

April 3, 2017

Ben Smith, Planning Director
Town of Windham
8 School Road
Windham, ME 04062

**Re: Site Plan Amendment
JMC Self-Storage Facility Expansion
Big Mountain, LLC – Applicant**

Dear Ben:

Enclosed please find our application to amend the Site Plan approval for the JMC Self Storage Facility. This application requests amendment to the approval granted by the Windham Planning Board for the Little Mountain Self Storage and Retail Development to accomplish the following objectives:

- Remove a 21,965 sf parcel of land from the subject parcel. A request for amended Subdivision Approval has been submitted concurrently with this Amended Site Plan Application which will create the new lot and combine the Big Mountain, LLC and Little Mountain, LLC parcels.
- Remove the retail building and associated parking area from the project.
- Revise the shared 40-foot access easement to Route 302 on the subject property.
- Remove the off-site easements for the construction of the lower stormwater pond. The grading has been revised so that the pond is contained entirely on the subject parcel.

Buildings:

The building elevations will be substantially the same as previously approved by the Windham Planning Board, with minor changes to accommodate door locations. The buildings are not proposed to be equipped with sprinkler systems, subject to State Fire Marshall review, and are not proposed to be served by public water. If water is needed for the new buildings, it will be supplied by the existing well that serves the existing facility or a new well will be installed. The climate controlled buildings (Buildings 3 and 4) are likely to be heated and cooled with electricity, and we are investigating the potential to utilize solar energy as well.

Parking and Circulation

The new facility will be accessed solely from the JMC Self Storage parcel, eliminating the need for a shared access drive as previously proposed. Vehicle parking will be accommodated as parallel spaces adjacent to the buildings while vehicles load and unload. The drive aisles are designed for two-way traffic so that parked vehicles will not block other vehicles. The narrower

drive aisle to the east of Building 1 is consistent with drive aisles on the existing JMC storage facility, which function adequately. We have increased drive width in all other areas to improve maneuverability of larger vehicles.

Traffic

The Institute of Transportation Engineers Trip Generation Manual (9th edition) estimates that Warehousing (Use Code 150) generates 0.32 peak hour trip-ends per 1,000 square feet of building area. Based on this information, the project is expected to generate 7 additional peak hour trips in the PM Peak Hour.

Commercial Design Standards

The project has been designed to meet the following required and optional standards outlined in section 813 of the Land Use Code.

Required Design Standards: C-1 Zone

- A-1: Building Style. See sections below for specific requirements. The buildings are not a form of advertising.
- A-2: Materials. The proposed materials for the steel and vinyl façade buildings are high quality and will require minimal maintenance to retain the high level of quality.
- A-3: Color. The paint used for building and door finishes will be low-reflectance and non-fluorescent.
- A-4: Roofline. The rooflines have been broken with architectural elements so that the horizontal line of the roof does not exceed 50 feet.
- A-5: Façade. Sections 5a and 5b do not apply to Private Warehousing use. There are no proposed vending machines.
- A-6: Building style coordination (multi-building). The buildings will be constructed of the same color and material scheme.
- A-7: Entrance. This standard is not applicable for buildings under 20,000 square feet.
- A-8: Architectural Details. The architectural detailing and trim are proportional to the scale and design of the building.
- B-6: Screening Utilities & Service Areas. Not applicable.
- C-1: Lighting/Photometric Plan. Photometric data is presented on the catalog cut sheets for the proposed LED lighting to be installed on the buildings. There are no proposed free-standing pole lights.
- C-2: Lighting Coordinated With Architecture. The proposed lighting will bring attention to the doorway entrance elements without creating glare or distraction.
- C-3: Lighting Coordinated with Landscaping. The proposed lighting over the doorway entrances will not be negatively impacted by the mature growth of landscaping on the property, and will not result in eventual dark spots.

- C-5: Snow Storage Areas Designated. The site has been designed to allow snow to be pushed over the embankments without damaging the landscaped areas or conflict with the stormwater drainage.
- D-1: Internal Walkways. Not applicable – no walk-up activity is anticipated.
- D-2: Links to Community. The project will utilize an existing driveway entrance.
- D-4: Sidewalks. The required sidewalk impact fee will be paid by the applicant.
- D-5: Crosswalks. There are no circumstances where a crosswalk would be necessary.
- D-6: Bike parking/racks. The proposed use is not expected to generate pedestrian/bike activity that would require a bike rack.

Optional Design Standards (8 Minimum)

- B-2: Internal Traffic Flow. The parking lot will be paved and striped with white reflective pavement marking so that parking spaces and drive aisles are clearly identified.
- B-3: Interconnected Parking Lots. The project connects to an existing driveway/parking area on the adjacent parcel, and an easement has been retained to the abutting parcel for a potential future connection.
- B-7: Parking Lot Landscaping. Parking lot perimeter landscaping is proposed.
- B-8: Low-Impact Design Stormwater. The stormwater basins have been designed utilizing low impact development techniques to infiltrate runoff on-site and provide water quality treatment.
- B-9: Shared Stormwater Treatment. Provisions have been made so that future development of the adjacent properties can be incorporated into the stormwater infrastructure associated with this development.
- C-7: Planting suitability. The proposed landscaping trees requires a relatively low degree of maintenance, and the plantings are resistant to impacting factors and are hardy to Maine winters.
- C-8: Mass Plantings. The plantings are arranged in a row of mass plantings that will create a continuous canopy once the trees have grown to maturity.
- C-9: Illumination Levels. The light fixtures installed on the building are in scale with the site and building development. There are no pole mounted fixtures proposed. The illumination levels are appropriate for the site and use.

Upon your review of the enclosed information please contact me if you have any questions or if you require any additional information.

Sincerely,
DM ROMA CONSULTING ENGINEERS

Dustin M Roma

Dustin M. Roma, P.E.
President

Project Name: JMC SELF STORAGE EXPANSION

Tax Map: 21 **Lot:** 2A

Estimated square footage of building(s): 20,900 SF OF PUBLIC WAREHOUSING USE

If no buildings proposed, estimated square footage of total development/disturbance:

Contact Information

1. Applicant

Name: BIG MOUNTAIN, LLC

Mailing Address: 3 OLD FORT RD, CAPE ELIZABETH, ME 04107

Telephone: 653 - 6339

Fax:

E-mail: KMBOSWORTH@GMAIL.COM

2. Record owner of property

☒ (Check here if same as applicant)

Name: LITTLE MOUNTAIN, LLC

Mailing Address: 3 OLD FORT RD, CAPE ELIZABETH, ME 04107

Telephone: 653 - 6339

Fax:

E-mail: KMBOSWORTH@GMAIL.COM

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: 59 HARVEST HILL RD, WINDHAM, ME 04062

Telephone: 310 - 0506

Fax:

E-mail: DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Dustin M Roma 4-3-17
Signature Date

Final Plan - Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	x	
b.	Evidence of payment of application and escrow fees	X	
c.	Written information - submitted in bound report		
1	A narrative describing the proposed use or activity	X	
2	Name, address, & phone number of record owner, and applicant if different	X	
3	Names and addresses of all abutting property owners	X	
4	Documentation demonstrating right, title, or interest in property	X	
5	Copies of existing proposed covenants or deed restrictions	X	
6	Copies of existing or proposed easements on the property	X	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	X	
8	Evidence of applicant's technical capability to carry out the project	X	
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property	X	
10	Estimated demand for water supply and sewage disposal	X	
11	Provisions for handling all solid wastes, including hazardous and special wastes	X	
12	Detail sheets of proposed light fixtures	X	
13	Listing of proposed trees or shrubs to be used for landscaping	X	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	X	
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources	x	
16	If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following:	x	
	stormwater calculations	x	
	erosion and sedimentation control measures	x	
	water quality and/or phosphorous export management provisions	x	
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	N/A	
18	Financial Capacity	X	
	i. Estimated costs of development and itemize estimated major expenses	x	
	ii. Financing (submit one of the following)	X	
	a. Letter of commitment to fund		
	b. Self-financing		
	1. Annual corporate report		

	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing		
	3. Letter from institution indicating intent to finance	X	
	iii. If a registered corporation a Certificate of Good Standing from:	X	
	Secretary of State, or	X	
	statement signed by corporate officer		
19	Technical Capacity (address both)	X	
	i. Prior experience	X	
	ii. Personnel	X	
d.	Plan Requirements - Existing Conditions		
i.	Location Map adequate to locate project within the municipality	X	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	X	
	a. Approximate location of all property lines and acreage of parcels	X	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	X	
	c. Location and designations of any public spaces	N/A	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	X	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	X	
iv.	Location of all required building setbacks, yards, and buffers	X	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	X	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	X	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	X	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	X	
ix.	Existing topography of the site at 2-foot contour intervals	X	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	X	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	X	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	X	
xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	X	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	X	

xv.	Location of the following:	X	
	a. Open drainage courses	X	
	b. Wetlands	N/A	
	c. Stone walls	X	
	d. Graveyards	N/A	
	e. Fences	X	
	f. Stands of trees or treeline, and	X	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	X	
xvi.	Direction of existing surface water drainage across the site	X	
xvii.	Location, front view, dimensions, and lighting of existing signs	X	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	X	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	X	
Plan Requirements - Proposed Development Activity			
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	X	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	X	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	X	
iv.	Location and proposed screening of any on-site collection or storage facilities	X	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	X	
vi.	Proposed landscaping and buffering	X	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	X	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	N/A	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Planning Board.	X	
x.	Location of all utilities, including fire protection systems	X	
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	X	
2. Major Final Site Plan Requirements			
a.	Narrative and/or plan describing how the proposed development plan relates to the sketch plan	X	
b.	Stormwater drainage and erosion control program showing:	X	

	1. Existing and proposed method of handling stormwater runoff	X	
	2. Direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g. sheet flow, concentrated flow, etc.)	X	
	3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	X	
	4. Engineering calculations used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	X	
	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	X	
c.	A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	N/A	
d.	Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect and/or similar professional who prepared the plan	X	
e.	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site	X	
f.	A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation	X	
g.	Digital transfer of any site plan data to the town (GIS format)	x	
h.	A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board	X	

STORMWATER MANAGEMENT REPORT

JMC SELF STORAGE EXPANSION 964 ROOSEVELT TRAIL, WINDHAM

A. Narrative

Big Mountain, LLC is proposing to expand the existing JMC Self-Storage facility located at 964 Roosevelt Trail in Windham. The applicant under Little Mountain, LLC owns the abutting property to the northwest which is identified as Lot 2A on the Town of Windham Assessors Map 21. This lot is approximately 2.1 acres and is located in the Commercial District 1 zoning district. The proposed expansion will only utilize approximately 1.6 acres of the lot with the remaining 0.5 acre to be divided and sold with frontage on Roosevelt Trail at a later time. The lot is currently developed consisting of a building with associated paved parking and areas of gravel.

The expansion consists of the construction of four buildings totaling 20,900 square feet with associated access aisles and stormwater infrastructure. In general, the site drains to the southeast along Roosevelt Trail.

B. Alterations to Land Cover

The 1.6 acre lot currently consists of approximately 19,395 square feet of impervious surfaces. The proposed development will remove and revegetate approximately 6,705 square feet of that impervious area while the remaining 12,690 square feet will remain impervious. The project in the post development condition will consist of approximately 39,055 square feet of total impervious surface resulting in a net increase of 19,660 square feet. The project will also consist of 31,110 square feet of new landscaped/disturbed areas resulting in a total new developed area of 50,770 square feet. The site is relatively flat along Roosevelt Trail but steepens to the rear of the site and at the property line along the existing storage facility. Soils on the property are primarily Hermon extremely stony sandy loam and Peru fine sandy loam as identified on the Medium Intensity Soil Maps for Cumberland County, Maine published by the Natural Resources Conservation Service. The two soils within the proposed development are in the hydrologic soil groups "A" and "C" respectively, as indicated on the attached watershed maps.

C. Methodology and Modeling Assumptions

The proposed stormwater management system has been designed utilizing Best Management Practices to maintain existing drainage patterns while providing stormwater quality improvement measures. The goal of the storm drainage system design is to remove potential stormwater pollutants while attenuating the post-development peak runoff rates. The method utilized to predict the surface water runoff rates in this analysis is a computer program entitled HydroCAD, which is based on the same methods that were originally developed by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, and utilized in the TR-20 modeling program. Peak rates of runoff are forecasted based upon land use, hydrologic soil conditions, vegetative cover, contributing watershed area, time of concentration, rainfall

data, storage volumes of detention basins and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time, with the ability to include the attenuation effect due to dams, lakes, large wetlands, floodplains and constructed stormwater management basins. The input data for rainfalls with statistical recurrence frequencies of 2-, 10- and 25 years was obtained from Table 12-2.8 of the Maine Department of Transportation Drainage Design Manual, Chapter 12, Dated January 2005. The National Weather Service developed four synthetic storm types to simulate rainfall patterns around the country. For analysis in Cumberland County, Maine, the type III rainfall pattern with a 24-hour duration is appropriate.

D. Basic Standards

The project is required by the Town and the Maine Department of Environmental Protection (MDEP) to provide permanent and temporary Erosion Control Best Management Practices. These methods are outlined in detail in the plan set.

E. Flooding Standard

The Windham Land Use Ordinance requires that projects requiring Site Plan Review shall detain, retain or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. The proposed stormwater infrastructure includes the construction of two infiltration basins. The study point chosen for the analysis is where the runoff discharges under the existing storage facility's driveway and leaves the overall study area. The following tables summarize the analysis:

Table 1 – Peak Rates of Stormwater Runoff						
Study Point	2-Year (cfs)		10-Year (cfs)		25-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post
SP-1	3.16	2.92	5.85	5.63	6.96	6.94

The installation of the infiltration basins reduces the peak rates of runoff at the Study Point. The watershed maps showing pre-development and post-development drainage patterns are included in the plan set and the offsite watershed map and the computations performed with the HydroCAD software program are included as an attachment to this report.

The stormwater model does not reflect the installation of the catch basin infiltrator. This system will not be engaged during the water quality storm but will provide a secondary outlet for the larger storms. We did not include the system in the model to provide a more conservative result to prove that the infiltration basins alone will reduce the peak rate of runoff leaving the site.

F. General Standard

The Windham Land Use Ordinance requires that projects requiring Major Site Plan Review shall comply with Section 4B(2) and Section 4B(3) of the General Standards of the MDEP Chapter 500 Stormwater Management. This document outlines the requirement of the project to provide stormwater quality treatment for no less than 95% of the new impervious surface and 80% of

the total new developed area associated with the project. Water quality treatment will exceed the treatment requirements for the new impervious and developed areas in order to provide quantity control for the project. Calculations can be found on the Watershed Maps and enclosed in this report.

G. Maintenance of common facilities or property

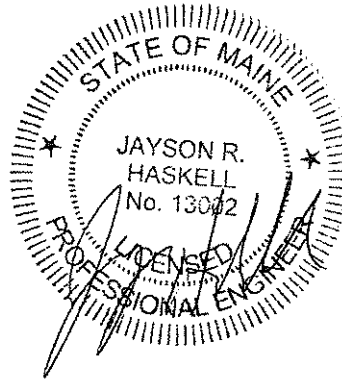
The owner of the facility will be responsible for the maintenance of the stormwater facilities. Enclosed is an Inspection, Maintenance and Housekeeping Plan for the project.

Prepared by:

DM ROMA CONSULTING ENGINEERS



Jayson R. Haskell, P.E.
Project Manager



INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

JMC Self Storage Expansion Windham, Maine

Responsible Party

Owner: Big Mountain, LLC
3 Old Fort Road
Cape Elizabeth

The owner is responsible for the maintenance of all stormwater management structures and related site components and the keeping of a maintenance log book with service records. Records of all inspections and maintenance work performed must be kept on file with the owner and retained for a minimum of five years. The maintenance log will be made available to the Town and Maine Department of Environmental Protection (MDEP) upon request. At a minimum, the maintenance of stormwater management systems will be performed on the prescribed schedule.

The procedures outlined in this plan are provided as a general overview of the anticipated practices to be utilized on this site. In some instances, additional measures may be required due to unexpected conditions. *The Maine Erosion and Sedimentation Control BMP and Stormwater Management for Maine: Best Management Practices* Manuals published by the MDEP should be referenced for additional information.

During Construction

- 1. Inspection and Corrective Action:** It is the contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. Inspection shall occur on all disturbed and impervious areas, erosion control measures, material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as 24 hours before and after a storm event and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.
- 2. Maintenance:** Erosion controls shall be maintained in effective operating condition until areas are permanently stabilized. If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If BMPs need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven calendar days and prior to any rainfall event.
- 3. Documentation:** A report summarizing the inspections and any corrective action taken must be maintained on site. The log must include the name(s) and qualifications of the

person making the inspections; the date(s) of the inspections; and the major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to MDEP staff, and a copy must be provided upon request. The owner shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

Houskeeping

1. **Spill prevention:** Controls must be used to prevent pollutants from construction and waste materials on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
2. **Groundwater protection:** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.
3. **Fugitive sediment and dust:** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.
4. **Debris and other materials:** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

5. **Excavation de-watering:** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.
6. **Authorized Non-stormwater discharges:** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
- (a) Discharges from firefighting activity;
 - (b) Fire hydrant flushings;
 - (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
 - (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
 - (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
 - (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
 - (g) Uncontaminated air conditioning or compressor condensate;
 - (h) Uncontaminated groundwater or spring water;
 - (i) Foundation or footer drain-water where flows are not contaminated;
 - (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));
 - (k) Potable water sources including waterline flushings; and
 - (l) Landscape irrigation.
7. **Unauthorized non-stormwater discharges:** Approval from the MDEP does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Section 6 above. Specifically, the MDEP's approval does not authorize discharges of the following:
- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
 - (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
 - (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
 - (d) Toxic or hazardous substances from a spill or other release.

Post construction

1. Inspection and Corrective Action: All measures must be maintained by the owner in effective operating condition. A qualified third party inspector hired by the owner shall at least annually inspect the stormwater management facilities. This person should have knowledge of erosion and stormwater control including the standards and conditions of the site's approvals. The inspector shall be certified through the MDEP to inspect the stormwater infrastructure. The following areas, facilities, and measures must be inspected, and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site.

A. Vegetated Areas: Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

B. Ditches, Swales, and Open Channels: Inspect ditches, swales, and other open channels in the spring, late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, control vegetative growth that could obstruct flow, and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

C. Culverts: Inspect culverts in the spring, late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

D. Catch Basins: Inspect and, if required, clean out catch basins at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).

E. Infiltration Basin: Basin should be inspected several times and following major storm events for the first year and once a year thereafter. The basin should drain within 72 hours following a one-inch storm. Sediment must be removed from the

system at least annually to prevent deterioration of system performance. Mow drainage swales discharging to the infiltration basins regularly to prevent the uncontrolled growth of briar and weeds. Any bare areas or erosion rills within the basin shall be repaired with new filter media or sandy loam then seeded and mulched. The basin should also be inspected annually for destabilization of side slopes, embankment settling and other signs of structural failure.

- F. Regular Maintenance:** Clear accumulations of winter sand along parking areas at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along pavement shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.
- G. Documentation:** Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Town staff upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization. Attached is a sample log.

Re-certification

As a requirement of the Town, the stormwater infrastructure shall be inspected yearly by a qualified third party inspector. The third party inspector shall perform an initial inspection to determine the status of the stormwater management facilities. If the initial inspection identifies any deficiencies with the facilities, the same third party inspector shall re-inspect the facilities after they have been maintained or repaired to determine if they are performing as intended. Once the site is satisfactory, the third party inspector shall submit the Annual Stormwater Management Facilities Certification form and report to the Office of Code Enforcement. The certification form shall be submitted to the Town prior to May 1 of each year. A copy of the approval form has been included at the end of this document.

Duration of Maintenance

Perform maintenance as described.

MAINTENANCE LOG

JMC SELF STORAGE EXPANSION Windham, Maine

The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town upon request. Inspections are to be performed by a qualified third party inspector and all corrective actions shall be performed by personnel familiar with stormwater management systems and erosion controls.

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Vegetated Areas	Inspect slopes and embankments early in Spring.			
Ditches, swales, and other open channels	Inspect after major rainfall event producing 1" of rain in two hours.			
	Inspect for erosion or slumping & repair			
	Mowed at least annually.			
Culverts	Inspect semiannually and after major rainfall.			
	Repair erosion at inlet or outlet of pipe.			
	Repair displaced riprap.			
	Clean accumulated sediment in culverts when >20% full.			
Catch Basins	Inspect to ensure that structure is properly draining.			
	Remove accumulated sediment semiannually.			
	Inspect grates/inlets and remove debris as needed.			
Infiltration Basins	Check after each rainfall event to ensure that pond drains within 72 hours.			
	Sediment to be removed from basin annually			
	Inspect semi-annually for erosion or sediment accumulation and repair as necessary.			





