Attached**

**Exhibit 3. C**  
**Easements, Deed Restriction, R.O.Ws, etc.**  
**None in Deed**

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**QUITCLAIM DEED WITH COVENANTS**

KNOW ALL PERSONS BY THESE PRESENTS, that SHEPARD HARRIS and MELISSA S. HARRIS, of San Francisco, County of San Francisco, State of California, for consideration paid, grant to TRIPLE CHICK FARM LLC, a Maine limited liability company, with a mailing address of 1158 Fifth Avenue, Apt. 14B, New York, NY 10029 with QUITCLAIM COVENANTS that certain real property located in Bar Harbor, Maine more particularly described in Schedule A annexed hereto and incorporated by reference herein, with each Grantor transferring that portion of the whole premises held in his or her name.

MAINE REAL ESTATE  
TRANSFER TAX PAID

WITNESS our hands and seals this 4<sup>th</sup> day of December, 2012.

Melissa Harris  
WITNESS

Shepard Harris  
SHEPARD HARRIS

Shepard Harris  
WITNESS

Melissa S. Harris  
MELISSA S. HARRIS

STATE OF CALIFORNIA  
\_\_\_\_\_, SS

December \_\_\_\_, 2012

Personally appeared before me the above-named Shepard Harris and acknowledged the foregoing to be his free act and deed.

\_\_\_\_\_  
Notary Public  
Printed Name:  
My commission expires: / /

**STATE OF CALIFORNIA**  
\_\_\_\_\_, SS

December \_\_\_\_\_, 2012

Personally appeared before me the above-named **MELISSA HARRIS** and acknowledged the foregoing to be her free act and deed.

\_\_\_\_\_  
Notary Public  
Printed Name:  
My commission expires: / /

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

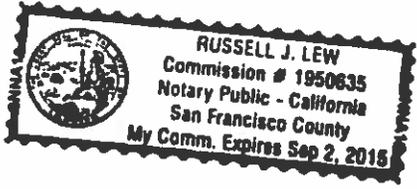
State of California

County of San Francisco

On December 4, 2012 before me, Russell Lew, Notary Public

personally appeared Shepard Harris And Melissa Harris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed with COVENANTS

Document Date: December 4, 2012 Number of Pages: 4

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: \_\_\_\_\_

SCHEDULE A

A certain lot or parcel of land with any improvements thereon situate in the Town of Bar Harbor, County of Hancock, State of Maine, being generally located on the westerly side of Routes 102 & 198 approximately 3200 feet southerly along said routes from the corner at the community of Town Hill, more particularly described as follows:

commencing at an iron rebar found in 2006 stamped PLS 2099 found on the westerly side of said Routes 198 & 102 near the northeasterly corner of a parcel described in a deed to Pentecostal Lighthouse, recorded at the Hancock County Registry in Vol. 2648, Page 393;

thence, S 78° 03' 20" W, a distance of 5.4 feet to the true point of beginning;

thence, N 12°30'00" W, a distance of 295.7' to a 3/4" iron rebar with cap stamped PLS 1211 set in 2008 at the southeasterly corner of a parcel described in a deed to Melissa R. Burns recorded at said registry in Vol. 3322, Page 318;

thence by and along said land of Burns, N 87°10'40" W, a distance of 300.0' to another 3/4" iron rebar similarly marked set in 2008;

thence following a line established by agreement between Shepard Harris, Melissa Harris and George R. Burns in 2012, S 89°25'30" W, a distance of 476.2' to another 3/4" iron rebar similarly marked set in 2012;

thence following said line established by agreement between Shepard Harris, Melissa Harris and George R. Burns in 2012, S 88°35'20" W, a distance of 232.7' to another 3/4" iron rebar similarly marked set in 2012;

thence following said line established by agreement between Shepard Harris, Melissa Harris and George R. Burns in 2012, N 83°21'50" W, a distance of 322.9' to another 3/4" iron rebar similarly marked set in 2008;

thence following said line established by agreement between Shepard Harris, Melissa Harris, and George R. Burns in 2012, S 34°20'30" W, a distance of 1263.9' to a point;

thence following said line established by agreement between Shepard Harris, Melissa Harris and George Burns in 2012, S 34°20'30" W a distance of 1040.8' to a granite monument on the, so called, "French Line";

thence by and along said "French Line", S 46°53'20" E a distance of 1055.9 feet to the most westerly corner of land described in a deed to Triple Chick Farm, LLC recorded at said registry in Vol. 5504, Page 299;

thence following the northwesterly line of said land of Triple Chick Farm, N 37°54'30" E, a total distance of 2816.3' to a rebar marked PLS 2099 found in 2006 at the northwesterly corner of said land of The Pentecostal Lighthouse;

thence by and along said land of The Pentecostal Lighthouse, N 37°54'40" E, a distance of 46.7' to another rebar marked PLS 2099 found in 2006;

thence by and along the northerly line of said Pentecostal Lighthouse, N 78°03'20" E, a distance of 167.8' to the point of beginning;

The above-described parcel encompasses 72.19 acres and is comprised of all of Parcel "A" as described in a deed to Melissa S. Harris recorded at said registry of deeds in Vol. 3354, Page 121, and a corrective deed recorded herewith, a portion of the premises described as Parcel 1 in a deed to Shepard Harris recorded at said registry in Vol. 3063, Page 143, and a small portion of Parcel "C" described in said deed to Melissa S. Harris recorded in Vol. 3354, Page 121, as well as any land resulting from said line agreement recited at the start of this description.

Subject to and benefiting from a Joint Declaration of Boundary Line Agreement by and between George J. Burns, Shepard Harris and Melissa S. Harris, of near date and received herewith.

Bearings referenced herein are oriented to Grid North, Maine State Coordinate System of 1983, Maine East Zone, as determined during a survey conducted by Plisga & Day, Land Surveyors.

⑤  
#4 Ret  
N. Fenton

12/41/2012 03:30:52 PM





#### 4. Legal Documents § 125-66 D.

- |  |                         |
|--|-------------------------|
| A. Proposed Easements, Covenants, Agreements, etc.           | - <i>Waiver Request</i> |
| B. Proposed Deed for Roads or Other Property to be dedicated | - <i>Waiver Request</i> |
| C. Proposed Performance and Plant Maintenance Guarantees     | - <i>Waiver Request</i> |
| D. For condominiums proposed declaration, By Laws, etc.      | - <i>Waiver Request</i> |
| E. Site Restoration Guarantee                                | - <i>Waiver Request</i> |



G.F. Johnston & Associates  
Consulting Civil Engineers

## 5. Permits § 125-66 E.

- A. Army Corp of Engineers - *Attached*
- B. Maine D.E.P - *Attached*
- C. Other - *Department of Transportation - See 7.1 E*



REPLY TO ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

MAINE GENERAL PERMIT (GP)
AUTHORIZATION LETTER AND SCREENING SUMMARY

Kristina Scheer-Lechowski
Triple Chick Farms, LLC
1158 Fifth Avenue,
Apartment 14B
New York, New York 10029

CORPS PERMIT # NAE-2019-01536
CORPS PGP ID# 19-412
STATE ID# NRPA/PBR

DESCRIPTION OF WORK:

Place temporary and permanent fill below the ordinary high water mark of Babson Creek and place permanent fill in forested wetlands in Bar Harbor, Maine in order to construct a driveway. The work will result in approximately 250 sf of permanent and 200 sf of temporary stream bed impact and approximately 8,922 sf of wetland impact. This work is shown on the attached plans entitled "Triple Chick Farm, LLC" in three (3) sheets dated April 29, 2019.

LAT/LONG COORDINATES: 44.388653° N -68.333844° W USGS QUAD: Salsbury Cove, ME

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine General Permit (GP). This is your Corps Permit.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 37 of the GP (page 16) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 13, 2020. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 13, 2021.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.

II. STATE ACTIONS: PENDING [ ], ISSUED [ X ], DENIED [ ] DATE \_\_\_\_\_

APPLICATION TYPE: PBR: \_\_\_\_\_, TIER 1: \_\_\_\_\_, TIER 2: \_\_\_\_\_, TIER 3: \_\_\_\_\_, NRPA: \_\_\_\_\_, LURC: \_\_\_\_\_, DMR LEASE: \_\_\_\_\_, NA: X

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: 7/11/2019 LEVEL OF REVIEW: CATEGORY 1: \_\_\_\_\_ CATEGORY 2: X

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10 \_\_\_\_\_, 404 X, 10/404 \_\_\_\_\_, 103 \_\_\_\_\_

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA NO \_\_\_\_\_, USF&WS NO \_\_\_\_\_, NMFS NO \_\_\_\_\_

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Augusta, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at http://corpsmapu.usace.army.mil/cm\_apex/f?p=regulatory\_survey

JACOBSON.JANA.L Digitally signed by
JACOBSON.JANA.LAUREN.13956
AUREN.1395629839 29839
Date: 2019.07.30 08:49:17 -04'00'

JANA JACOBSON
PROJECT MANAGER
MAINE PROJECT OFFICE

FRANK J. DELGIUDICE DATE
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

TRIPLE CHICK FARM, LLC  
Bar Harbor, Hancock County  
RESIDENTIAL DRIVEWAY  
L-28151-TB-A-N (approval)

) NATURAL RESOURCES PROTECTION ACT  
) FRESHWATER WETLAND ALTERATION  
) WATER QUALITY CERTIFICATION  
) FINDINGS OF FACT AND ORDER

**Project Description:** The applicant proposes to alter 9,331 square feet of forested wetlands to construct a residential driveway as shown on a plan titled "Driveway Alignment," prepared by G.F. Johnston & Associates, and dated April 2019. The applicant has avoided and minimized wetland impacts to the greatest extent practicable by avoiding the wetland when possible and minimizing fill extensions in wetland areas. According to the Department's Geographic Information System (GIS), there are no mapped essential or significant wildlife habitats associated with the project site. The proposed project is located on Route 102 in the Town of Bar Harbor.

<b>Permit for:</b>	<input checked="" type="checkbox"/> Tier 1
<b>DEP Decision:</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied (see attached letter)
<b>CORPS Action:</b>	<input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, <i>Corps approval is required for your project.</i> For information regarding the status of your application contact the Corps' Maine Project Office at (207) 623-8367.

**Standard Conditions:**

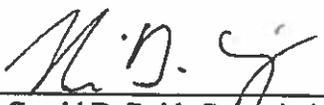
- 1) If construction or operation of the activity is not begun within four (4) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.

