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ROBERT C. LIBBY, Jr.
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Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
www.bh2m.com

May 19, 2021

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

RE: Site Plan Revisions – Jim Wersackas
Medical Marijuana Grow Facility
746 Sokokis Trail

Dear Mr. Feldman,

Please find attached twelve (12) sets of the following information in support of revisions for the above referenced site plan at 746 Sokokis Trail:

1. Revised Abutters List
2. Public Notice Letter & Hearing Notice
3. Revised Building Floor Plans and Elevations
4. Fire Truck Turning Schematics (41-foot long truck)- turning, entering & exiting
5. HHE-200 Design for Septic System – Mark Hampton Associates
6. Revised Site Plans (Full Size)

These revisions are based on the staff meeting held with the Town on May 14, 2021. The following is a summary of the changes made based on this meeting:

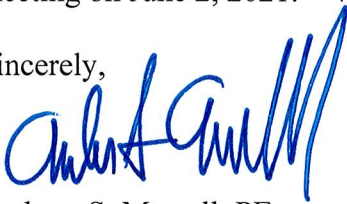
- As recommended by the Town we have updated the building plans (both floor plans and elevations) for the Fire Department to review access requirements with the State Fire Marshal's office (see attached revised plans for more information).
- After this meeting the applicant has decided to eliminate the gate as it appeared to cause more issues then it solved since this parcel will have two separate uses onsite (medical grow facility and rental property). Based on the other security features onsite the applicant remains confident a gate is not warranted on this parcel and the elimination of the gate provides more ease of access for emergency personnel and eliminates a host of other issues. We look forward to the opportunity to discuss this issue with the Planning Board at the next available meeting.
- A gravel fire truck turnaround has been added to the site plan (East of the existing garage) to allow for emergency vehicles to turnaround easily. This turnaround has

been designed to accommodate the Town's 41-foot long fire truck (see turning schematics for more information).

- The approximate existing septic for the existing house has been added to the plans (see note #22 on sheet 1 of the plans for more information).
- Snow storage for the site has been summarized in Note #21 on sheet 1 of the plans.
- The applicant has widened the existing driveway to meet the Fire Department requirements for a 20-foot access drive to the facility (see sheet 1 of the plans for more information). The expanded driveway will be constructed of gravel and constructed per the detail on the plans.
- The doors for the proposed building have been added to the site plan as requested (see sheet 1 of plans).
- The parking lot has been revised to show a 24-foot wide drive aisle and parking stalls 10-feet wide by 20-feet long (see sheet 1 of the plans for more information).
- The existing garage will be converted for use as part of the medical grow facility on the first floor only (a note has been added to the plans to clarify this conversion and specifically that it only involves the first floor).
- The existing buffer along Sokokis Trail has been added to the plans as requested (see sheet 1 of the plans). Please note the proposed septic system will not impact this existing buffer.
- The proposed underground electric utilities to serve the proposed building have been added to the plans as requested (see sheet 1 of the plans). A detail has also been added to the plans to assist the contractor during construction.
- Attached is a revised abutters list as recommended by the Town that includes parcels across the street.
- Please also find attached the public notice letter & hearing notice mailed to the abutters as part of this application.
- Attached is the HHE-200 Design for the proposed septic system designed by Mark Hampton Associates. The plans have been revised accordingly.

Please call me if you have any questions regarding this application or if any additional information is needed. We understand by submitting today this project is eligible for the Planning Board meeting on June 2, 2021. We look forward to working with the Town on this project.

Sincerely,



Andrew S. Morrell, PE
Project Engineer

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 11 LOT 7-1	William & Tammy Atkins 390 Quaker Road East Montpelier, VT 05651
MAP 11 LOT 8	Willam & Donna Calvert P.O. Box 422 E Waterboro, Maine 04043
MAP 11 LOT 8A	Rose Flavin & Anthony Olivieri 1869 SW 28th Ave Fort Lauderdale, FL 33312

MAP 37 LOT 5 & 5A	Stephen Kasprzak P.O. Box 23 N. Waterboro, Maine 04061
MAP 37 LOT 4	Trustee of the Calvin Tingley P.O. Box 318 N. Waterboro, Maine 04061
MAP 37 LOT 6A	Philip & Shirley Fortier P.O. Box 356 N. