



WILLIAM A. THOMPSON  
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*Engineers, Surveyors*

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Gorham, Maine 04038              www.bh2m.com

May 7, 2021

Lee Jay Feldman  
Town of Waterboro, Town Planner  
24 Townhouse Road  
East Waterboro, ME 04030

RE:    Site Plan Application – Jim Wersackas  
        Medical Marijuana Grow-Only Facility  
        746 Sokokis Trail

Dear Mr. Feldman,

Please find the attached five (5) sets of the following information in support of the submission of a site plan application as described above and a check for \$2,000 (to be delivered by applicant under separate cover):

1. Site Plan Application, Checklist and Public Notice
2. Figures (USGS, Tax, and FEMA)
3. Parcel Deed (Book 18409 Page 409)
4. Abutters List (500 feet)
5. Facility Security Plan
6. Odor Control Plan
7. Floor Plan Schematic
8. Building Elevation Schematic
9. Existing Screening Picture
10. Stormwater Summary
11. Site Plans (Full Size)

The applicant, Jim Wersackas, is proposing to construct a Medical Marijuana Grow-Only Facility on a portion of the parcel as shown on the plans (Tax Map 10 Lot 52) at 746 Sokokis Trail. The existing parcel is approximately 35.43 acres in size and currently has a single-family house and garage on the parcel (see sheet 2 of plans). This parcel is in the Agricultural and Residential District (AR).

This project will include new construction of a parking lot associated with the building as shown on the plans. The proposed building will be served by an existing on-site well and a proposed subsurface wastewater disposal system. The existing garage will also be converted for use as a medical grow cultivation.

The applicant met with the Town to review this project on February 10, 2021. This meeting was productive and many of the items discussed at this meeting have been included in the plans or as part of this submission. The following are some items of interest we want to point out:

- The applicant has proposed a gate to limit access along the existing driveway off Sokokis Trail (see sheet 1 of plans).
- The existing house will either be rented or used to house a security personnel for the facility.
- The applicant has proposed wall mounted lights on the proposed building (2 total) to provide adequate lighting for the proposed parking area (see photometrics and details on attached site plans).
- Most of the proposed site improvements are currently screened by an existing wooded buffer and the existing site grades (see attached picture for more information).
- The proposed building will be sprinkled for fire suppression to meet Town Fire Department Standards.
- Site is anticipated to have 4 employees maximum. Parking standards for the site based on Town Requirements are considered Warehouse under Article #5 - #12 which require 5 spaces plus 1 space per 3 employees, meaning 7 spaces are required. The applicant has proposed 9 spaces with one ADA space (see sheet 1 of plans for more information).

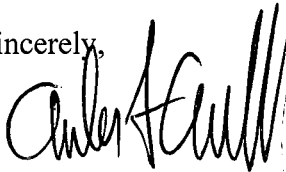
The following is a summary of how the Site Plan Review Standards under Section 2.10 of the Zoning Ordinance (pages 13 & 14) have been met by this project:

1. All applicable standards within the zoning ordinance have been met.
2. Emergency access will be provided by the existing driveway on the site. As shown on sheet 1 of the plans there is adequate room for proper turning of emergency vehicles. Access to the proposed building is given on three different sides as shown on sheet 1 of the plans. The proposed building will be sprinkled to meet Town Fire Suppression Standards.
3. The proposed wall pack lights on the proposed building will not create adverse impacts to motorists or abutters as this minor lighting will not impact these areas abutting the site (see photometrics on sheet 1 of the site plans). This lighting provides adequate lighting to run the facility and provide light for the proposed parking lot.
4. There is an existing wooded buffer that screens abutting residences to this site. This project does not propose to impact this existing wooded buffer (see attached a picture from Sokokis Trail showing the existing buffer from Sokokis Trail).
5. The proposed project will not have a significant detrimental effect on abutting property as it relates to noise, vibrations, fumes, odor, dust, glare or other cause. The site will meet all applicable Town noise requirements. Attached is an odor control plan to be implemented by the applicants.
6. The proposed project will not create safety hazards for either pedestrians or vehicles (either pedestrian or delivery) visiting the site. The applicants do not anticipate the need for large delivery or pick up vehicles to enter the site. The proposed use is not expected to create a large amount of traffic since retail is not allowed at this facility. As a result, no significant traffic burdens are expected on Sokokis Trail.

7. The proposed building design and size will not have a significant detrimental effect to abutting lots as this building will fit in with the character of the area. Attached are building foot prints and elevations provided by the applicant to support this project.
8. This parcel does not fall within a FEMA 100-year flood zone (see attached FEMA Map for more information).
9. The existing building will be served by the existing subsurface wastewater disposal system. The medical marijuana uses (existing garage and proposed building) will be served by the proposed subsurface wastewater disposal system along Sokokis Trail. This system will be designed and sized to handle the anticipated flows prior to construction. No adverse impacts will be created to the ground or surface water conditions as a result of this project. Solid waste for the facility will be collected in the dumpster as shown on sheet 1 of the plans and taken to a local approved waste facility. Solid waste will not impact ground or subsurface water conditions.
10. All required erosion control techniques have been shown on sheet 1 of the project plans to assure no erosion or sediment transfer occurs on site. Details and erosion control notes can be found on sheet 3 of the project plans to assist the contractor during construction.
11. The proposed design handles and treats the stormwater runoff from the proposed site with Maine DEP approved stormwater BMP's (see sheets 1 & 3 for more information). Attached is a detailed summary of the stormwater design for this project.
12. The existing drilled well on site will serve the proposed facility. This drilled well will also provide fire protection for the proposed building with the sprinkler system proposed in this building to meet the fire suppression requirements of the Town.
13. The facility will not store or need to dispose of any hazardous materials on site.
14. Because of the existing wooded buffers described above (item #4) this project will not impact the scenic vistas. This project does not appear to fall within a significant wildlife habitat.
15. The proposed subsurface wastewater disposal system will be designed to meet State of Maine drinking water standards prior to construction.

Please call me if you have any questions regarding this application or if any additional information is needed. We look forward to working with the Town on this project.

Sincerely,



Andrew S. Morrell, PE  
Project Engineer

**SITE PLAN APPLICATION, CHECKLIST & PUBLIC NOTICE**



**TOWN OF WATERBORO  
PLACEMENT ON  
PLANNING BOARD AGENDA**

Date received: \_\_\_\_\_

APPLICATION TO BE PLACED ON PLANNING BOARD AGENDA \_\_\_\_\_

I, James Wersackas

Address: 746 Sokokis Trail

Tax Map # 10 Lot # 52

Waterboro, ME

Zone AR

Telephone # (781) 589-0420

HEREBY MAKE APPLICATION TO BE PLACED ON THE AGENDA OF THE WATERBORO  
PLANNING BOARD:

Nature of business to be presented before the board:

The applicant is proposing to construct a medical marijuana grow-only facility and a parking  
lot to go with the building.

Is the project in the Shoreland Zone? \_\_\_\_\_ yes ☒ no

Estimate of time necessary for presentation: 30 min ☒ 45 min \_\_\_\_\_

Name (s) of person (s) who will be appearing before the Planning Board:

Andrew S. Morrell

Please file this form with the Code Enforcement Officer, at which time a **non-refundable fee\*** must be paid. You will be notified of the date and time you are to appear. **You shall notify all abutters of your property of the date, time and purpose of your meeting and allow them 10 days prior to the meeting date to submit any concerns they may have in writing to the Planning Board.** Attach the following information:

- Building permit application
- Diagram of the lot and project in relation to said lot
- Any other information to better review your application

**WATERBORO PLANNING BOARD FEES\***

<input checked="" type="checkbox"/> Placement on agenda (informational)	N/A
_____ Conditional use / set back reduction (includes relocation in Shoreland Zone)	\$100.00
_____ Special Structures (Height modification)	\$50.00
_____ Cluster development	\$100.00 + \$50.00 for each development review residential, commercial or industrial unit in the development
_____ Planned Unit	\$100.00 + \$50.00 for each development review residential, commercial or industrial unit in the development
_____ Temporary Use Review	\$50.00

# SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name James Wersackas

Date May 2021

Map / Lot / Zone Map 10, Lot 52, AR Zone

This checklist has been prepared to assist applicants in developing project applications. It should be used as a guide in assembling the information necessary for a site plan review/Conditional Use project. However, the checklist does not substitute for the text of Article 2 section 2.09 of the most current Zoning Ordinance. The Planning Board, also, will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form and any supporting documents:

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. At the initial Completeness Meeting with the Planning Board, the Board will review this list;
3. If you believe that a required submission is not applicable to your project, please discuss the matter with the Planning/Code Staff. If the staff agrees that the submission is not applicable the Planning/Code Officer will check the box in column 3;
4. If the Planning Staff denies a waiver request Planning/Code Officer will check the box in Column 4 and the Planning Board will make the determination at the Completeness Hearing.

The applicant is responsible for the development of and mailing of the Abutter notifications. This notification must be developed using the layout provided as part of this packet. The Applicant shall use either their own letterhead or a blank paper for the development of this notification. The applicant shall also send these notifications out as a Return Receipt mailing and provide the Planning Office with the tracking information for the abutter's notification and 8 copies of the Return Receipts for the planning board members prior to the planning board meeting which the project is scheduled to be heard on. If all notifications have not been acknowledged than the application may be tabled by the board.

The Planning and Codes support staff will generate the abutters list and provide it to the applicant as part of this process.

Note that this checklist only covers the submission requirements for a site plan review/conditional use ordinance. If the Planning Board feels additional information is required to review a particular development, they have the right to request that information.

		1	2	3	4
		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Planning/Code Enforcement Officer.	Applicant requests waiver of Submission Requirement.
<b>SITE PLAN REVIEW REQUIRED SUBMITTALS</b>					
	12 copies of the plan(s) on 24"X36" paper at a scale of no greater than 1" to 100'	✓			
	Boundaries of the site with abutting streets with widths indicated	✓			
	Footprints of all buildings-showing the number of stories access and use	✓			
	Layout and location of off -street parking; loading; and access drives; and vehicular maneuver-areas to conform to standards set forth in Article 5 of this ordinance.	✓			
	Location of all signs, gasoline pumps and other free standing structures.	✓			
	Location direction and type of outdoor lighting	✓			
	Location of all utilities	✓			
	Topography of a contour interval not greater than two feet showing the effects of drainage from the site upon adjacent property. A greater counter interval may be used if the Planning Board determines that the plan is adequate to evaluate site conditions	✓			

	The applicant shall, in addition submit for any project utilizing an on-site septic disposal system has a design system flow in excess of 800 gallons/day or if predominantly made up of non-typical septic waste, a hydrogeological impact study prepared by a State of Maine licensed Geologist or a State of Maine licensed Professional Engineer with expertise in hydrogeology. The study shall contain at a minimum the following components:	✓			
	<p>a. A map showing the soil types using the Unified Soil Classification System (USCS);</p> <p>b. Groundwater levels and flow rates through the site, and the aquifer type;</p> <p>c. An analysis of surface drainage conditions and their relationship to off-site conditions;</p> <p>d. Data on existing groundwater quality and quantity for the site. Collection of this data can either be provided by test wells on the proposed site or by existing wells on abutting properties, provided that the data collected from those wells would represent the groundwater on the site. If public water is to be used, the applicant shall submit a written statement from the Waterboro Water District that it can provide adequate water service to the proposed development;</p> <p>e. A calculation of average nitrate nitrogen levels on-site after development and a calculation of nitrate nitrogen levels at the down-gradient property line(s). These calculations should be done under simulated conditions of both normal rainfall and drought;</p> <p>f. A map showing the recommended sites for the subsurface wastewater disposal system(s) and well(s) on the site.</p>	✓			

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE PLANNING STAFF HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!

\_\_\_\_\_  
PLANNING STAFF

\_\_\_\_\_  
Date

\_\_\_\_\_  
CODE ENFORCEMENT OFFICE STAFF

\_\_\_\_\_  
Date

\_\_\_\_\_  
FIRE DEPARTMENT STAFF

\_\_\_\_\_  
Date

\_\_\_\_\_  
DEPARTMENT OF PUBLIC WORKS STAFF

\_\_\_\_\_  
Date



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The Planning and Codes support staff will generate the abutters list and provide it to the applicant as part of this process.

### **Town of Waterboro Public Notice**

PLEASE NOTE: Due to COVID-19, the Planning Board procedure has been changed until further notice.

The Waterboro Planning Board will hold a Public Hearing on an application

for James Wersackas. The applicant requests approval for a

Medical Marijuana Grow-Only Facility located at 746 Sokokis Trail Street, Waterboro.

To participate in the Public Hearing, the following options are available:

- Send in a letter to the Town of Waterboro Planning Board – 24 Townhouse Rd, E. Waterboro, 04030
- E-mail [ceosec@waterboro-me.gov](mailto:ceosec@waterboro-me.gov) with a letter or to receive information on how to participate via phone or video via Zoom.
- Call Town of Waterboro during the Public Hearing at 207-247-6166 ext. 106

Please contact the Department with any questions at [ceosec@waterboro-me.gov](mailto:ceosec@waterboro-me.gov) or 207-247-6166 ext. 121.

**Meeting and Site walk information  
below**

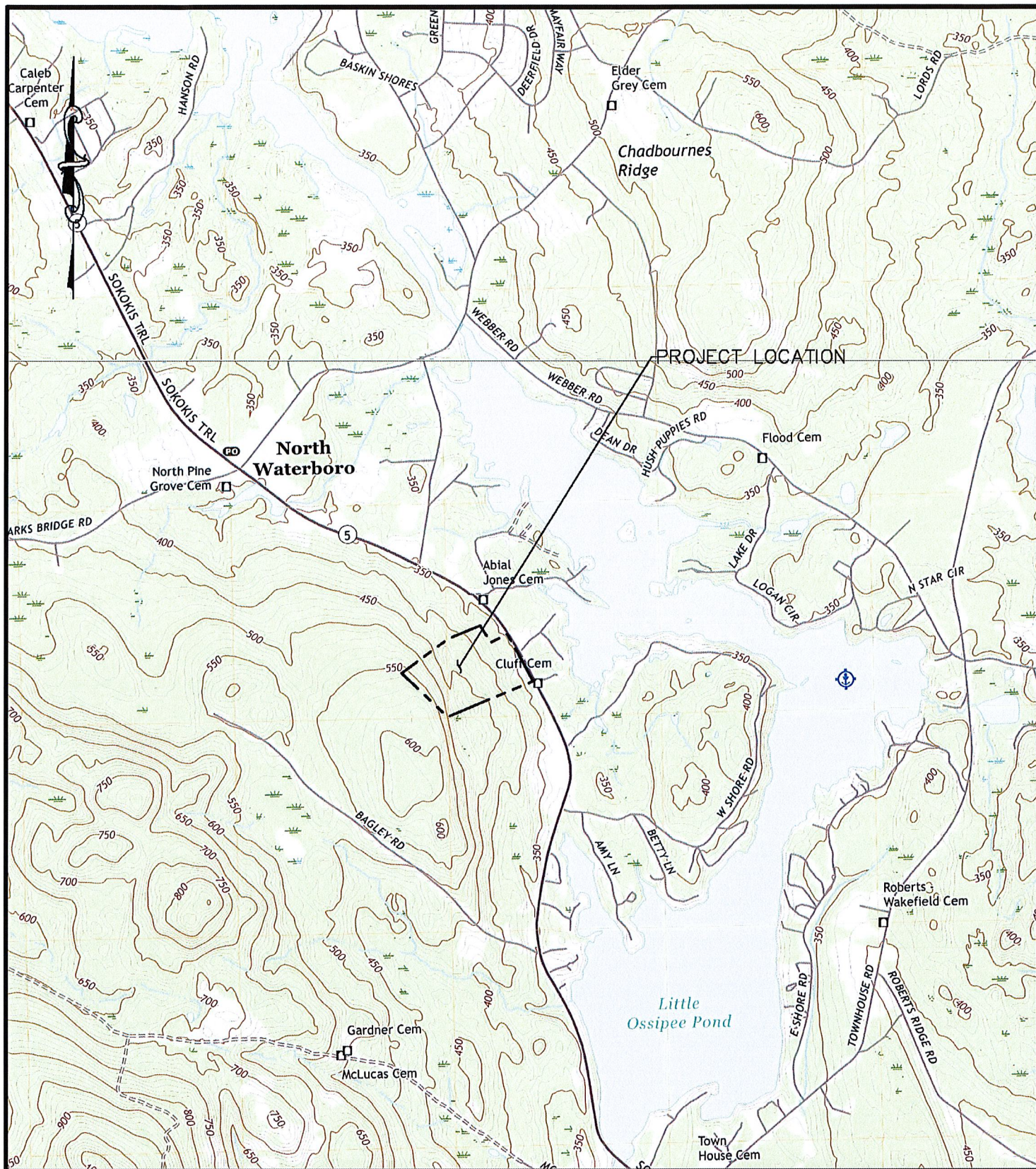
**Date:**

**Time:**

**Location:**

**FIGURES (USGS, TAX & FEMA)**





REFERENCES:

1. USGS QUADRANGLE LIMINGTON, ME 2021
2. USGS QUADRANGLE WATERBORO, ME 2021

Scale: 1" = 2000'



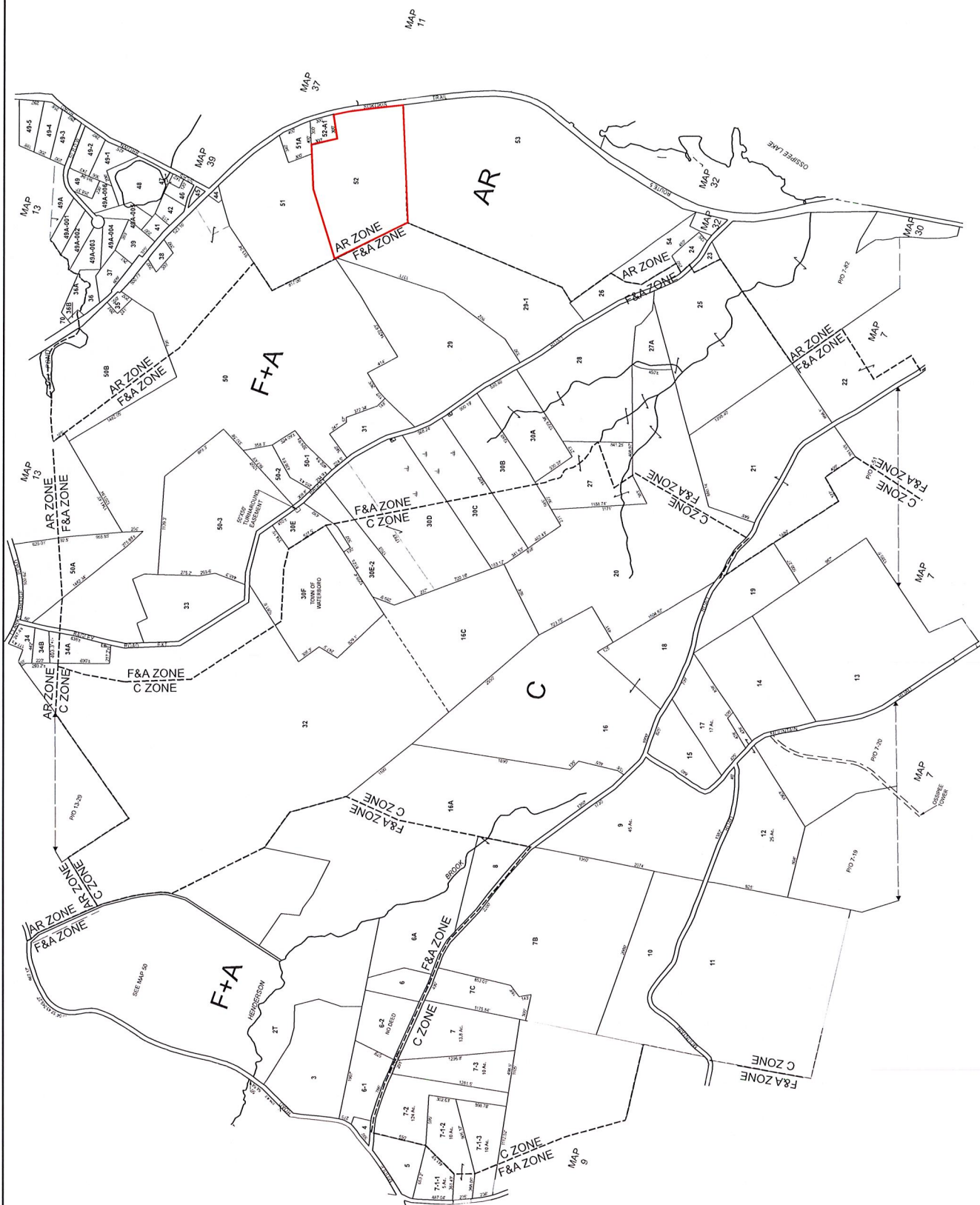
**BH2M**

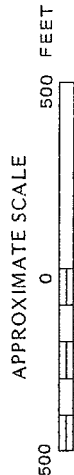
***Berry, Huff, McDonald, Milligan Inc.***  
Engineers, Surveyors

380B Main Street  
Gorham, Maine 04038

Tel. (207) 839-2771  
Fax (207) 839-8250







NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
WATERBORO,  
MAINE  
YORK COUNTY

PANEL 7 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230199 0007 C  
EFFECTIVE DATE:  
FEBRUARY 1, 1995



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



**PACEL DEED**

Return to:  
James D. Wersackas, Jr.  
746 Sokokis Trail  
North Waterboro, ME 04061

NANCY E HAMMOND, REGISTER OF DEEDS  
E-RECORDED **Bk 18409 PG 409**  
Instr # 2020051403  
10/13/2020 10:46:43 AM  
Pages 2 YORK CO

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Robert C. Carll** and **Pamela J. Carll**, of P. O. Box 92, Naples, ME 04055, for consideration paid grant to **James D. Wersackas, Jr.**, of 342 Webber Road, Waterboro, ME 04087, with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situated in Waterboro, County of York and State of Maine, bounded and described as follows:

Beginning on the Limerick Road, so-called, at the Northerly corner of land of Frank Carll; thence running West by said Carll lot, to the end of the Carll lot; thence Northwest seventy (70) rods; thence North seventy-three (73) rods, North seventy-three (73°) degrees East, to the above mentioned road; thence by said road to the point of beginning.

Excepting from the above that portion which was conveyed by Frank Edward Carll to Robert Charles Carll and Kim Marie Carll by deed recorded at York County Registry of Deeds in Book 6424, Page 26.

Meaning and intending to describe and convey the same premises conveyed to Robert C. Carll and Pamela J. Carll, by virtue of a Deed from Robert C. Carll, a/k/a Robert Carll, dated March 13, 2017 and recorded at the York County Registry of Deeds in Book 17437, Page 556, excepting that parcel conveyed to Robert Charles Carll and Kim Marie Carll recorded at said Registry in Book 6424, Page 26 and subsequently conveyed from Robert Charles Carll to Kim Marie Carll at Book 14694, Page 219.

Maine R.E. Transfer Tax Paid

Executed this 7<sup>th</sup> day of October, 2020.

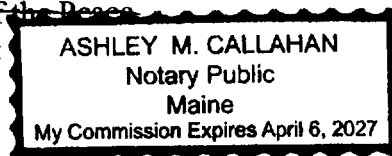
Robert C. Carll  
Robert C. Carll

Pamela J. Carll  
Pamela J. Carll

State of Maine  
County of Cumberland

Then personally appeared before me on this 7<sup>th</sup> day of October, 2020, the said Robert C. Carll and Pamela J. Carll and acknowledged the foregoing to be their voluntary act and deed.

Ashley M. Callahan  
Notary Public/Justice of the Peace  
Commission expiration:



**ABUTTERS LIST**

**746 SOKOKIS TRAIL ABUTTERS**

MAP 10 LOT 51	Paula Kasprzak P.O. Box 7662 Cape Porpoise, Maine 04101
MAP 10 LOT 51A	Ethan & Allyson Johnson 788 Sokokis Tril N. Waterboro, Maine 04061
MAP 10 LOT 52A-1	Kim Marie Carll P.O. Box 103 N. Waterboro, Maine 04061
MAP 10 LOT 53	James & Judith Carll P.O. Box 326 N. Waterboro, Maine 04061
MAP 10 LOT 29	Stephen & Paula Kasprzak P.O. Box 26 N. Waterboro, Maine 04061
MAP 10 LOT 29-1	James & Judith Carll P.O. Box 362 N. Waterboro, Maine 04061
MAP 10 LOT 50	Stephen & Paula Kasprzak P.O. Box 26 N. Waterboro, Maine 04061

MAP 37 LOT 5	Stephen Kasprzak P.O. Box 23 N. Waterboro, Maine 04061
MAP 37 LOT 5A	Stephen Kasprzak P.O. Box 23 N. Waterboro, Maine 04061

**FACILITY SECURITY PLAN**

## Facility Security Plan

- a) Cultivation: All cultivation will occur within facility. No exterior cultivation.
- b) Facility: Entire building will be considered a controlled access area. All entryways locked 24/7. Security cameras will be placed on all access points including but not limited to; parking area, all entry/doorways, and interior of all rooms. All rooms will have adequate lighting for effective camera usage, and cameras in cultivation rooms will be equipped with low light vision in order to accommodate mandatory dark periods. Exterior of building will be lit to accommodate cameras as well. Camera records will be recorded and archived indefinitely.
- c) Access: Access to facility is granted only to employees who are actively on the clock. All employees will be background checked; age verified (21+) and in possession of a state issued individual identification card. In addition state/local officials, vendors and service providers will be allowed access as necessary to perform job/regulatory functions, provided they meet the state mandated age requirement (21+) and provide proof of such.  
*\*No other access will be granted to any individual for any reason.*
- d) Shipping/receiving: All marijuana products will be entered into state run tracking system, and will be handled by authorized employees only. Shipping will be controlled by the trip ticket generated by tracking system. All product shipped will be locked in a separate enclosed space within vehicle and accessible only to authorized transporter and receiving licensee. Marijuana products will not be received at this facility. All supply deliveries will be received at building main entrance and transferred into facility by authorized employee only.
- e) Other: There will be no consumption of marijuana products on property exterior or within facility. Facility is designed to blend with character of neighborhood, and all cultivation activities within facility will be hidden from public viewpoints. Disposal of marijuana byproducts (leaves/stems/excess product, etc.) will comply with state disposal standards including, grinding all material until it is unidentifiable and mixing 50/50 with an inert material such as soil.

**ODOR CONTROL PLAN**



## **Odor Control Plan:**

### ***Section 1: Specific odor emitting activities***

*The following rooms are considered odor producing areas*

- a) Flower Rooms #1 & 2: rooms contain all flowering plants
- b) Drying/curing room: room will be periodically used to hang and dry harvested plants

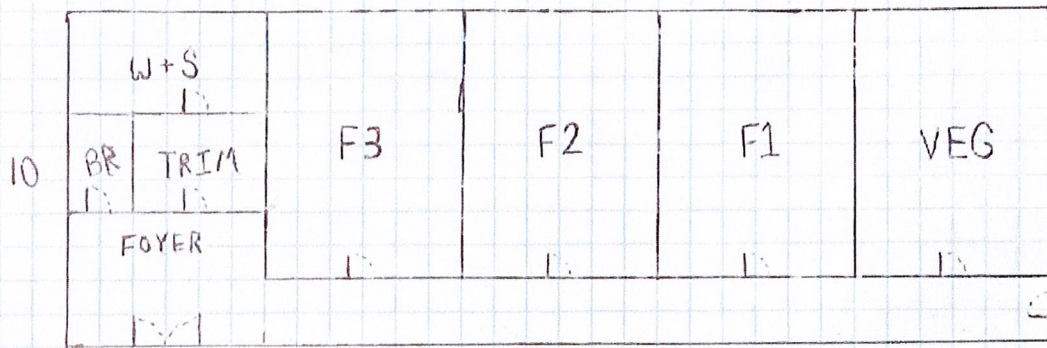
### ***Section 2: Odor mitigation practice***