- 4) A copy of this approval will be sent to the Town of Bar Harbor. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 1<sup>st</sup> DAY OF July, 2019.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:   
For: Gerald D. Reid, Commissioner

Filed  
JUL 02 2019  
State of Maine  
Board of Environmental Protection

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

ME/L28151AN/ATS#84631



**6. Statements of Capacity & Design § 125-66 F.**

- A. Police - *Waiver Request*
- B. Public Works - *Waiver Request*
- C. Sewer - *Waiver Request*
- D. Schools and Busing - *Waiver Request*
- E. Water - *Waiver Request*



## 7. Detailed Design Plans § 125-66 G.

- |  |                         |
|--|-------------------------|
| A. Public Water Supply   | - Waiver Requested      |
| B. Central Public Water Supply                                       | - Waiver Requested      |
| C. Individual Well   | - Waiver Requested      |
| D. Fire Hydrants, Dry Hydrants, and Fire Ponds                       | - Waiver Requested      |
| E. Public Sewer  | - Waiver Requested      |
| F. Central Subsurface Wastewater System                              | - Waiver Requested      |
| G. Shared Subsurface Wastewater System                               | - Waiver Requested      |
| H. Stormwater Disposal System  | - Attached/On Site Plan |
| I. All Other Utilities, Incl. Gas, Electricity, and Cable Television | - Attached/On Site Plan |



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 7.H**  
**Stormwater Disposal System**  
**Stormwater Management Report**



**Exhibit 7.H**  
**Stormwater Disposal System**  
**Stormwater Management Report**  
**For**  
**TRIPLE CHICK FARM, LLC.**  
**Exhibit 7. I**

The stormwater management strategy for the driveway construction is to minimize potential for sediment transport offsite. In addition to assuring runoff is clean, runoff from the road is directed into stabilized wooded buffers that exist along the length of the road. To minimize sediment transport all slopes and including the driveway shoulders are to be vegetated. Each culvert crossing contains a depressed stone basin on the uphill and downhill side to collect grit and promote infiltration prior to discharging to the wooded buffers. Below each sediment trap is 12" high 8 foot long stone berm. The berm acts to disperse channelized flow in route to the wooded buffers.

At the stream crossing and specific to the Stream Protection district additional methods of stormwater management have been employed. Upgradient and well before the stream crossing the driveway shoulders will dip to direct flows to 24" wide round stone ditch turnouts. This occurs well in advance of the stream crossing. The downslope at the stream crossing includes pinned stones at the base and a transition zone of hardened silt loam mixed with 4" diameter round stones as stabilization agent along the edge of the driveway. The crossing itself is designed using current MDEP and ACOE standards where the stream bed is left intact below the crossing. A three-sided precast concrete structure is proposed for the crossing. Eliminating in stream work reduces any even if temporary sediment transport.

The plans accompanied with the erosion control specifications outlined in Exhibit 17 demonstrate the level of care the project construction must adhere to. The provisions of the plans and specifications have been submitted and approved to State and Federal agencies for the approvals granted for the project. The information presented in these standards makes them enforceable provisions of any permit granted. Further detail on the Stormwater management is contained on the plans and in Exhibit 17.



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 7.1**

**All other Utilities, Including Gas, Electricity and Cable**

**- None requested at this time.**



**7.1 Design Approval by D.H.S. or D.E.P. § 125-66 H.**

- |  |                           |
|--|---------------------------|
| A. Central Private Water Supply (D.H.S)        | - <i>Waiver Requested</i> |
| B. Individual Wells (D.H.S)                    | - <i>Waiver Requested</i> |
| C. Central Subsurface Sewage Disposal (D.H.S.) | - <i>Waiver Requested</i> |
| D. Wastewater Discharge License (D.E.P.)       | - <i>Waiver Requested</i> |
| E. Approval by M.D.O.T                         | - <i>Attached</i>         |



# Maine Department of Transportation

**Paul R. LePage**  
Governor

## Driveway/Entrance Permit

**David Bernhardt, P.E.**  
Commissioner

Permit Number: 26534 - Entrance ID: 1

**OWNER**  
 Name: Triple Chick Farm LLC  
 Address: 1158 Fifth Avenue, Apt 1B  
 New York, NY 10029  
 Telephone: (207)244-1200

Date Printed: December 28, 2018

### LOCATION

Route: 0102X, (No road name)  
 Municipality: Bar Harbor  
 County: Hancock  
 Tax Map: 235 Lot Number: 002  
 Culvert Size: inches  
 Culvert Type: N/R  
 Culvert Length: feet  
 Date of Permit: December 28, 2018  
 Approved Entrance Width: 18 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a Driveway to Agricultural & Farmer's Residence at a point 1950 feet North from Pine Heath Rd, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.389890N, -68.332210W.

S - Grub out sod and grass add gravel to make access and south radii level with roadway.

S - Add 15 foot radii to north side of proposed driveway to accommodate turning vehicles.

Approved by:  Date: 12-28-18

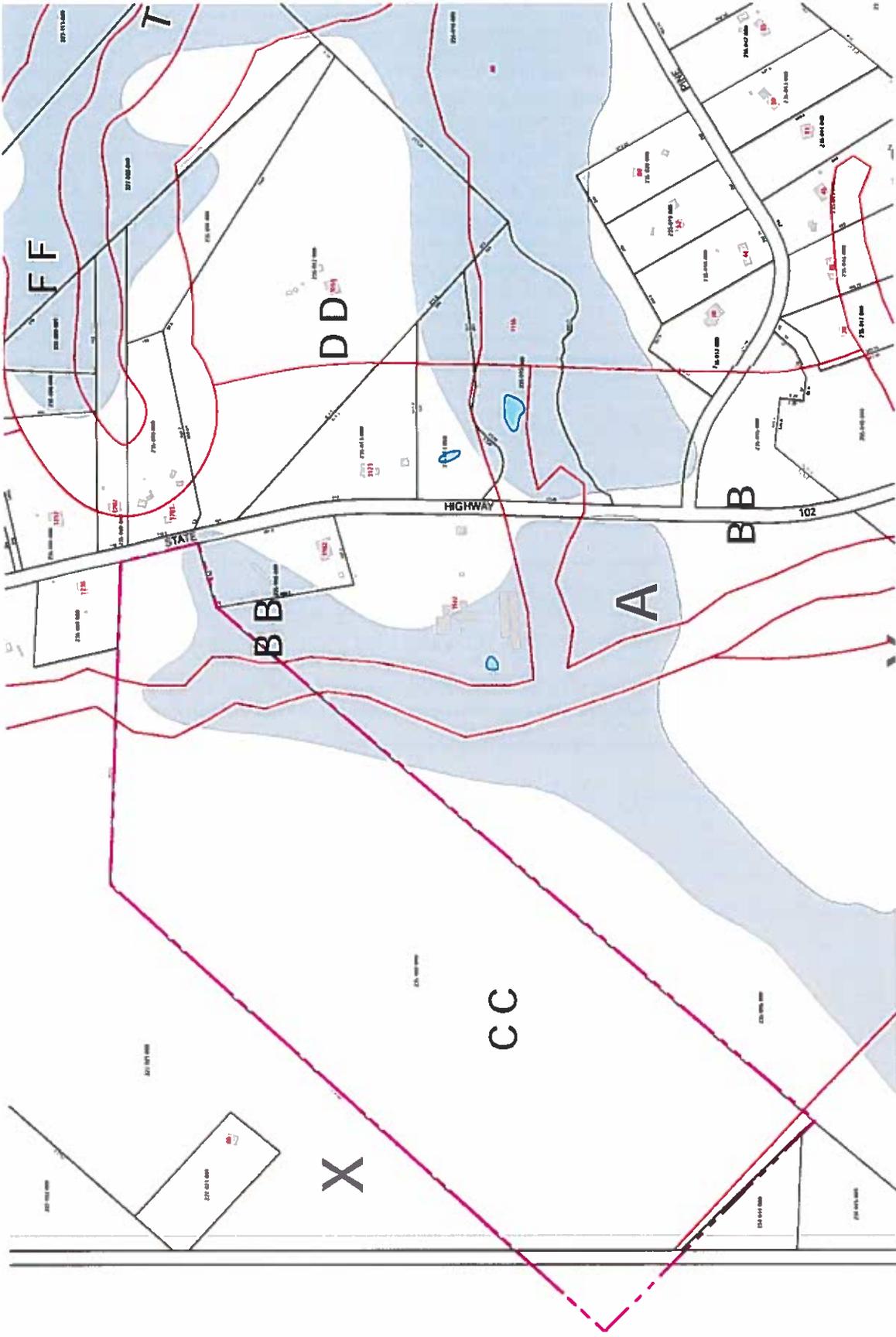
**Craig J. Kosobud**  
 Maine DOT  
 Access Management



## 8. Location Map – USGS § 125-66 J.

- |  |                       |
|--|-----------------------|
| A. Magnetic North  | - <i>On Site Plan</i> |
| B. Plan Preparation Date   | - <i>On Site Plan</i> |
| C. Graphic Scale   | - <i>On Site Plan</i> |
| D. Owner & Applicant Name/Address                                | - <i>On Site Plan</i> |
| E. Designer, Surveyor, Engineer                                  | - <i>On Site Plan</i> |
| F. Name of each Municipality in which the development is located | - <i>On Site Plan</i> |
| G. Tax Map & Lot Number(s)                                       | - <i>On Site Plan</i> |
| H. Land Use District   | - <i>On Site Plan</i> |

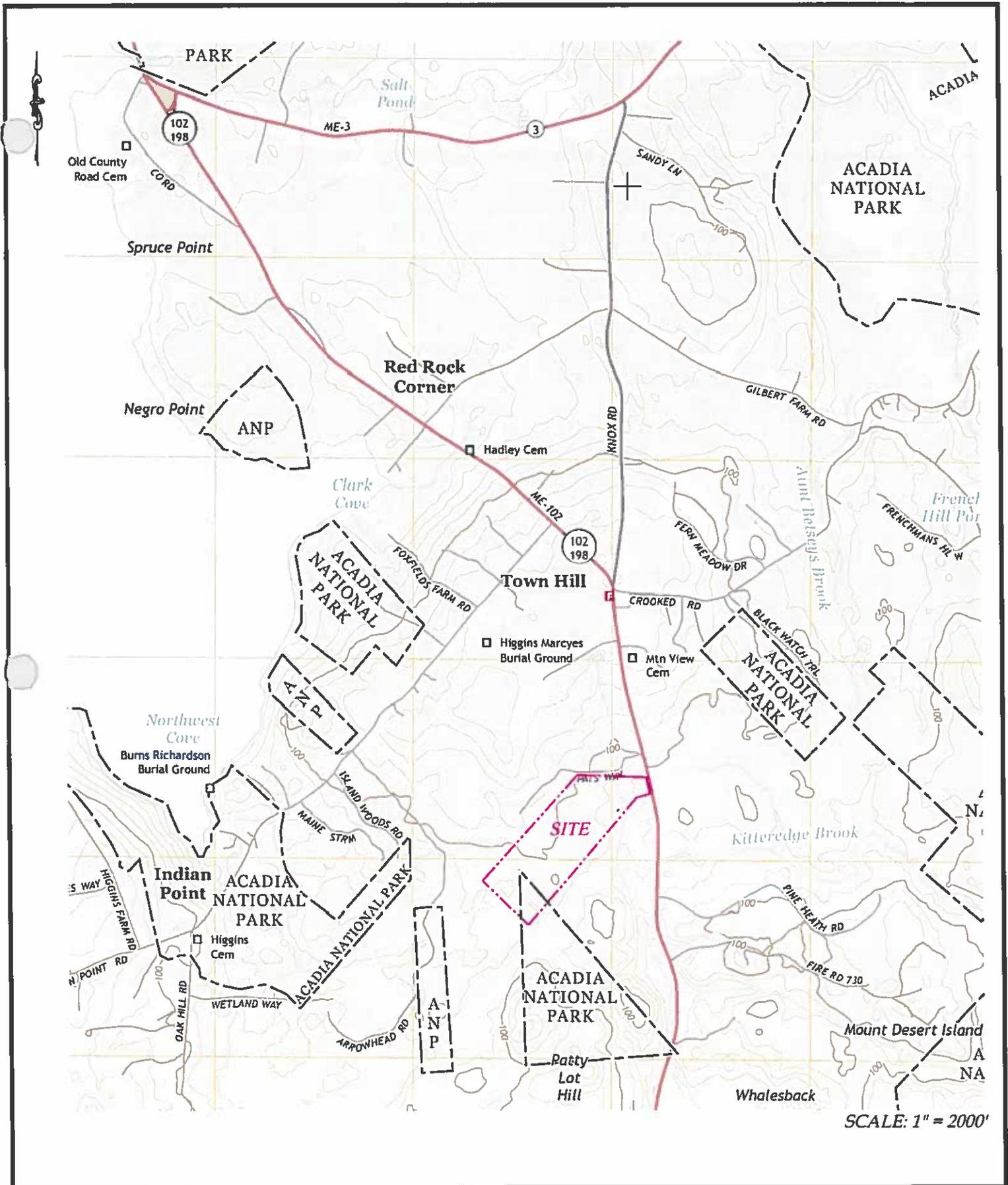




**PROJECT: TRIPLE CHICK FARM, LLC  
 PORTION OF BAR HARBOR TAX MAP 235  
 BAR HARBOR, MAINE**

**G.F. Johnston & Associates**  
 Consulting Civil Engineers  
 P.O. Box 197  
 Southwest Harbor, Maine 04679  
 207-244-1200





**J.F. Johnston & Associates**



Consulting Civil Engineers  
 P.O. Box 197  
 Southwest Harbor, Maine 04679  
 207-244-1200

**PROJECT: C-0435 TRIPLE CHICK  
 PORTION OF SALSBUURY COVE QUADRANGLE  
 HANCOCK COUNTY, MAINE**



G.F. Johnston & Associates  
Consulting Civil Engineers

### **9. Maps & Plans § 125-66 J.**

A ledger sized copy of the Site Plan has been included in this exhibit. The ledger sized plan is not to scale. A plan sized, scaled version of the site plan has been included at the end of this binder.

A ledger sized copy of the Site Plan has been included in this exhibit. The ledger sized plan is not to scale. A plan sized, scaled version of the site plan has been included at the end of this binder.

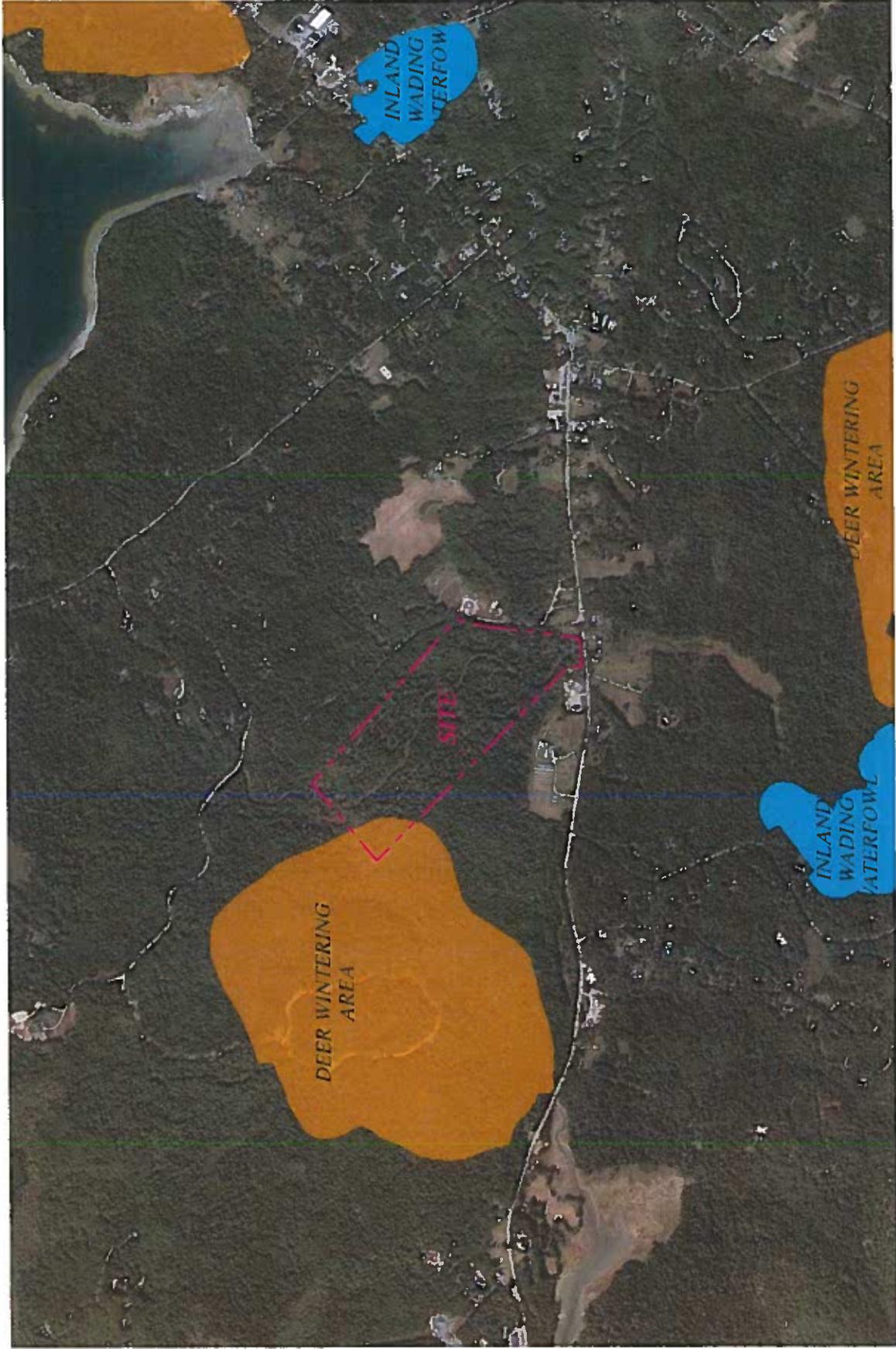
Applicable Information on Site Plan

See Tab 9



G.F. Johnston & Associates  
*Consulting Civil Engineers*

## Exhibit 9 T. Wildlife Habitat

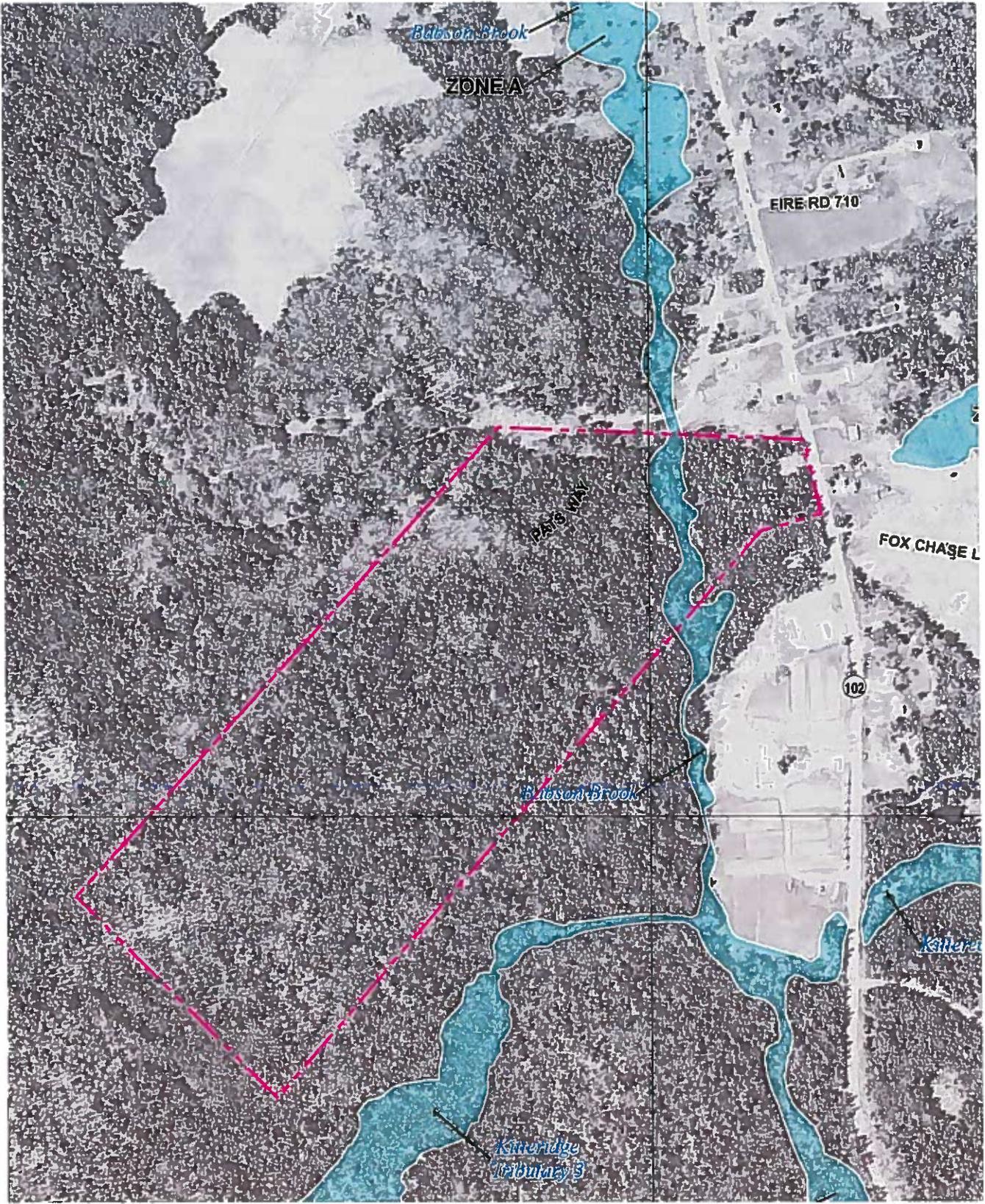


**PROJECT: TRIPLE CHICK FARM, LLC**  
**SIGNIFICANT WILDLIFE HABITAT MAP**  
**BAR HARBOR, MAINE**

SCALE: 1" = 1,500'

**G.F. Johnston & Associates**  
Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200





**G.F. Johnston & Associates**

Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200

**PROJECT: TRIPLE CHICK FARM, LLC  
PORTION OF FEMA PANEL 0989  
BAR HARBOR, MAINE**



G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 9. V Historic and Archaeological Site Locations**



G.F. Johnston & Associates  
 Civil Engineers and  
 Land Resource Consultants  
 58 Hillcrest Circle, P.O. Box 197 Southwest Harbor,  
 Maine 04679  
 207-244-1200 Phone /Fax



May 10<sup>th</sup>, 2019

*Megan Rideout*

Meghan Hopkins  
 Maine Historic Preservation Commission  
 55 Capital Street  
 65 State House Station  
 Augusta, Maine 04333

RE: Triple Chick Farm LLC  
 Bar Harbor, Town Hill  
 Tax Map 235-002

Dear Meghan:

In accordance with MDEP and Army Corp requirements we are requesting your office review the proposed location of a planned stream crossing and forested wetland crossing in Bar Harbor Maine. The project as planned is for a residential driveway, though may in the future be expanded to serve mix use residential and farm related.

The land is vacant, however there are two existing developed abutting lots at the entrance to the site. Tax records for those lots are shown below.

Location	Development Type	Year
Map 235-Lot 001	Residential Structure	1850
Map 235 Lot 003	Modular Residence and Church	1900/1985

Attached for ease of reference are the assessor's information for these parcels. If you need any additional information feel free to email us at [greg@gfjcivilconsult.com](mailto:greg@gfjcivilconsult.com). We thank you in advance for the time you will spend in reviewing this request.

Sincerely,

Greg Johnston P.E.  
 Registered Civil Engineer  
 G.F. Johnston & Associates

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

*Kirk F. Mohney*  
 Kirk F. Mohney,  
 State Historic Preservation Officer  
 Maine Historic Preservation Commission

*6/12/19*  
 Date



G.F. Johnston & Associates  
*Consulting Civil Engineers*  
12 Apple Lane P.O. Box 197 Southwest Harbor, Maine 04679

June 12, 2019

G.F. Johnston & Associates  
Consulting Civil Engineers.  
P.O. Box 197  
12 Apple Lane  
Southwest Harbor, ME 04679

RE: Triple Chick Farm, LLC  
Bar Harbor, Maine 04609

Aroostook Band of Micmacs:  
7 Northern Road  
Presque Isle, ME 04769

Houlton Band of Maliseet Indians:  
88 Bell Road  
Houlton, ME 04730

Passamaquoddy Tribe of Indian Township:  
PO Box 301  
Princeton, ME 04668

Passamaquoddy Tribe at Pleasant Point:  
PO Box 343  
Perry, ME 04667

Penobscot Nation:  
Community Building  
Old Town, ME 04468

Dear Maine Tribe Members:

In accordance with Army Corp of Engineers requirements we are requesting your office review the proposed location of a planned single-family residence and associated driveway to determine if there are any identified cultural impacts associated with the proposed project. Refer to the attached USGS location map for the property located on the west side of ME Rte. 102, approximately 0.6 miles south of Crooked Road.

If you have any questions do not hesitate to call. We thank you in advance for the time you will spend in consideration of this request. We look forward to your response.

Sincerely,

Frank Vickerson  
Assistant Engineer  
G.F. Johnston & Associates



G.F. Johnston & Associates  
Consulting Civil Engineers

**10. Medium Density Soil Survey § 125-66 J. (15)**

A Medium Density Soil Survey is included in this section of the application. *-Waiver Requested*



**11. Landscaping, Buffering and Screening Plan § 125-66 J. (22-23)**

- |                               |                           |
|-------------------------------|---------------------------|
| A. Botanical & Common Names   | - <i>Waiver Requested</i> |
| B. Plant Locations and Size   | - <i>Waiver Requested</i> |
| C. Installation Schedule      | - <i>Waiver Requested</i> |
| D. Maintenance Plan           | - <i>Waiver Requested</i> |
| E. Vegetation Clearing Limits | - <i>On Site Plan</i>     |
| F. Trees (8" +)               | - <i>Waiver Requested</i> |



## 12. Street, Sidewalk and Access Plan § 125-66 J. (44)

- |  |                           |
|--|---------------------------|
| A. Drainage Scheme at all Intersections Existing/Proposed                      | - <i>On Site Plan</i>     |
| B. Intersections of Proposed Streets with Existing Streets                     | - <i>On Site Plan</i>     |
| C. Access – Roadway ROW w/ Edge of Pavement, Shoulders,<br>Sidewalks and Curbs | - <i>On Site Plan</i>     |
| D. Drainage Feature – Type, Size, Profile, Cross-Section, and Inverts          | - <i>On Site Plan</i>     |
| E. Horizontal and Vertical Curve Data  | - <i>On Site Plan</i>     |
| F. Intersections – Turning Radii   | - <i>On Site Plan</i>     |
| G. Centerline Grade  | - <i>On Site Plan</i>     |
| H. Bearing, Distance, Tangent, Radii for All Street Lines                      | - <i>On Site Plan</i>     |
| I. Location, Dimension, Grade, Radii of Accel and Decel Lanes                  | - <i>Waiver Requested</i> |
| J. Design Details for Street Improvements                                      | - <i>Waiver Requested</i> |
| K. Travel Direction  | - <i>On Site Plan</i>     |
| L. Crosswalk Locations   | - <i>Waiver Requested</i> |
| M. Street Names  | - <i>Waiver Requested</i> |
| N. Subdivision Name  | - <i>Waiver Requested</i> |



G.F. Johnston & Associates  
Consulting Civil Engineers

**13. E-911 § 125-66 K.**

**A. Street Name Certification by the Tax Assessor**

***– Waiver Requested***



G.F. Johnston & Associates  
Consulting Civil Engineers

**14. Photographs § 125-66 L.**

- A. Towns Aerial Photograph - Included in Application Package**
- B. Pictorial of Site from Public Ways, Site Location / N, S, E, W**

*- Attached*

*- Attached*



PROJECT: TRIPLE CHICK FARM, LLC  
AERIAL PHOTO EXHIBIT  
BAR HARBOR, MAINE  
SCALE: 1" = 800'

**G.F. Johnston & Associates**  
Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200





G.F. Johnston & Associates  
*Consulting Civil Engineers*

**Exhibit 14.b**

**Site Photos**



**TRIPLE CHICK - TOWN HILL, MAINE - PHOTO EXHIBIT**



**UPSTREAM OF NARROWEST FORESTED WETLAND CROSSING POINT**



**DOWNSTREAM VIEW FROM PREVIOUS PHOTO**



**VIEW UPSTREAM AT NARROWEST STREAM POINT & FORESTED WETLAND CROSSING POINT**



**TREES OF SIGNIFICANCE MARKED AND SURVEY LOCATED FOR PLANNING PURPOSES FOR DRIVEWAY ALIGNMENT**



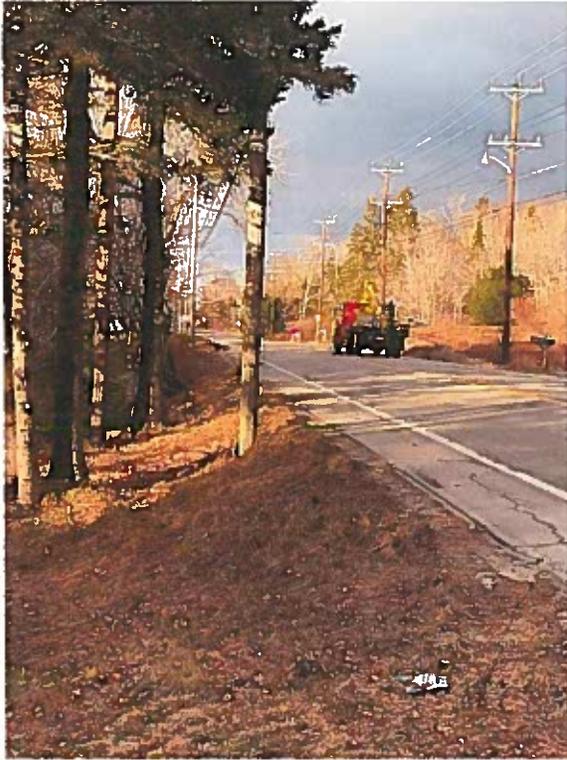
**UPLANDS VIEWED TOWARDS STATE ROUTE 198**



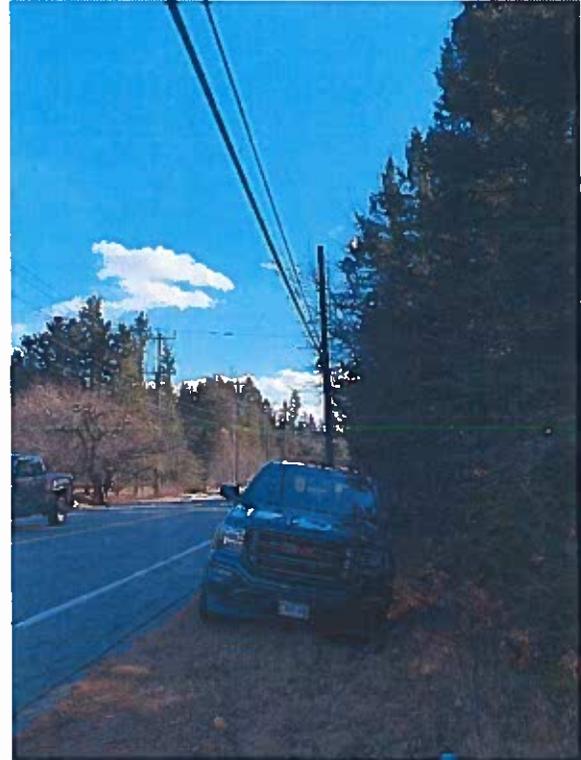
**FORESTED WETLAND @ WIDER POINTS ADJACENT TO STREAM AFTER RAIN / THAW**



## SIGHT DISTANCE PHOTO EXHIBIT



SIGHT DISTANCE LOOKING NORTH



SIGHT DISTANCE LOOKING SOUTH



G.F. Johnston & Associates  
Consulting Civil Engineers

**15. Subsurface Wastewater Disposal § 125-66 M.**

**A. HHE 200 Forms**

*– Waiver Requested*





G.F. Johnston & Associates  
*Consulting Civil Engineers*

## **17. Erosion and Sedimentation Control Plan § 125-66 0.**

### **A. Erosion & Sedimentation Control Plan**



## **Triple Chick Farm Erosion Control Standards Planning Considerations for Erosion Control and Minimizing Impacts to Land and Surrounding Resources.**

### **Avoidance or Minimization**

Pursuant to the MDEP and Town standards for avoidance and minimization we have tabulated below site specific considerations detailing how the project has minimized and avoided impacts to the greatest extent practical.

#### **1. Minimized Driveway Size.**

The typical downslope of a driveway is 3:1. In all of the crossings we are increasing the slope to 1.5H:1V to decrease the width and impacts. This downslope will be constructed of a method of vegetated stone slope. This is constructed by mixing a silty-loam with 4" angular rip rap. During the mixing (offsite) of the stone and loam, conservation seed mixes are also turned with the material stockpile. The material can be compacted on the road slopes and will vegetate. The aggressive roots and rock composition increase the soils stability angle. The grasses grow tall with the fescue contained in the mix and layover, presenting a sweeping vegetated cover of the stone slope. This allows the footprint size along with impacts to the site to be minimized.

#### **2. Driveway Location Minimize footprint in Resources**

Then entrance onto the site is in an area that has both safe sight distance and is in upland areas. The driveway is planned in very flat areas reducing footprint as it approaches forested wetland crossing. The route chosen also follows the previously cleared areas performed by the prior owners in and around 2002.

Avoiding steep slopes reduces the fill extensions required for the driveway construction. The minimization of fill extensions reduces the amount of tree removal required for the driveway construction. In addition, the less fill used minimizes disturbed area and potential for erosion. Through planning the access point of the driveway has been planned to minimize impacts and potential for erosion.

#### **3. Driveway Grades Parallel Contours to Minimize Fill**

The planning for the driveway included several iterations of flagging potential driveway routes, then surveying the topography and delineating the wetland boundaries. Taking into consideration this data the driveway was positioned to follow along the contours of the land to avoid excavation and fill.



Once the location of the drive was flagged topography was picked up in the area of crossings to fine tune the actual grading. By comparing existing grades to the proposed driveway surface, it was determined that the footprint of the drive in the wetland crossing will be limited to 35 feet wide at the toe.

The detail provided as part this application indicates this construction method to be used in the wetlands crossing area. The crossings have planned in not only the area where the wetland crossing is shortest distance horizontally, the crossings occur in areas where the grades vertically either side of the crossing are flatter. Particularly at brook crossing. The crossing area was chosen because of the flat zone in the approach to the crossings minimizes fill extensions. During our survey work it was apparent that the preferred crossing would ultimately incur less impact because of the flatter approach and less fill to maintain drive able grade. The planning for the resource crossings minimizes impacts by considering horizontal as well as vertical placement of the driveway.

#### **4. Temporary and Permanent Erosion Control Measures Minimizes Impacts from Erosion**

The design of the project incorporates construction methodologies and erosion control practices that will mitigate the negative effects of sediment transport to the environment. The standards contained on the plan will be made part of the contract documents for the work. This makes the erosion control measures enforceable provisions for an approval that may be granted based on the information presented by the plans. Specifically, the measures employed and their effectiveness at minimizing impacts are described below.

#### **5. Vegetated Driveway Shoulders and Downslopes and BMPs**

The plan is to use conservation mix on the driveway shoulders and a combination of seed and bark mulch on the downslope of the drive for permanent stabilization.

##### **Stone Lined Swale Turnouts**

To break the runoff into more palatable pieces the runoff may be managed more effectively. As depicted on the plan several cross sloped culverts will be installed with stone lined aprons and plunge pools at the culvert outlets. The outlets have been planned in areas that will allow the flows to be converted from channelized to sheet flow before entering wooded buffers. The turnouts have been planned in areas where topography allows their installation and the wooded buffers between the storm outlet and resources are maximized.

##### **Vegetated Structural Fill in Crossing**

The downslopes of the driveway in the areas of wetlands and the brook will use a mix of round stones and silt loam for stabilization. The mix allows the fill extensions to be up to 1.5:1 which minimizes the overall foot print of the driveway. The silty loam mix hardens with the stones in place to form a very rigid and stable driveway shoulder. The voids between the stones allow



vegetation to be established on the surface, greening the side slope while preventing erosion. A photo example of this construction method is attached in the photo section of the application.

#### **6. Stream Crossing Impact Minimization and Sizing**

The section of Babson brook at the crossing drains and upland area of 150 acres +/- of watershed.

The watershed is comprised of minimal development, mostly wooded areas and underbrush. The Soils by Hancock County Soil Survey indicate the soils present are Tunbridge-Lyman complex (TuB), having a hydrologic soil group of C/D. Using the unit hydrography method of estimating run off flows the anticipated 100-year flows for the crossing are 174.25 cfs.

The stream is meandering with sandy bottom, alders and spruce along the banks. The average width of the brook at the crossing is 4.30'. The size of the crossing was then based on hydrology, DEP Standards and Army Corp Best Management Practices. The interpretation of these three standards proved the Army Corps BMPs provided for the widest opening when compared to hydrological needs. ACOE BMPs consider a 1.2 minimum ration of bank full elevation to width of culvert. The average width of 4.3 x 1.2 results in a 62" diameter culvert. We have rounded up to a minimum of 72" smooth interior culvert with 3 sides. The open bottom leaves an undisturbed steam bed intact.

In addition to the main crossing we have also provided 2 emergency bypass culverts outside of the stream bed but east and west of the crossing. Considering the area is forested with debris these culverts will be set higher than the top of stream bank but provide relief in events anticipated above the 100-year event or when debris may impede flows.

The inlet and outlet embankments will have round stone embankments mixed silt loam to establish vegetation. These areas will aid in mitigating scour at the inlet and outlet.

#### **Detailed Specifications on Temporary Erosion Control Measures**

Attached as part of the application are specifications for temporary erosion control. These standards are made part of the contract documents for any work that may occur onsite.

#### **Resource Crossing Summary**

The parcel has a relatively small window of frontage on the highway. This window becomes smaller when you apply safe sight distance. Using planning and design standards the forested wetland crossing impacts can be reduced to 9,331 square foot. By crossing the wetlands at the narrowest spot and remaining tight on downslopes the impacts are minimized to the greatest practical extent while still providing a useful access to the site. By employment of the BMPs described and construction monitoring the impacts will be minimized and will result in a green belt of access to an undeveloped parcel.



## **Erosion Control Plan for Wetland and Stream Crossing.**

The specifications for erosion control for the wetland and stream crossing will be made part of the contract documents. The installation of the wetland and stream crossings will comply with the standards below and Maine DEP Best Management Practices. All standards and specifications contained in this application will be made part of the conditions of any permit issued under this permit application, including;

### **Erosion Control Specifications for Wetland and Stream Crossings**

This erosion control plan has been prepared for the **Triple Chick Farm, LLC in Bar Harbor, ME.** This plan is intended for use with the wetland and stream crossings as part of the application.

These specifications as part of this application make them enforceable provisions of any permits granted for the project.

No equipment cleaning may occur within the wetlands.

Erosion control must be installed and maintained.

#### **A. General**

1. All work and measures will be as per the "Maine Erosion and Sediment Control BMP's March 2003 DEPLW0588."
2. The attached specifications shall be employed.

#### **B. Prior to Construction**

1. Prior to any soil disturbance, silt fence will be installed down-slope of the area to be disturbed. In the wetlands, silt fence will be installed on both sides of the driveway where appropriate

#### **C. During Construction**

1. Exposed soil surfaces shall be treated immediately if they are to remain ungraded more than 30 days or if they are at final grades.
2. Drainage ways, either designed or incidental, shall have filter barriers installed.
3. All work and materials necessary to minimize sediment loss from the site shall be provided.
4. All erosion control measures shall be inspected and repaired after every rainfall and at least daily during prolonged rainfall.

#### **D. Post Construction**

1. Erosion control measures shall be maintained until permanent soil stabilization has been achieved.

### **1.01 Description of Work:**



A. Provide and maintain devices to control erosion, siltation, sedimentation and dust that occurs during construction operations. Undertake every reasonable precaution and do whatever is necessary to avoid erosion of soil and to prevent silting of wetland areas and drainage ditches.

B. Provide measures to control dust caused whether on or off the Project site.

C. Deficiencies in erosion control measures indicated by failures or erosion shall be immediately corrected by providing additional measures or different techniques to correct the situation and prevent subsequent erosion.

D. Exposure of soils on embankments, excavations, and graded areas shall be kept as short as possible. Initiate seeding and other erosion control practices as soon as reasonably possible.

E. Install erosion control measures in any ditch, swale or channel before water is allowed to flow in the waterway.

F. Mechanized equipment will not be permitted in water courses.

#### **1.02 Quality Assurance:**

A. Conform to all requirements of applicable Federal, State and local permits and conform to the recommendations of the Maine Erosion and Sediment Control

BMPs (see Part B below) whether the measures are specifically noted herein, or not.

B. Standards: "Maine Erosion and Sediment Control BMP's March 2003 DEPLW0588" hereinafter called Erosion Control Handbook.

#### **Part 2 - Products**

**2.01 Materials:** Use the following materials to implement and construct erosion control measures.

A. Siltation Fence: Mirafi Environfence, Amoco 1380 Silt Stop, or approved equal.

B. Mulch: Type and use as specified by the Erosion Control Handbook

1. Long fibered hay or straw in dry condition and which are relatively free of weeds and foreign matter detrimental to plant life.

2. Mulch netting: Plastic or nylon mesh netting with approximate openings of 1/4" to 1".

C. Temporary Erosion Control Matting: Type and use as specified by the Erosion Control Handbook.

1. Rolled matting blanket consisting of excelsior wood fiber, jute, straw, or paper bound with a weave of twisted craft paper, cotton cord or plastic mesh.



2. Provide staples for fastening matting to the ground. Staples shall be fabricated in a "U" shape from 11 gauge or heavier stiff galvanized steel wire, 6 to 12 inches in length and 1 to 2 inches across.

**D. Permanent Seeding:** Cut and fill slopes and disturbed areas will be stabilized as follows:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.
2. Organic Starter Fertilizer may be used in accordance to manufacturer recommendations.
3. Following seed bed preparation, back slopes will be seeded to a mixture conservation mix seed can be used. Seeding rate is 3 lbs. per 1,000 square feet. Lawn quality sod may be substituted for seed.
4. Hay mulch at the rate of 90 lbs. per 1,000 square feet of a hydro-application of asphalt, wood, or paper fiber will be applied following seeding. A suitable binder such as curason or terrtack will be used on hay mulch for wind control.

**E. Hay Bales:** Rectangular shaped bales of hay or straw weighting at least 40 pounds per bale; free from noxious weed seeds and rough or woody materials.

**F. Filter Fabric:** Provide Mirafi 140N woven textile or equal. PART 3 - EXECUTION

### **3.01 Construction:**

**A. Silt Fence:**

1. Install silt fence prior to any earthwork including grubbing.
2. Install parallel to contours where possible, prior to site clearing and grading activities.
3. Bury lower edge of fabric below ground surface to prevent underflow, as noted in the Erosion Control Handbook.
4. Curve ends of fence uphill to prevent flow around ends.
5. Inspect frequently; repair or replace any damaged sections.
6. Remove fence only when adequate grass catch has been established.

**B. Mulch:**

1. Undertake after each area has been properly prepared.
2. When seed for erosion control is sown prior to placing the mulch, place mulch on the seeded areas within 48 hours after seeding.
3. Blowing chopped mulch will be NOT be permitted.
4. Hay mulch should cover the ground enough to shade it, but the mulch should not be so thick that a person standing cannot see the ground through the mulch.



5. Remove matted mulch or bunches.

C. Temporary Erosion Control Matting (where necessary):

1. Surface Preparation:

- a. Conform to grades for slopes and ditches shown of the drawings.
- b. Finish to a smooth and even condition with all debris, roots, stones, and lumps raked out and removed.
- c. Loosen soil surface to permit bedding of the matting.
- d. Unless otherwise directed, apply seed prior to placement.

