

November 5, 2025



Town of Windham Planning Board
8 School Road
Windham, ME 04062

RE: Camping World – RV Dump Station Operation and Maintenance

Location: 480 Roosevelt Trail, Windham, Maine

Introduction

Camping World is proposing to install a recreational vehicle (RV) dump station at its existing retail and service facility located at 480 Roosevelt Trail in Windham, Maine. The proposed dump station will provide a safe, sanitary, and convenient location for private Camping World customers to properly dispose of RV wastewater.

Currently, the Town of Windham does not have specific ordinances or regulations defining or governing RV dump stations. However, the Maine Department of Environmental Protection (DEP) has reviewed the site plans and approved an amendment to the Site Location of Development (SLODA) permit to allow the installation and operation of the proposed dump station. The amended SLODA permit was approved and released by the Maine DEP on November 4, 2025 (permit L-27551-0002).

The existing on-site wastewater disposal system consists of a septic tank and disposal field with a total design flow capacity of 1,100 gallons per day (GPD). Of this total, 500 GPD has been specifically allocated for use by the new RV dump station.

This document provides a detailed plan for the **operation, maintenance, flow monitoring, and reporting** associated with the dump station to ensure compliance with DEP requirements and to protect public health and the environment.

1. Operation and Maintenance

Purpose and Use

The RV dump station will serve Camping World customers and Good Sam members who require a facility to dispose of sanitary waste from their RVs. The station is solely for private customer use and will not be open to the general public.

Supervised Operation

All RV dumping activities will occur under direct supervision of Camping World staff to ensure:

- Proper use of the dump station and secure connection of fittings,
- Prevention of spills or misuse,
- Education for the customers on the process of how to dump their tank in order to keep their RV unit properly maintained,

- Compliance with the daily flow limit of 500 GPD.

During business hours, staff will monitor each dumping event and record flow data. Outside of business hours, the dump station will remain **locked and inaccessible** to prevent unauthorized use.

Flow Monitoring and Control

A **flow meter** will be installed downstream of the RV dump connection point. This meter will provide continuous measurement of wastewater volume discharged into the system. If the cumulative daily flow reaches the 500 GPD limit, Camping World staff will immediately close and lock the dump station for the remainder of the day to ensure compliance with design capacity limits.

Tank Monitoring and Solids Management

A **float alarm system** will be installed in the septic tank to monitor the elevation of waste water. When the alarm is triggered, it will indicate that the tank requires pumping and cleaning. Camping World will promptly schedule septic service and notify the Town of Windham when maintenance has occurred, including the date and volume of waste removed.

2. Flow Meter Logging and Reporting

To maintain accurate records and ensure regulatory compliance, Camping World will:

- Record **daily flow meter readings** at the close of each business day,
- Maintain a **logbook or digital database** documenting each day's total flow,
- Submit a **monthly report** to the Town of Windham summarizing the daily flow data for that month.

These reports will help the Town verify that the 500 GPD limit is consistently observed and provide transparency in ongoing operations.

3. OxyPro Septic Treatment System

In accordance with Maine DEP guidance, an **OxyPro Septic Treatment System** will be installed downstream of the existing septic tank. This system will provide advanced treatment to reduce nitrogen concentrations before effluent enters the disposal field, thereby enhancing environmental protection and extending the lifespan of the leach field.

Camping World will:

- Operate and maintain the OxyPro system strictly in accordance with the manufacturer's **Operation and Maintenance Manual**,
 - Conduct **biannual sampling** (twice per year) to measure total nitrogen concentrations (Nitrate-N + TKN),
 - Report results to the Maine DEP and the Town of Windham if concentrations exceed **40 mg/L**, and
 - Perform any maintenance or corrective actions recommended by the manufacturer or regulatory agencies to ensure continued compliance.
-

4. Summary

This operational plan demonstrates Camping World's commitment to environmental protection, regulatory compliance, and public health protection. Key safeguards include:

- Supervised customer use during business hours only,
- Flow monitoring with automatic operational limits,
- Regular solids management and maintenance notifications,
- Routine flow data reporting to the Town, and
- Enhanced wastewater treatment through the OxyPro system.

Through these measures, the proposed RV dump station will operate safely, efficiently, and within the design and regulatory limits established by the Maine DEP.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Windham

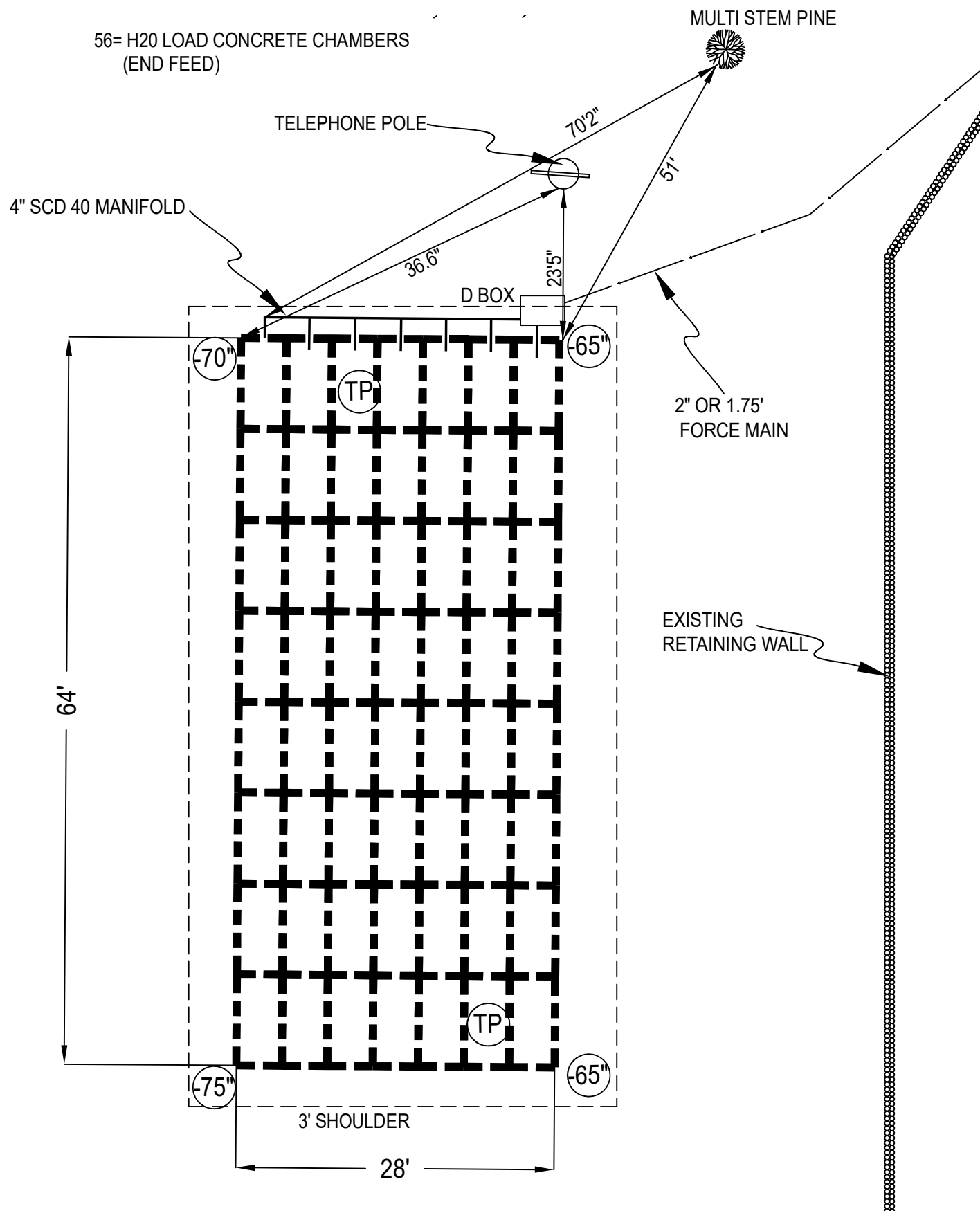
Street, Road, Subdivision
480 Roosevelt Trail

Owner or Applicant Name

Camper World

SUBSURFACE WASTEWATER DISPOSAL PLAN

Hort- 1"= 20"



John Wiesemann
Site Evaluator Signature

410
SE #

8-18-2024 Rev. 7/28/2025, rev 10/29/2025

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HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Maine Department of Human Services Division of Health Engineering, Station 10 (207) 287-5672 Fax: (207) 287-3165
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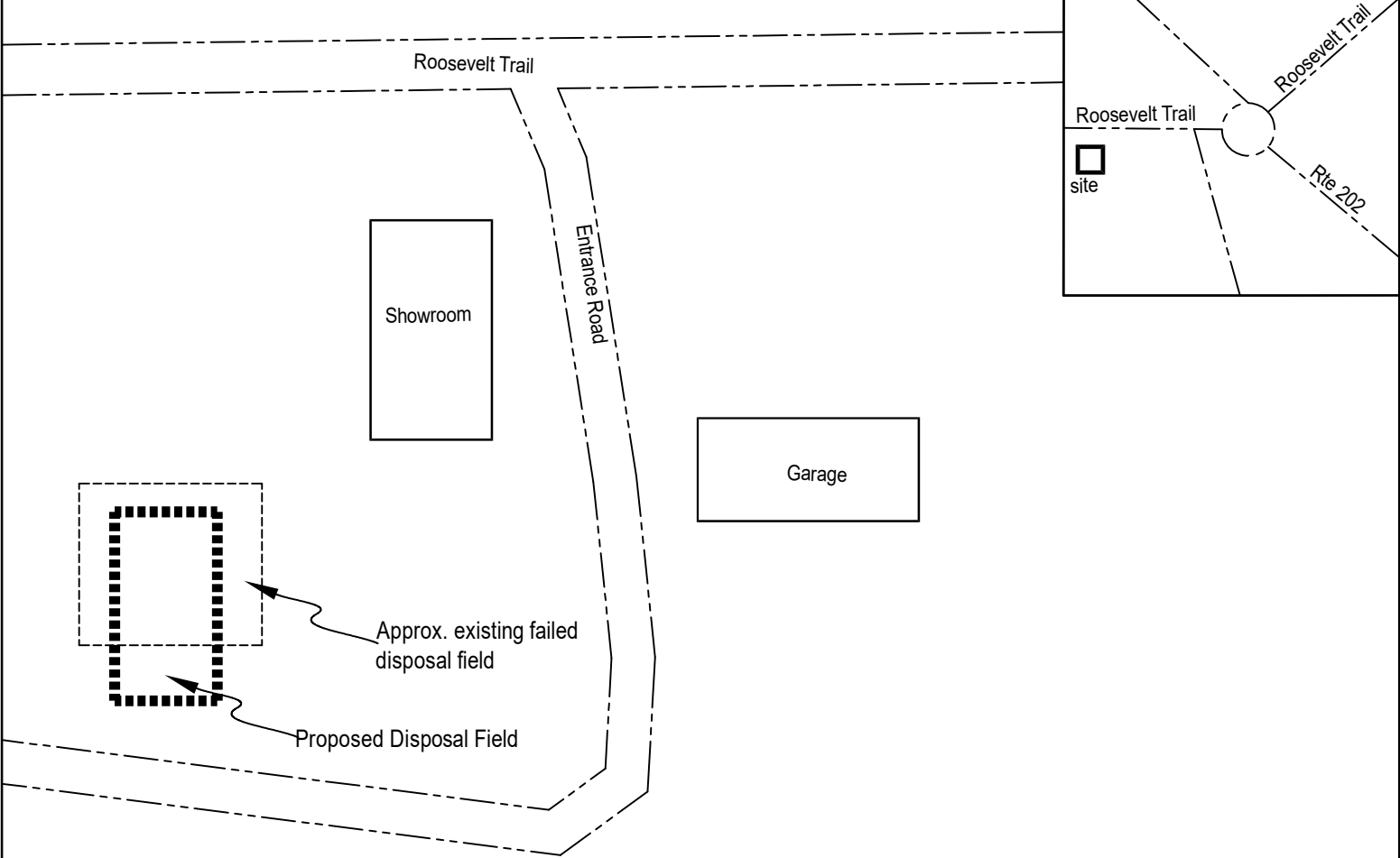
Owner or Applicant Name Camperworld
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Town, City, Plantation	Windham
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Street, Road, Subdivision
480 ROOSEVELT TRAIL