- a) Flower rooms #1 & 2: All flower rooms will be sealed from other areas and exterior via non porous finishes. Air pulled through HVAC system will be carbon filtered prior to exhausting. In addition each flower room will have an interior carbon filter in order to filter odors from air circulating within the rooms.
- b) Drying/curing room: Will operate under same procedures as flower rooms.  
*\*Drying/curing room will only be in use for a period of 2 weeks post-harvest, and will only be considered odor producing during these times.*

**FLOOR PLAN SCHEMATIC**

1 Cube = 1 ft

30



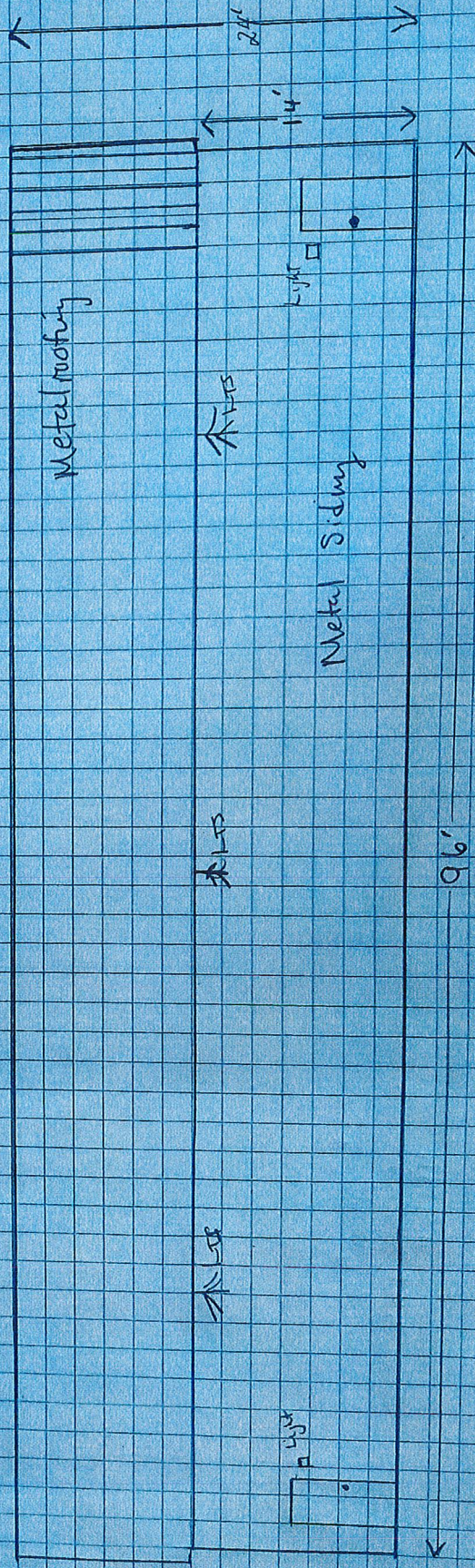
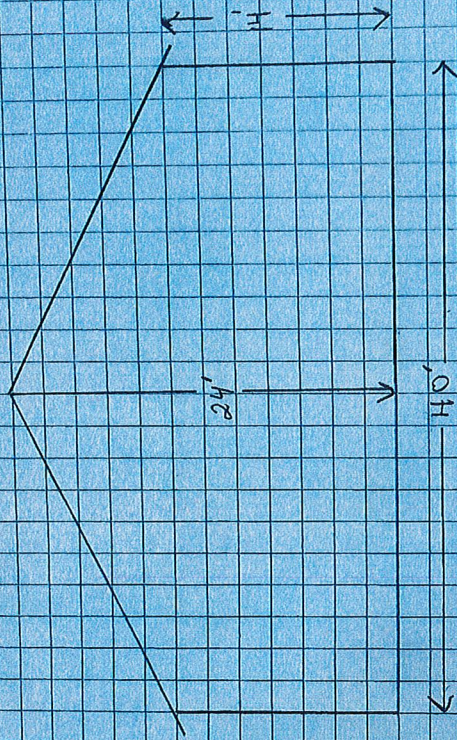
**BUILDING ELEVATION SCHEMATIC**



FUTURE BUILDING

40' x 96'