2. Installation:

- a. Place strips lengthwise in the direction of the flow of water.
- b. Where strips are laid parallel or meet as in a tee, overlap at least 4 inches.
- c. Overlap ends at least 6 inches in a shingle fashion.
- d. The up-slope end of each strip of the matting shall be turned down and buried to a depth of not less than 6 inches with the soil firmly tamped against it.
- e. Build check slots at right angles to the direction of the flow of water. Space so that one check slot or one end occurs within each 50 feet of slope length. Construct by placing a tight fold of the matting at least 6 inches vertically into the ground, and tamp the same as up-slope ends.
- f. Bury edges of matting around the edges of the catch basins and other structures.
- g. When ordered, additional seed shall be spread over matting, particularly at those locations disturbed by building the slots. Matting shall then be pressed onto the ground with a light lawn roller or by other satisfactory means.
- h. Drive staples vertically into the ground flush with the surface.
- i. On slopes flatter than 4:1, space staples not more than 3 feet and one row, alternately spaced, down the center.
- j. On grades 4:1 or steeper, place in the same three rows, but spaced 2 feet apart.
- k. On all overlapping or butting edges, double the number of staples, with the spacing halved; all ends of the matting and all required check slots shall likewise have staples spaced every foot.

D. Permanent Seeding:

1. Seed with appropriate seeds and application rates as noted in Section 2.01D.



2. Mulch areas where seeding has been applied. Do not mulch seeded areas where matting will be immediately installed.

**E. Topsoil Storage:**

1. Topsoil, which is stockpiled on the site for use in loam applications, shall be placed out of natural drainages, in piles not more than 8 feet in height, which have side slopes of 2:1 to 1.5:1.

2. A trench (depth as required) shall be constructed around the base of the pile to prevent eroding soil from washing into drainages.

**J. Other Temporary Measures:**

1. Type and use shall be as specified in the Erosion Control Handbook.

**K. Winter Stabilization Notes**

1. At this time, it is not expected that significant soil disturbance will occur during Winter months or periods of heavy icing. If construction is performed during these times the following construction practices will be followed.

a. All disturbed areas not stabilized with stone or other measures will have an approved erosion control matting installed.

b. Installation of rip rap slopes will be completed each day. No graded slopes which have not been stabilized will be left overnight.

c. No frozen soil material or material containing significant snow or ice will be used for fill material.

d. All material stockpiles will have silt fence and/or hay bales installed down gradient of piles.

e. Follow general erosion control notes described previously wherever possible and as conditions permit.

**3.02 Maintenance**

A. Inspect erosion control practices immediately after each rainfall and at least daily during prolonged rainfall or snowmelt for damage. Provide maintenance and make appropriate repairs or replacement.

B. Remove silt from silt fence when it has reached one foot above grade or prior to expected heavy runoff or siltation.

C. Repair matting if any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately.

**3.03 Removal of Temporary Erosion Control:**

A. Remove temporary materials and devices when permanent soil stabilization has been achieved.

B. Level and grade to the extent required to present a slightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.



C. Remove unsuitable materials from site and dispose of in a lawful manner.



G.F. Johnston & Associates  
Consulting Civil Engineers

**18. Fire Protection § 125-66 P.**

- |   |                           |
|---|---------------------------|
| <b>A. Statement from Bar Harbor Fire Chief</b>              | <b>- Waiver Requested</b> |
| <b>B. State Fire Marshall's Office Preliminary Approval</b> | <b>- Waiver Requested</b> |



G.F. Johnston & Associates  
Consulting Civil Engineers

**19. Solid and Hazardous Waste § 125-66 Q.**

**A. Description of Amount and Nature of Solid and Hazardous Waste**

**- *Waiver Requested***



G.F. Johnston & Associates  
Consulting Civil Engineers

## 20. Building Plans & Elevations § 125-66 R

- A. Floor Plans for Levels of All Structures - *Waiver Requested*
- B. All Elevations Indicating Height with Proposed Exterior Materials and color. - *Waiver Requested*
- C. Proposed Use of All Floors - *Waiver Requested*
- D. Seating Capacity - Restaurants only - *Waiver Requested*



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Consulting Civil Engineers

## 21. Lighting Plan § 125-66 S.

- |  |                           |
|--|---------------------------|
| A. Exterior Lighting Details Existing and Proposed             | - <i>Waiver Requested</i> |
| B. Types of Fixtures with Manufacturer's Specifications Sheets | - <i>Waiver Requested</i> |
| C. Radius of Intensity of Illumination                         | - <i>Waiver Requested</i> |



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Consulting Civil Engineers

**22. Signs § 125-66 T.**

**A. Design Details Existing & Proposed**

*- Waiver Requested*



### 23. Traffic Impact § 125-66 U

A. Trip Estimates – Amount & Type – Day & Peak hours

- *Waiver Requested*

B. Engineering Impact Analysis

- *Waiver Requested*

Site specific data indicates that peak vehicle trip generation will not exceed 100 vehicles per day



**24. Technical and Financial Capacity § 125-66 V.**

- |   |                           |
|---|---------------------------|
| A. Cost Estimate  | - \$175,000               |
| B. Financing Arrangements   | - <i>Waiver Requested</i> |
| C. Curriculum Vita of Each Professional Associated with the Project | - <i>Waiver Requested</i> |
| D. Descriptions of Similar Project by Developer                     | - <i>Waiver Requested</i> |



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## 25. Business Operations § 125-66 W.

- |   |                           |
|---|---------------------------|
| A. Operating Statement & Mitigation Plan    | - <i>Waiver Requested</i> |
| B. Employment & Operation Hours Projections | - <i>Waiver Requested</i> |
| C. Operator Information (if not owner)      | - <i>Waiver Requested</i> |



**26. Mining § 125-66 X**

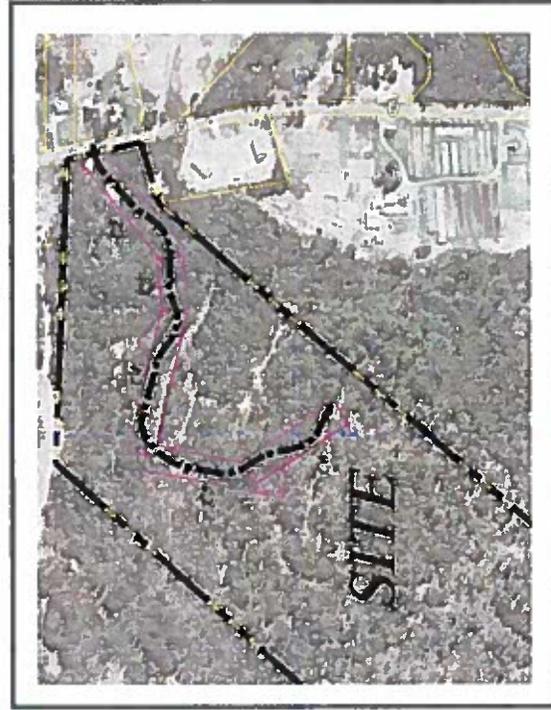
- |   |                           |
|---|---------------------------|
| A. DEP Permit where Applicable                | – <i>Waiver Requested</i> |
| B. Extraction Plan                            | – <i>Waiver Requested</i> |
| C. Restoration Plan                           | – <i>Waiver Requested</i> |
| D. Performance Guarantee for Restoration Plan | – <i>Waiver Requested</i> |
| E. Washing Operation Plans                    | – <i>Waiver Requested</i> |
| F. Evidence of Insurance                      | – <i>Waiver Requested</i> |

# DRIVEWAY CONSTRUCTION & STREAM CROSSING PERMIT PLAN FOR TRIPLE CHICK FARM, LLC.

RECEIVED

JAN 28 2020

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT



INDEX:

C0	TITLE PAGE
C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN 0+00 TO 5+00
C3	DRIVEWAY PLAN 5+00 TO 6+40 - STREAM CROSSING
C4	DRIVEWAY PLAN 6+40 TO 12+00
C5	DRIVEWAY PLAN 12+00 TO 18+00
C6	DRIVEWAY PLAN 18+00 TO 22+20
D1	DETAILS

DATE	REVISION:
JANUARY 16, 2020	PERMIT PLAN
JANUARY 28, 2020	REV J (CHANGES TO ALIGNMENT & GRADING)

**G.F. Johnston & Associates**  
Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04879  
207-344-1220

OWNERS:

OWNER/CLIENT:  
TRIPLE CHICK FARM, LLC  
1158 FIFTH AVENUE, APT 1B  
NEW YORK, NY 10029

REV I

LEGEND

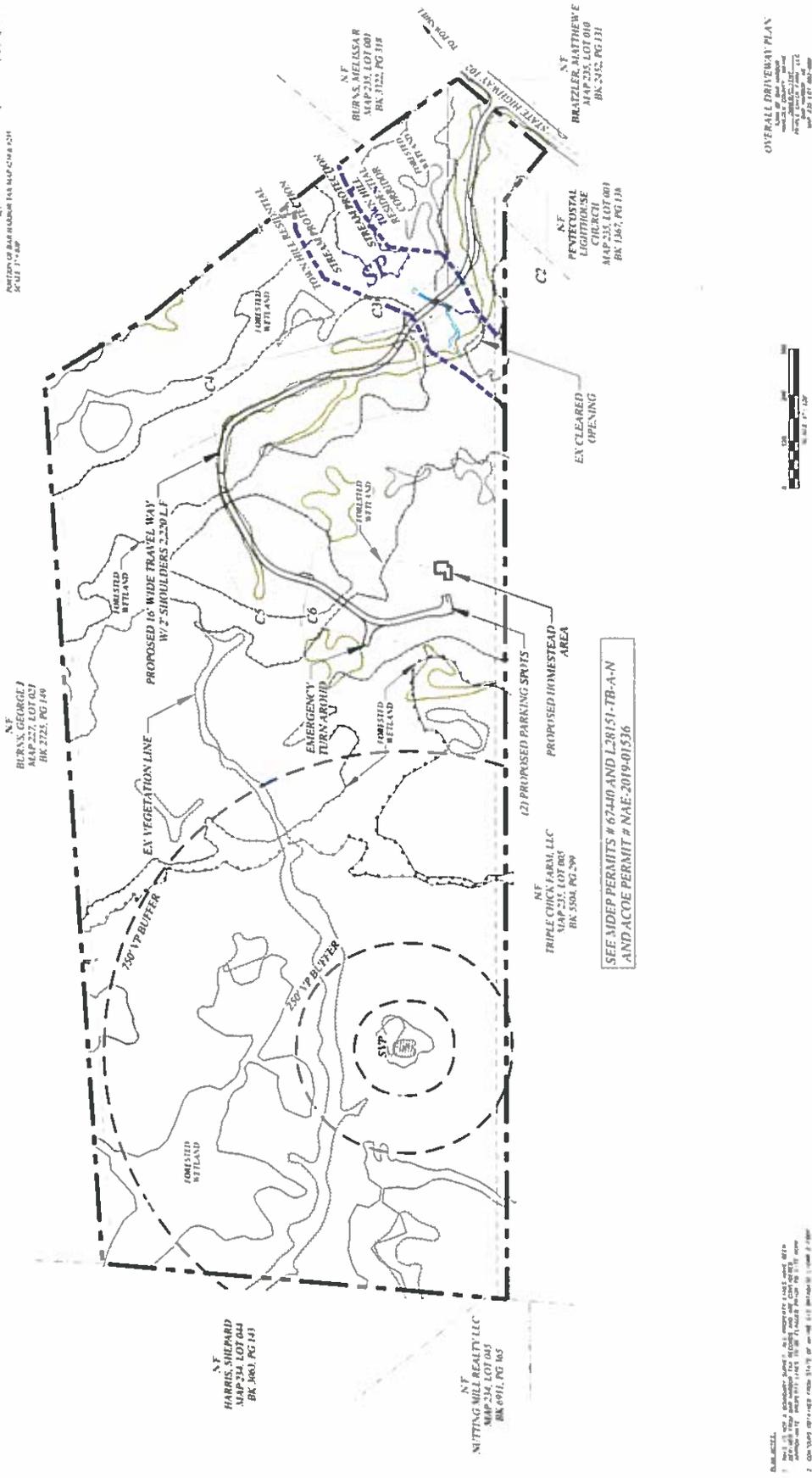
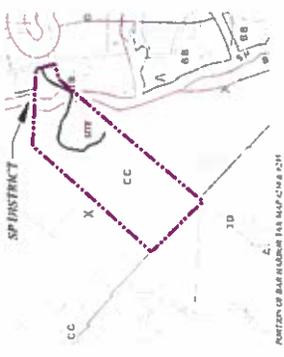
- PROPERTY LINE
- ROW LINE
- EDGE OF GRAVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CLEARING LIMIT
- EXISTING TREE LINE
- SILT FENCE AND HAY BALES
- PROPOSED STORM SEWER LINE
- GRANITE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- EX. BOULDER
- EX. TREE
- STONE DITCH PROTECTION