	SITE PLAN Scale 1" = <u> </u> ft.
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SITE LOCATION PLAN



Sebago Cove

SOIL PROFILE DESCRIPTION AND CLASSIFICATION	(Location of Observation Holes Shown Above)
---	---

(Location of Observation Holes Shown Above)

Observation Hole # 1 ☒ Test Pit ☐ Boring

Observation Hole # _____	☐ Test Pit	☐ Boring
--------------------------	-----------------------------------	---------------------------------

1	"	Depth of organic horizon above mineral soil
---	---	---

"	Depth of organic horizon above mineral soil
---	---

Depth below mineral soil surface (inches)	Texture		Consistency	Color	Mottling
	SANDY LOAM			D. BROWN	
					NONE
	↓		FRIBLE Large Boulders		
	LOAMY SAND				
				Y BROWN	
	48	Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
12	C	1	36"		

Depth below mineral soil surface (inches)		Texture	Consistency	Color	Mottling
	0				
	6				
	12				
	18				
	24				
	30				
	36				
	42				
48					
	Soil	Classification	Slope	Limiting Factor	☐ Groundwater
					☐ Restrictive Layer
	Profile	Condition	Percent	Depth	☐ Bedrock

John Wiesemann				

Site Evaluator Signature

410 8

SE #

8-18-2024 Rev. 7/28/2025 rev 10/30/2025

Date
HHH

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HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION			
Town, City, Plantation	Windham	Street, Road, Subdivision	Owner or Applicant Name
		480 Roosevelt Trail	Camper World
SUBSURFACE WASTEWATER DISPOSAL PLAN			Hort- 1"= 20"
See Attachment			
BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS	Location & Description:
		Finished Grade Elevation -42"=-	ERP=NAIL IN TELEPHONE POLE
Depth of Backfill (upslope)	14-18"	Top of Chamber -56"	⊙ 54" A.G.
Depth of Backfill (downslope)	14-18"	Bottom of Chamber -69"	Reference Elevation: ELEVATION= 0"
DISPOSAL FIELD CROSS SECTION			
4'X8' END LOAD H2O CONCRETE LEACHING CHAMBERS W/ FABRIC ON TOP OF CHAMBERS & BELOW INSULATION 4" RIGID INSULATION ON TOP OF CHAMBERS Gravel 6" CLEAN CRUSHED STONE. SIZE= 1 1/2" 6" CLEAN COARSE SAND UNDER STONE- OVER EXCAVATE AND SCARIFY 6"-9" CLEAN COARSE SAND ALONG SIDE RETAINING WALL			
John Wiesemann		410	8-18-2024, Rev 7/28/2025 rev. 10/29/2025
Site Evaluator Signature		SE #	Date
			Page 3 of 4
			HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

City, Town,
or Plantation Windham

Street or Road 480 Roosevelt Trail

Subdivision, Lot #

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued ____/____/____ Fee: \$ _____ Double Fee Charged ☐

Local Plumbing Inspector Signature _____

L.P.I. # _____

☐ Owner ☐ Town ☐ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Camper World ☒ Owner
☐ ApplicantMailing Address of
Owner/Applicant 480 Roosevelt Trail
Windham, Maine 04062

Daytime Tel. # 844-684-0849

The Subsurface Wastewater Disposal System shall not be installed until a
Permit is issued by the Local Plumbing Inspector. This Permit shall
authorize the owner or installer to install the disposal system in accordance
with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of
my knowledge and understand that any falsification is reason for the Department
and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant _____ Date _____

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance
with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved _____

Local Plumbing Inspector Signature _____

(2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

- ☐
1. First Time System
-
- ☒
2. Replacement System

Type replaced: ??

Year installed: ??

- ☐
3. Expanded System
-
- ☐
- a. <25% Expansion
-
- ☐
- b. >= 25% Expansion
-
- ☐
4. Experimental System
-
- ☐
5. Seasonal Conversion

THIS APPLICATION REQUIRES

- ☒
1. No Rule Variance
-
- ☐
2. First Time System Variance
-
- ☐
- a. Local Plumbing Inspector Approval
-
- ☐
- b. State & Local Plumbing Inspector
-
- ☐
3. Replacement System Variance
-
- ☐
- a. Local Plumbing Inspector Approval
-
- ☐
- b. State & Local Plumbing Inspector
-
- ☐
4. Minimum Lot Size Variance
-
- ☐
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- ☐
1. Complete Non-engineered System
-
- ☐
2. Primitive System (graywater & alt. toilet)
-
- ☐
3. Alternative Toilet, specify: _____
-
- ☐
4. Non-engineered Treatment Tank (only)
-
- ☐
5. Holding Tank, _____ gallons
-
- ☒
6. Non-engineered Disposal Field (only)
-
- ☐
7. Separated Laundry System
-
- ☐
8. Complete Engineered System (2000 gpd or more)
-
- ☐
9. Engineered Treatment Tank (only)
-
- ☐
10. Engineered Disposal Field (only)
-
- ☒
11. Pre-treatment, specify: Oxypuro W/2000 Gal Tank
-
- ☐
12. Miscellaneous Components

SIZE OF PROPERTY

10+/- ☐ SQ. FT.
☒ ACRES

DISPOSAL SYSTEM TO SERVE

- ☐
1. Single Family Dwelling Unit, No. of Bedrooms: _____
-
- ☐
2. Multiple Family Dwelling, No. of Units: _____
-
- ☒
3. Other: 50 Employee and Camper dump station
-
- (specify)
-
- Current Use
- ☐
- Seasonal
- ☒
- Year Round
- ☐
- Undeveloped

TYPE OF WATER SUPPLY

- ☐
1. Drilled Well
- ☐
2. Dug Well
- ☐
3. Private
-
- ☒
4. Public
- ☐
5. Other

SHORELAND ZONING

☐ Yes ☒ No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒
1. Concrete
-
- ☒
- a. Regular
-
- ☐
- b. Low Profile
-
- ☐
2. Plastic
-
- ☐
3. Other: _____

CAPACITY: Existing

DISPOSAL FIELD TYPE & SIZE

- ☐
1. Stone Bed
- ☐
2. Stone Trench
-
- ☒
3. Proprietary Device
-
- ☒
- a. cluster array
- ☐
- c. Linear
-
- ☐
- b. regular load
- ☒
- d. H-20 load

☐ 4. Other: _____
SIZE: 1792 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

- ☒
1. No
- ☐
2. Yes
- ☐
3. Maybe
-
- If Yes or Maybe, specify one below:
-
- ☐
- a. multi-compartment tank
-
- ☐
- b. _____ tanks in series
-
- ☐
- c. increase in tank capacity
-
- ☐
- d. Filter on Tank Outlet

DESIGN FLOW

1100 gallons per day

BASED ON:

1. Table 4A (dwelling unit(s))
-
- ☒
2. Table 4C (other facilities)

☐ SHOW CALCULATIONS
for other facilities50 Emp. @ 12 gpd & dump station for
10 campers @ 50gpd per camper☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATALATITUDE AND LONGITUDE
at center of disposal areaLat. 44 d 14 m 8 s
Lon. 70 d 35 m 9 s
if g.p.s. state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 8-18-2024 (date) I completed a site evaluation on this property and state that the data reported are accurate and
that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

John Wieseemann

Site Evaluator Signature

JOHN WIESEMANN

Site Evaluator Name Printed

410

SE #

207-890-6923

Telephone Number

8-18-2024 Rev. 7/28/2025 rev. 10/29/2025

Date

denmarkwastewater@gmail.com

Email Address

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Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 08/2011



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

CAMPING WORLD	) SITE LOCATION OF DEVELOPMENT ACT
Windham, Cumberland County	)
SEPTIC REVISION	) MINOR REVISION
L-27551-0002 (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 481–489-E, the Department of Environmental Protection has considered the application of CAMPING WORLD with the supporting data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History: The Lee’s Family Trailer dealership was initially constructed in 1985 with a sales building and outdoor display area that utilized a building and parking lot that was constructed for a restaurant circa 1977; this included 1.1 acres of structure, as defined in the Site Location of Development Law (Site Law). In 1993, an expansion was constructed that included paved and gravel outdoor display areas, a service building and a vegetated winter storage area; this resulted in an additional 1.7 acres of structure (not including the vegetated winter storage area) for a total of 2.8 acres of structure. Since 1993, the business has grown and the winter storage area (1.6 acres) is no longer vegetated and qualifies as structure as under Site Law and qualifies as impervious area as defined in the Stormwater Management Law. The project is on Lot 1A and 2 on the Town of Windham’s Tax Map 15. The project is located at 480 Roosevelt Trail in Windham.

The west side of the land owned by the applicant was previously owned by Moose Landing North LLC. Moose Landing North received approval in Department Order #L-27551-NJ-A-N / L-27551-TC-B-N and Permit by Rule (PBR) #64088, dated October 3, 2017, for the extension of Danielle Drive and addition of a five lot commercial subdivision. The extension to Danielle Drive was not constructed. Lot 5 of that subdivision was developed by Lee’s Family Trailer Acquisitions LLC as overflow parking; this included the underdrained soil filter for this lot and some deviations from the approved design plans. The subdivision approval from the town lapsed and all the subdivision property was conveyed to Lee’s Family Trailer Acquisitions LLC on November 12, 2020. The applicant subsequently started construction of additional RV and trailer parking within the subdivision in the fall of 2020 without transferring or amending the Stormwater Management permit, or submitting an application for a Site Law permit. The town placed a stop work order on the project and the site was subsequently stabilized with temporary erosion control measures. Lee’s Family Trailer Acquisitions LLC submitted a Site Law Application on April 5, 2021. The property was

transferred to FRHP Lincolnshire, LLC with a deed filed in the Cumberland County Registry of Deeds on April 12, 2021 (Book 38058 Page 108).