SIDE VIEW



Scale  $\frac{1}{8} = 1 \text{ foot}$

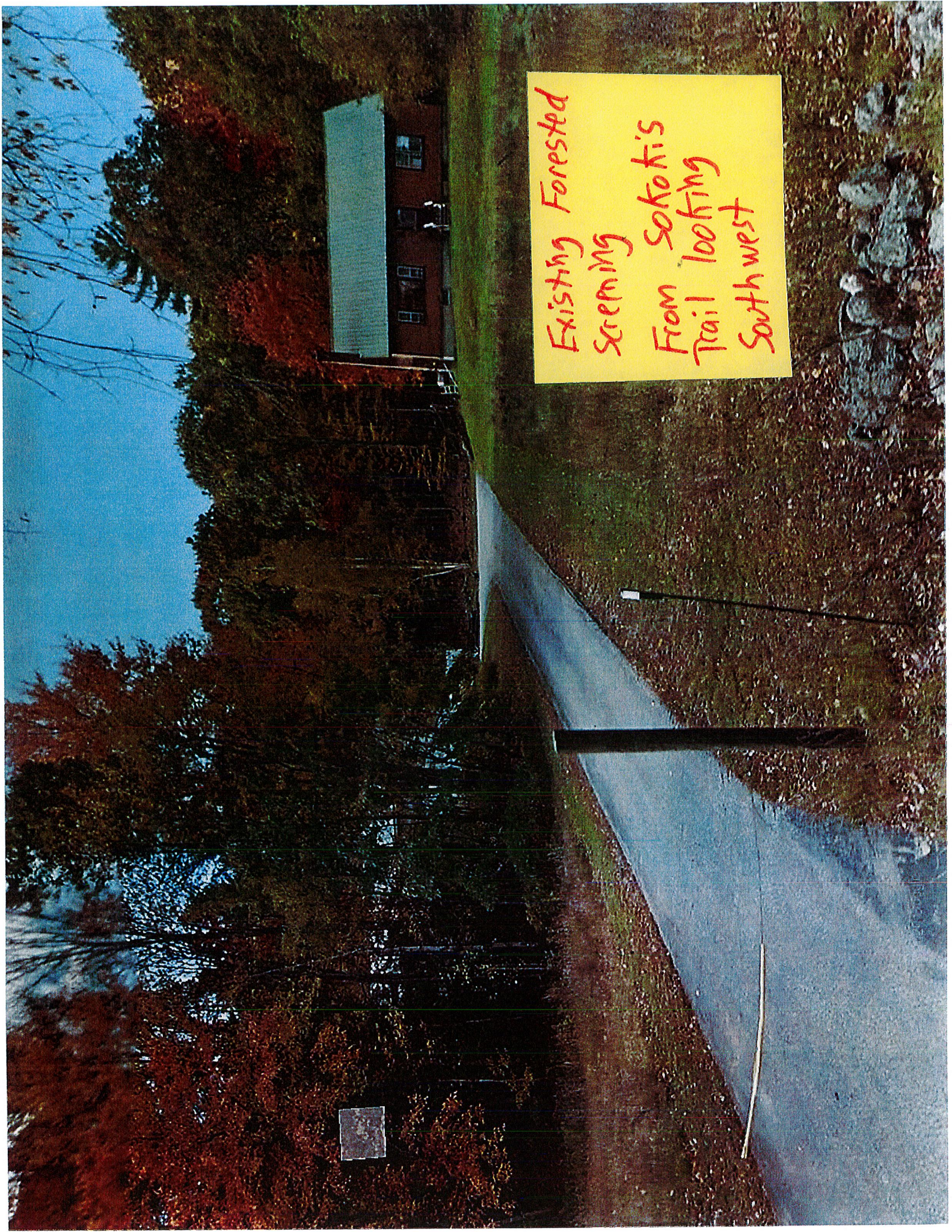
FRONT VIEW



**EXISTING SCREENING PICTURE**



Existing Forested  
Screening  
From Sokoti's  
Trail looking  
Southwest





**STORMWATER SUMMARY**



## **STORMWATER SUMMARY**

Stormwater runoff from the site has been collected and discharged to Maine DEP Approved Best Management Practices where the runoff is treated and discharged in sheet flow on site. The proposed building has a peaked roof. From the peak of this roof and all of the proposed parking lot are collected in a closed drainage system (CB#1) and discharged east of the existing garage into a riprap plunge pool (see detail on sheet 3 of the plans). Runoff from the existing slope to the south and west of the proposed building and the rear of the proposed building are collected with an open drainage system (vegetated ditch) and discharged east of the existing garage to a level spreader (see detail on sheet 3 of the plans).

All appropriate erosion control standards have been proposed as part of this design to meet the Town and Maine DEP requirements (see sheets 1 & 3 for more information). This project does not require any permitting from the Maine DEP. Town of Waterboro Site Plan Permitting Standards have been met for this project.

**SITE PLANS**