NOT FOR CONSTRUCTION  
 IF ENGINEERS  
 AFFIXED AND  
 SIGNED

DATE	04/11
SCALE	AS SHOWN
PROJECT	1-12
PROJECT #	1-0015
PROJECT #1	00
PROJECT #2	00
PROJECT #3	00
PROJECT #4	00
PROJECT #5	00
PROJECT #6	00
PROJECT #7	00
PROJECT #8	00
PROJECT #9	00
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PROJECT #100	00

OVERALL DRIVEWAY PLAN  
 Scale of 1" = 100'  
 DATE: 04/11/18  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 1-0015

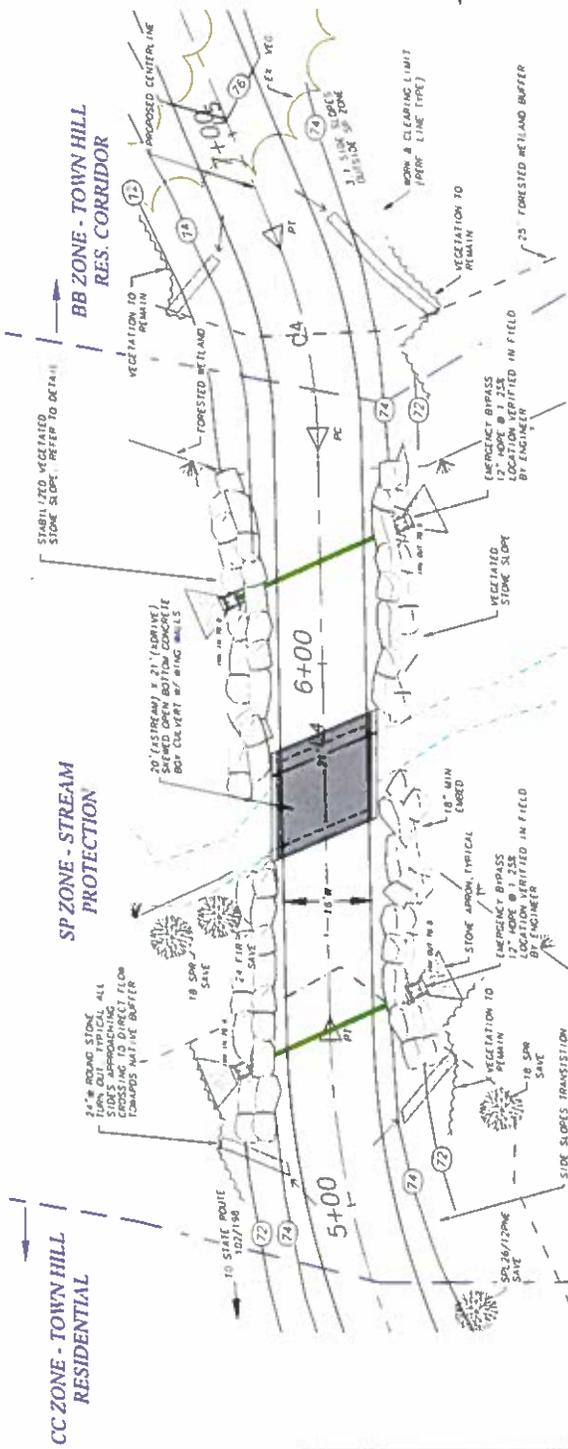


DATE: 04/11/18  
 DRAWN BY: J. [Name]  
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 PROJECT NO: 1-0015

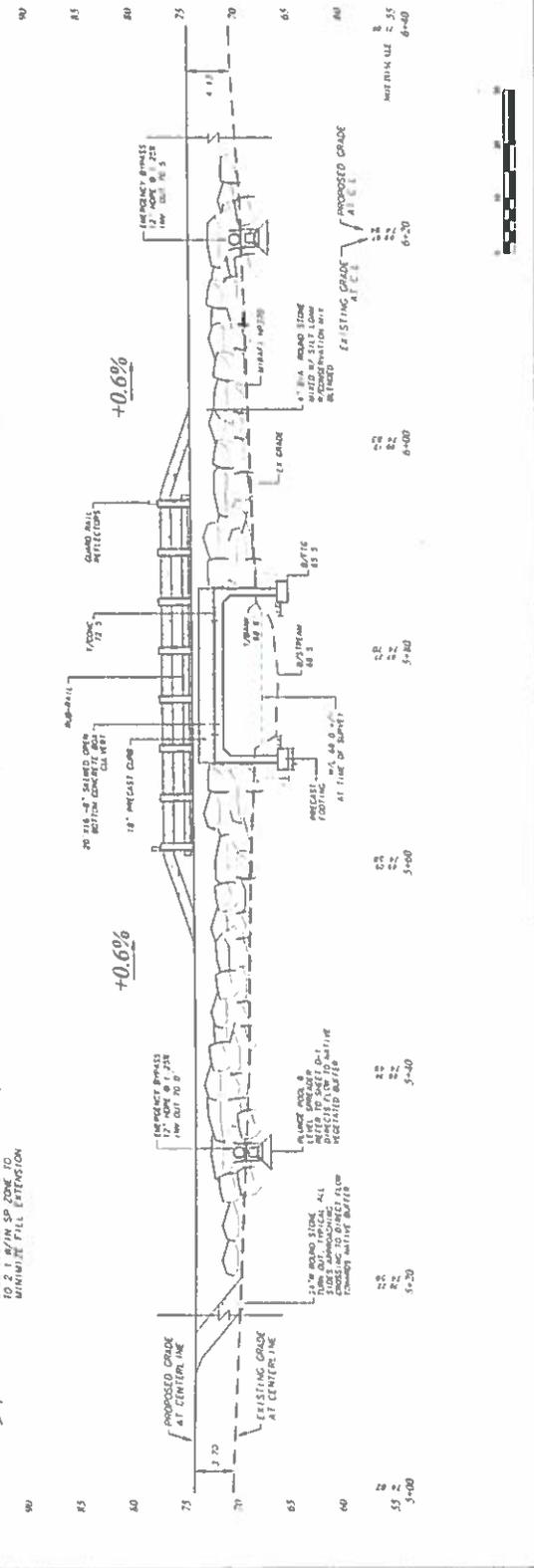
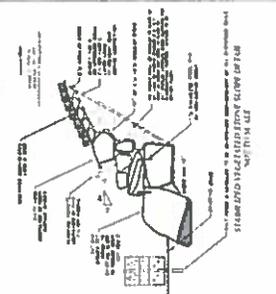


SP ZONE TABLE

LINE	CLASSIFICATION	SP ZONE
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2	2.0	2.0
3	2.5	2.5
4	3.0	3.0
5	3.5	3.5
6	4.0	4.0
7	4.5	4.5
8	5.0	5.0
9	5.5	5.5
10	6.0	6.0



G.F. Johnston & Associates  
 Consulting Civil Engineers  
 P.O. Box 197  
 Southport Harbor, Maine 04759  
 207-544-1200



PROJECT NO. 2023-001  
 SHEET NO. 10

DATE: JAN 18, 2023  
 SCALE: AS SHOWN  
 PROJECTED BY: J. [Name]  
 CHECKED BY: [Name]

PROJECT NO. 2023-001  
 SHEET NO. 10

DATE: JAN 18, 2023  
 SCALE: AS SHOWN  
 PROJECTED BY: J. [Name]  
 CHECKED BY: [Name]

PROJECT NO. 2023-001  
 SHEET NO. 10

DATE: JAN 18, 2023  
 SCALE: AS SHOWN  
 PROJECTED BY: J. [Name]  
 CHECKED BY: [Name]

PROJECT NO. 2023-001  
 SHEET NO. 10

DATE: JAN 18, 2023  
 SCALE: AS SHOWN  
 PROJECTED BY: J. [Name]  
 CHECKED BY: [Name]

PROJECT NO. 2023-001  
 SHEET NO. 10



NOT BE USED FOR ANY OTHER PROJECTS UNLESS SPECIFICALLY APPROVED AND SIGNED

DATE	10/11/11
SCALE	AS SHOWN
PROJECT NO.	11-001
PROJECT NAME	11-001
PROJECT LOCATION	11-001
PROJECT OWNER	11-001
PROJECT NUMBER	11-001
PROJECT DATE	11-001
PROJECT DRAWING	11-001
PROJECT SHEET	11-001
PROJECT TOTAL SHEETS	11-001

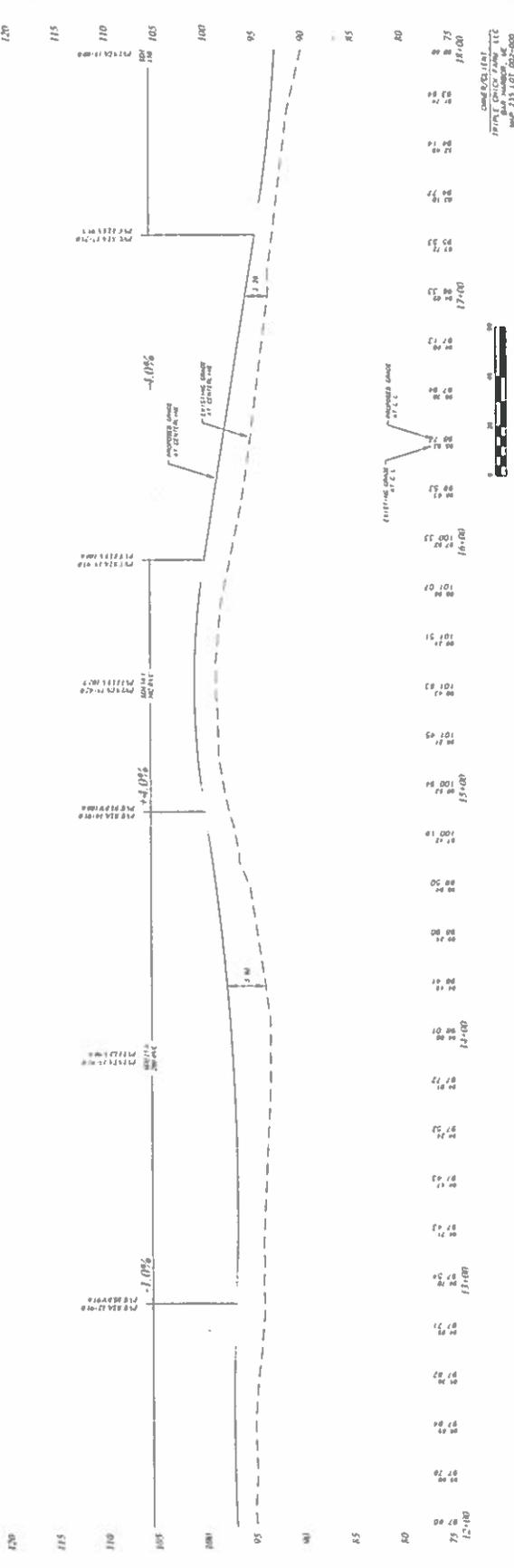
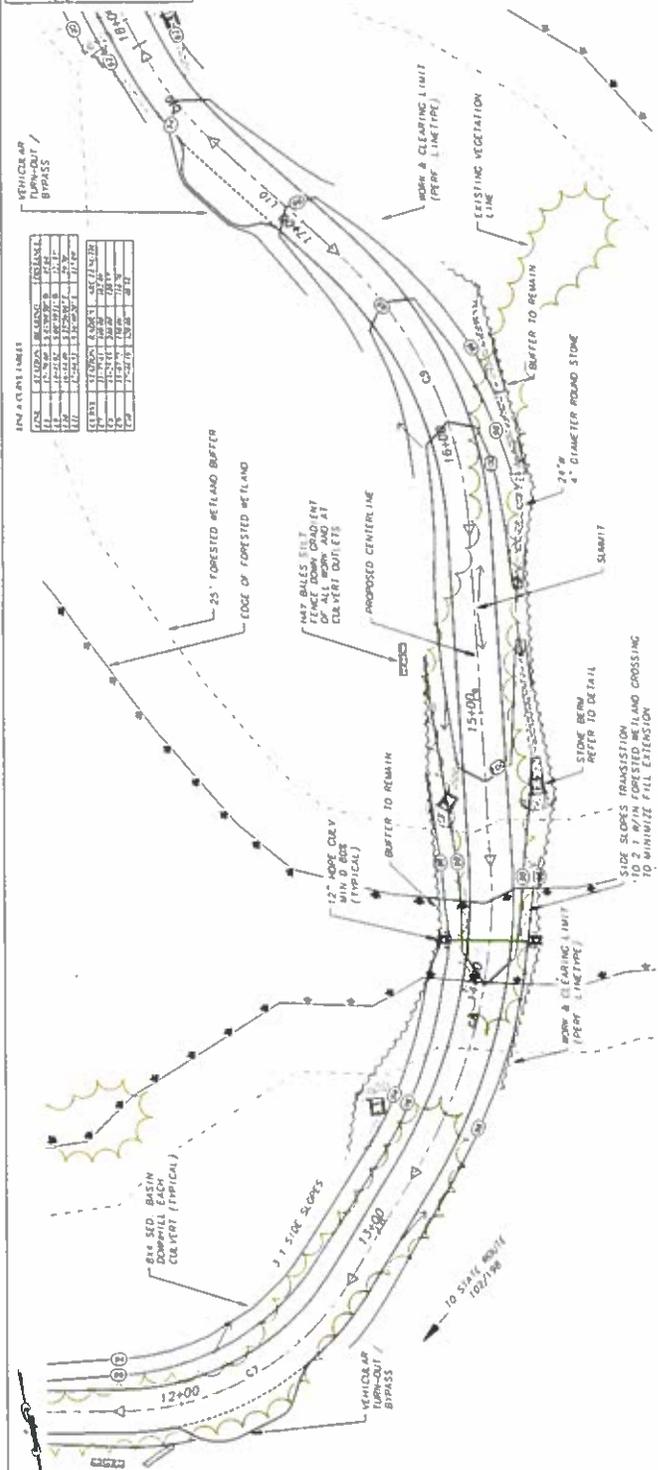


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328	43+70	1/8"
329	4	



NOT FOR CONSTRUCTION  
 WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER

DATE	1/14/2010
SCALE	AS SHOWN
PROJECT NO.	10-001
PROJECT NAME	TRIPLE CHECK FARM LLC
PROJECT LOCATION	MAP 213, 100-000
SHEET NO.	C-5

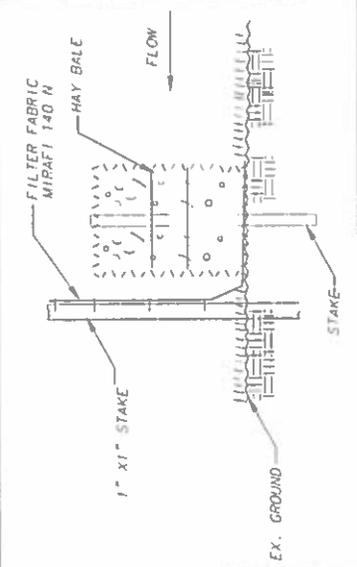


COMPILED BY  
 TRIPLE CHECK FARM LLC  
 100-000  
 MAP 213, 100-000

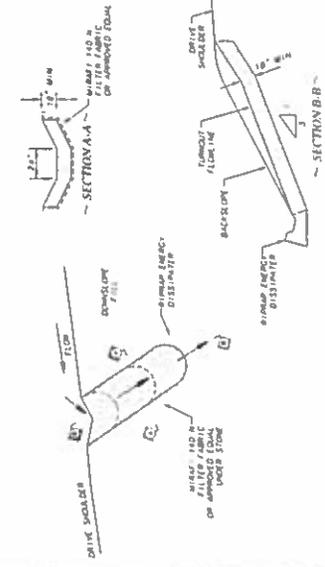


CONSTRUCTION  
 CONTRACTORS  
 IF ENGINEERS  
 AFFID AND  
 STAMP

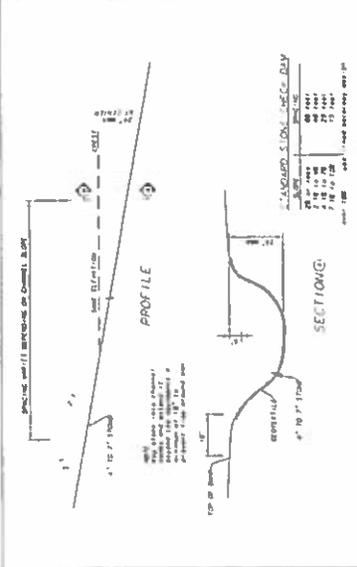
DATE	JAN 01 21 2020
SCALE	1" = 20'
PROJECT NO.	19-0015
DRAWN BY	JP
CHECKED BY	JP
NO. 12 001	
<b>D-1</b>	



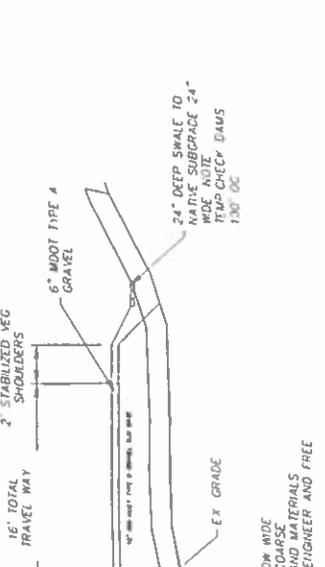
**SILFENCE AND HAYBALES DETAIL**  
 SCALE: N.T.S.



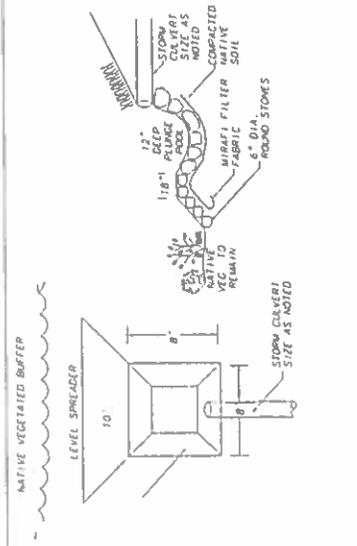
**DITCH TURNOUT DETAIL**  
 N.T.S.



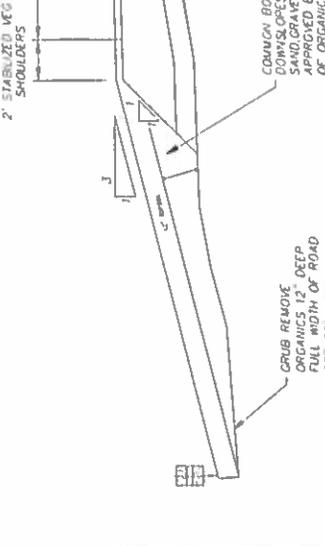
**STONE CHECK DAM**  
 SCALE: N.T.S.



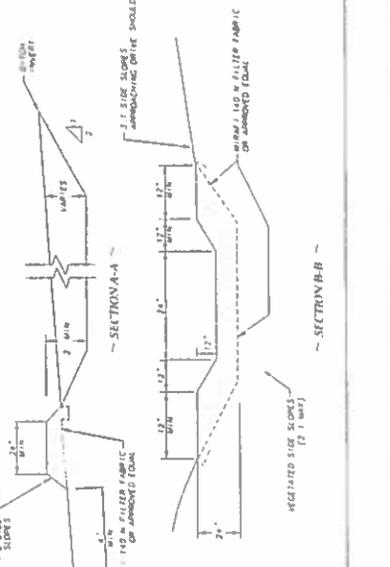
**TYPICAL DRIVEWAY SECTION**  
 N.T.S.



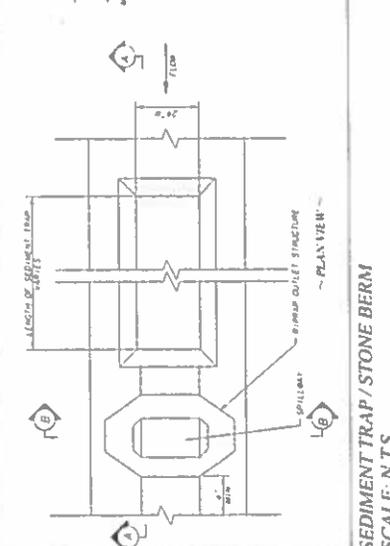
**INLET/OUTLET DETAIL**  
 SCALE: N.T.S.



**TYPICAL DRIVEWAY SECTION**  
 N.T.S.



**SEDIMENT TRAP / STONE BERM**  
 SCALE: N.T.S.



**TYPICAL DRIVEWAY SECTION**  
 N.T.S.