FRHP 3, LLC received after-the-fact approval on September 22, 2021, under Department Order #L-27551-26-C-N to expand its surface parking areas on its approximately 15.5-acre parcel for parking of motorhomes (RVs) and travel trailers (trailers). The expansion included adding 6.5 acres of impervious area for a total of 9.3 acres of impervious area and the addition of 10.0 acres of developed (including redeveloping 2.7 acres) for a total of 13.1 acres of developed area. The property was transferred to FRHP 3, LLC with a deed filed in the Cumberland County Registry of Deeds on December 02, 2022 (Book 39877 Page 253). In Department Order #L-27551-0001, dated January 31, 2025, the Department approved Camping World to demolish the sales center and construct a building addition, parking and RV delivery stalls.

B. Summary: The applicant proposes adding an RV dump station with a septic treatment system that meets Department standards. The applicant submitted a plan entitled "Camping World" prepared by Excel Engineering, Inc in collaboration with DBS Group LLC and dated January 10, 2025, with a final revision of October 20, 2025, and a HHE-200 from last revised on July 28, 2025. The applicant submitted documentation that the system meets all applicable setbacks and includes a OxyPro post-treatment system to treat the septic waste prior to entering the disposal field. The applicant also included documentation describing Operations and Maintenance Manual for the system. The applicant will follow the required maintenance and monitoring for the system which includes sampling twice a year and contacting the Department if standards are not met.

C. Current Use of Site: The existing site currently contains the Camping World commercial development.

2. FINDING:

The applicant worked with the staff geologist at the Bureau of Land Resources (BLR) to make sure all Department standards will be met. BLR staff reviewed the proposal and determined the proposed project will meet Department standards provided that the applicant constructs the wastewater disposal system including the pretreatment unit listed under system components as shown on page 1 of the HHE-200 form submitted with the application and maintains and monitors the system performance as described in the application.

Based on its review of the application, the Department finds the requested minor revision to be in accordance with all relevant Departmental standards. All other findings of fact, conclusions and conditions remain as approved in Department Order #L-27551-NJ-A-N / L-27551-TC-B-N, and subsequent Orders provided the conditions outlined above are met.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 481–489-E:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.
- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in 38 M.R.S. § 420-D and the standard for erosion and sedimentation control in 38 M.R.S. § 420-C.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality or area served by those services provided that the applicant meets the requirement outlined in Finding 2.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of CAMPING WORLD to add an RV dump station as described in Finding 1, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

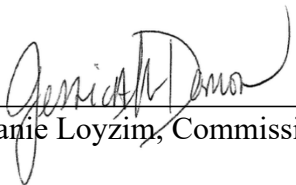
1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. The applicant shall construct the wastewater disposal system including the pretreatment unit listed under system components as shown on page 1 of the HHE-200 form revised on July 28, 2025.
5. The applicant shall maintain the treatment system and monitor the system as outlined in the application.
6. All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-27551-NJ-A-N / L-27551-TC-B-N and subsequent Orders and are incorporated herein.

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 4th DAY OF NOVEMBER, 2025.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 
For: Melanie Loyzin, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

JD/L27551

DEP SITE LOCATION OF DEVELOPMENT (SITE) STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

- A. Approval of Variations from Plans.** The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited without prior approval of the Board, and the applicant shall include deed restrictions to that effect.
- B. Compliance with All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Compliance with All Terms and Conditions of Approval.** The applicant shall submit all reports and information requested by the Board or the Department demonstrating that the applicant has complied or will comply with all preconstruction terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- D. Advertising.** Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- E. Transfer of Development.** Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
- F. Time frame for approvals.** If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- G. Approval Included in Contract Bids.** A copy of this approval must be included in or attached to all contract bid specifications for the development.
- H. Approval Shown to Contractors.** Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.



Natural Resource Protection Act (NRPA) Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

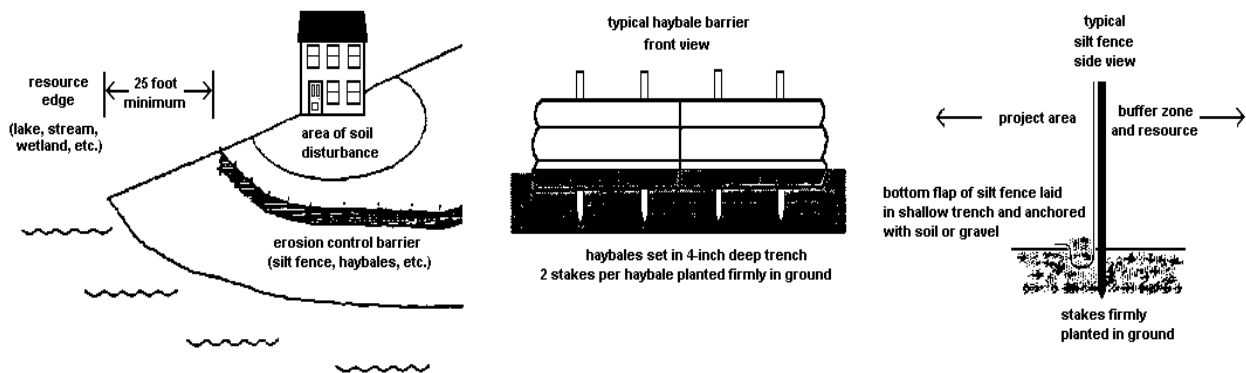


STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
 17 STATE HOUSE STATION, AUGUSTA, MAINE 04333

Erosion Control for Homeowners

Before Construction

1. If you have hired a contractor, make sure you discuss your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is, and where it is located. Most people can identify the edge of a lake or river. However, the edges of wetlands are often not so obvious. Your contractor may be the person actually pushing dirt around, but you are both responsible for complying with the permit.
2. Call around to find where erosion control materials are available. Chances are your contractor has these materials already on hand. You probably will need silt fence, hay bales, wooden stakes, grass seed (or conservation mix), and perhaps filter fabric. Places to check for these items include farm & feed supply stores, garden & lawn suppliers, and landscaping companies. It is not always easy to find hay or straw during late winter and early spring. It also may be more expensive during those times of year. Plan ahead – buy a supply early and keep it under a tarp.
3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the soil-disturbance activity.
4. If a contractor is installing the erosion control barrier, double check it as a precaution. Erosion control barriers should be installed “on the contour,” meaning at the same level or elevation across the land slope, whenever possible. This keeps stormwater from flowing to the lowest point along the barrier where it can build up and overflow or destroy the barrier.