ArcheType X™ Wall

ARWX09, ARWX16, ARWX25

VARIABLE DISTRIBUTION



ARWX16

FEATURES

- First outdoor LED luminaires with factory or field, infinitely adjustable Type "X" Distribution
- 3 Wall Mount Housing Sizes – 9 (3x3), 16 (4x4) or 25 (5x5) LEAR Module Configurations
- LEAR Module adjustable with 0-70° Tilt and 355° Rotation
- Up or down orientation, 10° housing adjustment -5° to +5°
- 54, 96 or 150 LED options, 10,500+, 19,000+ and 30,000+ lumen packages
- 3,000, 4,200 and 5,100k color temperatures



3000K and warmer CCTs only

ORDERING INFORMATION (Example)

ARWX25	D	2	5K60UV	BL	A30	SF	NFO	WIR-RML-IO	EM
FIXTURE		ELECTRICAL MODULE		PHOTOCELL OPTIONS		CONTROLS			
ARWX09 54 LEDs		<u>Color Temperature</u> <u>Drive Current</u> <u>Voltage</u>		A25-7 7-pin Photocell Receptacle		<u>Wireless</u>			
ARWX16 96 LEDs		3K 3000K 35 350mA UV 120-277V		A30 120V Button Photocell		WIR-RML-IO 120 - 347V 1000' range WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.			
ARWX25 150 LEDs		4K 4000K 40 400mA 347 347V		A31 208V Button Photocell		<u>Motion/Occupancy Sensor</u>			
MOUNT DIRECTION		5K 5000K 45 450mA 480 480V		A32 240V Button Photocell		SCL ⁴ Fixture Mounted Occupancy Sensor up to 16'			
D Down		50 500mA		A33 277V Button Photocell		SCH ⁴ Fixture Mounted Occupancy Sensor from 16' to 30'			
U Up		55 550mA		A34 480V Button Photocell		BATTERY BACKUP			
DISTRIBUTION		60 600mA		FIXTURE FINISH		EM Integral Emergency Battery Backup ⁵			
1 Type I		65 650mA ²		BL Black		NFO OPTION			
2 Type II		70 700mA ²		DB Dark Bronze		NFO Neighbor Friendly Optic			
3 Type III				SG Stealth Gray					
4 Type IV				PS Platinum Silver					
G Grazer				TT Titanium					
W Wall Wash				WH White					
X Type X Custom ¹				CC Custom Color ³					

¹ Custom distributions must include IES# file where indicated.

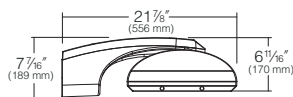
² 650mA and 700mA drive current not available on ARWX25.

³ Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.

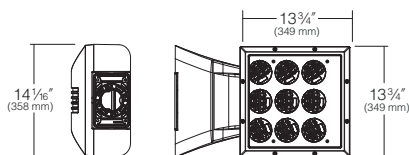
⁴ Only applies when mounted in down position.

⁵ Battery backup is rated at -45 to 85°C.

ARFX09



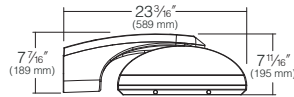
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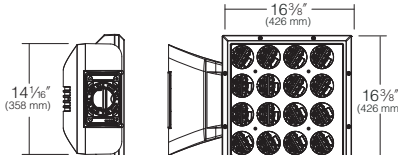
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FRONT

ARFX16



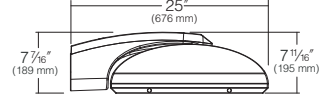
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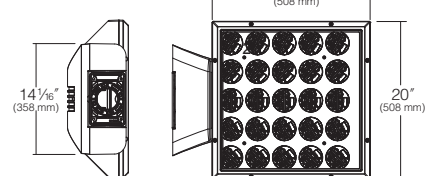
BOTTOM

FRONT

ARFX25



SIDE



BOTTOM

FRONT

Bangor
Savings Bank

You matter more.

August 17, 2016

Town of Windham
Attn: Amanda Lessard
8 School Rd.
Windham, ME 04062

RE: Kevin Bosworth dba Little Mountain LLC

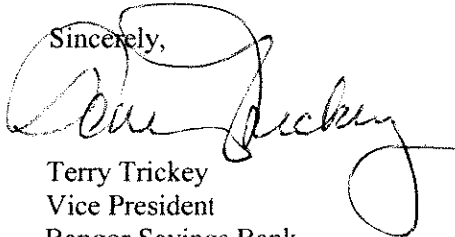
To Whom It May Concern:

Bangor Savings Bank understands that Kevin Bosworth is developing a commercial project in Windham, ME. We have had a satisfactory working relationship with him. We also understand that development costs may be in the vicinity of \$600,000.

While the Bank is not yet at a point where a commitment can be issued I am supportive of the request and feel the Mr. Bosworth has the financial capacity and wherewithal to successfully complete the proposed project.

Should you have any questions feel free to contact me at 207-541-2711.

Sincerely,



Terry Trickey
Vice President
Bangor Savings Bank

cc: Kevin Bosworth