During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops hitting the bare ground that makes the soil begin to move downslope with the runoff water, and cause erosion. More than 90% of erosion is prevented by keeping the soil covered.
2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. You or your contractor then need to figure out what can be done to prevent more soil from getting past the barrier.
3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

After Construction

1. After your project is finished, seed the area. Note that all ground covers are not equal. For example, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high-maintenance areas. But this same seed mix is a poor selection for stabilizing a road shoulder or a cut bank that you don't intend to mow. Your contractor may have experience with different seed mixes, or you might contact a seed supplier for advice.
2. Do not spread grass seed after September 15. There is the likelihood that germinating seedlings could be killed by a frost before they have a chance to become established. Instead, mulch the area with a thick layer of hay or straw. In the spring, rake off the mulch and then seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away or being eaten by birds or other animals.
3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

Why Control Erosion?**To Protect Water Quality**

When soil erodes into protected resources such as streams, rivers, wetlands, and lakes, it has many bad effects. Eroding soil particles carry phosphorus to the water. An excess of phosphorus can lead to explosions of algae growth in lakes and ponds called blooms. The water will look green and can have green slime in it. If you are near a lake or pond, this is not pleasant for swimming, and when the soil settles out on the bottom, it smothers fish eggs and small animals eaten by fish. There many other effects as well, which are all bad.

To Protect the Soil

It has taken thousands of years for our soil to develop. Its usefulness is evident all around us, from sustaining forests and growing our garden vegetables, to even treating our septic wastewater! We cannot afford to waste this valuable resource.

To Save Money (\$\$)

Replacing topsoil or gravel washed off your property can be expensive. You end up paying twice because State and local governments wind up spending your tax dollars to dig out ditches and storm drains that have become choked with sediment from soil erosion.



DEP INFORMATION SHEET

Appeals to the Board of Environmental Protection

Date: November 2024 Contact: Clerk.BEP@maine.gov or (207) 314-1458

SUMMARY

This document provides information regarding a person's rights and obligations in filing an administrative or judicial appeal of: (1) a final license decision made by the Commissioner of the Department of Environmental Protection ("DEP"); or (2) an insurance claim-related decision ("Clean-up and Response Fund decision") made by the Commissioner or the Office of State Fire Marshal pursuant to [38 M.R.S. § 568-A](#).

Except as explained below, there are two methods available to an aggrieved person seeking to appeal a license decision made by the Commissioner or a Clean-up and Response Fund decision: (1) an administrative appeal before the Board of Environmental Protection ("Board"); or (2) a judicial appeal before Maine's Superior Court. An aggrieved person seeking review of a license decision or Clean-up and Response Fund decision made by the Board may seek judicial review in Maine's Superior Court.

An appeal of a license decision made by the DEP Commissioner or the Board regarding an application for an expedited wind energy development ([35-A M.R.S. § 3451\(4\)](#)), a general permit for an offshore wind energy demonstration project ([38 M.R.S. § 480-HH\(1\)](#)), or a general permit for a tidal energy demonstration project ([38 M.R.S. § 636-A](#)) must be taken to the Supreme Judicial Court sitting as the Law Court.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

A person filing an appeal with the Board should review the applicable rules and statutes, including the DEP's Chapter 2 rule, [Processing of Applications and Other Administrative Matters \(06-096 C.M.R. ch. 2\)](#); Organization and Powers, [38 M.R.S. §§ 341-D\(4\)](#) and [346](#); and the Maine Administrative Procedure Act, 5 M.R.S. § [11001](#).

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

Within 30 calendar days of the date of: (1) a final license decision of the Commissioner; or (2) a Clean-up and Response Fund decision, an aggrieved person may appeal to the Board for review of that decision. "Aggrieved person" means any person whom the Board determines may suffer a particularized injury as a result of a Commissioner's license decision or a Clean-up and Response Fund decision. A complete appeal must be received by the Board no later than 5:00 p.m. on the 30th calendar day of the decision being appealed. With limited exception, untimely appeals will be dismissed.

HOW TO SUBMIT AN APPEAL TO THE BOARD

An appeal to the Board may be submitted via postal mail or electronic mail (e-mail) and must contain all signatures and required appeal contents. An electronic filing must contain the scanned original signature of the appellant(s). The appeal documents must be sent to the following address.

Chair, Board of Environmental Protection
c/o Board Clerk
17 State House Station
Augusta, ME 04333-0017
Clerk.BEP@maine.gov

The DEP may also request the submittal of the original signed paper appeal documents when the appeal is filed electronically. The risk of material not being received in a timely manner is on the sender, regardless of the method used.

At the time an appeal is filed with the Board, the appellant must send a copy of the appeal to: (1) the Commissioner of the DEP (Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333-0017); (2) the licensee, if the appellant is not the licensee; and (3) if a hearing was held on the application, any intervenors in that hearing proceeding. For appeals of Clean-up and Response Fund decisions made by the State Fire Marshal, the appellant must also send a copy of the appeal to the State Fire Marshal. **Please contact the Board Clerk at clerk.bep@maine.gov or DEP staff at 207-287-7688 with questions or for contact information regarding a specific license or Clean-up and Response Fund decision.**

REQUIRED APPEAL CONTENTS

A written appeal must contain the information specified in Chapter 2, section 23(B) or section 24(B), as applicable, at the time the appeal is submitted. **Please carefully review these sections of Chapter 2**, which is available online at <https://www.maine.gov/sos/cec/rules/06/chaps06.htm>, or contact the Board Clerk to obtain a copy of the rule. Failure to comply with the content of appeal requirements may result in the appeal being dismissed pursuant to Chapter 2, section 23(C) or section 24(C).

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with the administrative record.* Generally, the record on which the Board decides an appeal is limited to the record prepared by the agency in its review of the application, any supplemental evidence admitted to the record by the Board Chair and, if a hearing is held on the appeal, additional evidence admitted during the hearing. A person who seeks to appeal a decision to the Board is encouraged to contact the DEP (or State Fire Marshal for Clean-up and Response Fund decisions made by that agency) to inspect the record before filing an appeal.
2. *Be familiar with the applicable rules and laws.* An appellant is required to identify the licensing criterion or standard the appellant believes was not satisfied in issuing the decision, the bases of the objections or challenges, and the remedy sought. Prior to filing an appeal, review the decision being appealed to identify the rules and laws that are applicable to the decision. An appellant may contact the DEP or Board staff with any questions regarding the applicable rules and laws or the appeal procedure generally.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a separate stay of the decision is requested and granted (*see* Chapter 2, section 23(M)), the licensee may proceed with an approved project pending the outcome of the appeal. Any activity initiated in accordance with the approved license during the pendency of the appeal comes with the risk of not knowing the outcome of the appeal, including the possibility that the decision may be reversed or modified by the Board.
4. *Alternative dispute resolution.* If the appeal participants agree to use mediation or another form of alternative dispute resolution (“ADR”) to resolve the appeal and so notify the Board, the Board will not hear the matter until the conclusion of that effort, provided the participants engaged in the alternative dispute resolution demonstrate satisfactory progress toward resolving the issues. *See* Chapter 2, section 23(H) or contact the Board Executive Analyst (contact information below) for more information on the ADR provision.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will acknowledge receipt of each appeal and develop a service list of appeal participants and any interested persons for use in the appeal proceeding. Electronic mail (e-mail) is the preferred method of communication during an appeal proceeding; however, the Board reserves the right to require paper copies of all filings. Once the Board Chair rules on the admissibility of all proposed supplemental evidence, the licensee (if the licensee is not the appellant) may respond to the merits of the appeal. Instructions specific to each appeal will be provided in correspondence from the Board Executive Analyst or Board Chair.

Generally, once all filings in an appeal proceeding are complete, the DEP staff will assemble a packet of materials for the Board (Board packet), including a staff recommendation in the form of a proposed Board Order. Once available, appeal participants will receive a copy of the Board packet and an agenda with the meeting location and start time. Once finalized, the meeting agenda will be posted on the Board's webpage <https://www.maine.gov/dep/bep/index.html>. Appeals will be considered based on the administrative record on appeal and oral argument at a regular meeting of the Board. *See* Chapter 2, Section 23(I). The Board may affirm all or part of the decision under appeal; affirm all or part of the decision under appeal with modifications, or new or additional conditions; order a hearing to be held as expeditiously as possible; reverse the decision under appeal; or remand the decision to the Commissioner or State Fire Marshal, as applicable, for further proceedings.

II. JUDICIAL APPEALS

The filing of an appeal with the Board is not a prerequisite for the filing of a judicial appeal. Maine law generally allows aggrieved persons to appeal final license decisions to Maine's Superior Court (*see* [38 M.R.S. § 346\(1\)](#); [Chapter 2](#); [5 M.R.S. § 11001](#); and [M.R. Civ. P. 80C](#)). A judicial appeal by a party to the underlying proceeding must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other aggrieved person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. *See* 38 M.R.S. § 346(4), the Maine Administrative Procedure Act, statutes governing a particular license decision, and the Maine Rules of Civil Procedure for substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal procedure, for administrative appeals contact the Board Clerk at clerk.bep@maine.gov or 207-287-2811 or the Board Executive Analyst at bill.hinkel@maine.gov or 207-314-1458, or for judicial appeals contact the court clerk's office in which the appeal will be filed.

Note: This information sheet, in conjunction with a review of the statutory and rule provisions referred to herein, is provided to help a person to understand their rights and obligations in filing an administrative or judicial appeal, and to comply with notice requirements of the Maine Administrative Procedure Act, 5 M.R.S. § 9061. This information sheet is not intended to supplant the parties' obligations to review and comply with all statutes and rules applicable to an appeal and insofar as there is any inconsistency between the information in this document and the applicable statutes and rules, the relevant statutes and rules apply.



October 29, 2025

Maine DEP
Attn: Jessica Damon, John Hopeck

Dear Jessica and John,

Please accept these responses to your comments regarding the RV dump station proposed at Camping World's site located and 480 Roosevelt Trail in Windham.

Maine DEP SLODA Comments and Responses

1. The HHE-200 form and other documents submitted specify a design flow for the system of 1100 gallons per day, assuming, in part, 600 gallons per day usage by employees. Evidence cited in the 5/12/25 approval indicates an average daily water usage of 540 gallons, consistent with the estimate used to prepare the design, but a peak daily water usage of 1013 gallons. Since this is water usage is does not reflect any dumping at the facility, but usage exceeding the estimate by a substantial amount. Actual wastewater flows are not known but it appears from the information submitted that the existing system is failing, possibly due to higher flows than accounted for in the design; it appears from the HHE-200 form that design details for this system are not available. The cause or frequency of higher-than-average usage is not apparent from the information available, but obviously disposal systems must be designed for the highest expected flows unless there is a definite procedure for identifying and temporarily storing such flows until they can be discharged in a way that will not result in exceedance of the design flow. It is also possible that some or all of the additional demand is not discharged to the wastewater system. The applicant must account for the occasional highwater usage and demonstrate that this will not result in exceedance of the design flows.

Excel response:

Camping World fills the water tanks of the RVs each time they sell or deliver a camper to a customer. These tanks are 40 gallons on average, and they will deliver or prep to deliver up to 10 units in a given day. This accounts for the peak water usage being higher than the HHE form reflects, even though this water is not discharged to the wastewater system.

2. The applicant must submit a plan or plans with accompany narrative demonstrating that the proposed system will meet all setbacks, as required by Department rules Chapter 500 and Subsurface Wastewater Disposal Rules Table 8B, from stormwater management systems and other features on both the subject property and adjacent or nearby properties. Department

approval C-N, dated 9/22/21, suggests that at least one onsite stormwater basin is lined, which could affect the setback required under Table 8B, but adequate separation must be demonstrated for all onsite and offsite stormwater facilities and other relevant structures and site features.

Excel response:

Attached is a map showing compliance with all applicable setbacks in Chapter 500 and Subsurface Wastewater Disposal Rules Table 8A. The existing septic tank does not encroach on any of the required setbacks.

3. It is not known what details were provided to demonstrate compliance of the existing wastewater disposal system with Department standards for nitrate-nitrogen at property boundaries and other water quality standards. For the proposed new system, the applicant must submit information demonstrating that these standards will be met. Basic procedures are outlined in Site Location Application form Section 17, but the applicant must note that, due to the proportion of pumpout wastewater in the waste stream, the initial concentration of 40 mg/L for nitrate-N to be assumed for domestic wastewater is likely to be low, and the applicant should adjust the initial concentration upward if a dilution model is used to assess potential impact. Alternately, the applicant may choose to provide effluent treatment to reduce the initial nitrogen concentration and extend the life of the disposal field. Given that the existing system is reported to be failing, measures to reduce loading of TSS and other parameters that could affect disposal field performance may be advisable.

Excel response:

To comply with Maine DEP regulations, a 2,000 gallon OxyPro post-treatment system will be installed between the septic holding tank and the disposal field, to treat the septic waste prior to entering the disposal field. This system will reduce the initial nitrogen concentration entering the disposal field. This also provides the retention and oxygen transfer needed to drive ammonia down and support stable cold-weathered performance.

Camping World will follow the Operation and Maintenance Manual for the OxyPro system. The Operation & Maintenance Manual is attached. The system will be sampled twice a year per the O&M Manual, and records will be kept of the sample data. If nitrate-N + TKN exceeds 40 mg/L, Maine DEP will be notified.

OxyPro system details can be found here:

<https://www.aerationsystemsllc.com/oxyPro.htm>

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grant Duchac', with a long horizontal flourish extending to the right.

Grant Duchac
Project Manager

TABLE 8A
Setback Distances for Replacement System, Limits of LPI Authority

Site features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)		
	Less than 1,000 gpd	1,000 to 2,000 gpd	Over 2,000 gpd	Less than 1,000 gpd	1,000 to 2,000 gpd	Over 2,000 gpd
Wells with water usage of 2,000 or more gpd or public water supply wells	300 feet	300 feet	300 feet	150 feet	150 feet	150 feet
Potable supply well	100 down to 60 feet	200 down to 100 feet	300 down to 150 feet	50 down to 25 feet [a]	100 down to 50 feet [a]	100 down to 50 feet
Water supply line	10 feet	20 feet	25 feet	10 feet	10 feet	10 feet
Water course, major [c]	100 down to 50 feet	200 down to 120 feet	300 down to 180 feet	100 down to 25 feet [a]	100 down to 50 feet	100 down to 50 feet
Water course, minor [c]	50 down to 25 feet	100 down to 50 feet	150 down to 75 feet	50 down to 25 feet	50 down to 25 feet	50 down to 25 feet
Drainage ditches	25 down to 12 feet	50 down to 25 feet	75 down to 35 feet	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet
Slopes greater than 3:1	10 feet	18 feet	25 feet	N/A	N/A	N/A
No full basement [e.g. slab, columns, posts]	15 down to 7 feet	30 down to 15 feet	40 down to 20 feet	8 down to 5 feet	14 down to 7 feet	20 down to 10 feet
Full basement [below grade foundation, frost wall]	20 down to 10 feet	30 down to 15 feet	40 down to 20 feet	8 down to 5 feet	14 down to 7 feet	20 down to 10 feet
Property lines	10 down to 5 feet [b]	18 down to 9 feet [b]	20 ft down to 10 ft [b]	10 down to 4 feet [b]	15 down to 7 feet [b]	20 down to 10 feet [b]
Burial sites or graveyards boundaries, measured from the toe of the fill extension	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Stormwater infiltration systems	100 down to 60 feet	200 down to 120 feet	300 down to 180 feet	100 down to 50 feet	100 down to 50 feet	100 down to 50 feet
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters, underdrained swales, underdrained outlets, and similar structures	50 down to 25 feet [d]	100 down to 50 feet [d]	150 down to 75 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]
Stormwater detention basins (basin bottom at, or above, predevelopment grade)	25 down to 12 feet	50 down to 25 feet [d]	75 down to 35 feet [d]	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet

Notes:

[a] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the LPI's presence and shown to be watertight pursuant to water tightness standards found in Section 6(H)(8) or of monolithic construction.

[b] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major or minor water body/course must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details, see Section 12).

[d] The reduced setback distance may be further reduced down to 12 feet if the stormwater structure has an impervious liner and the fill extensions do not encroach onto the stormwater structure.

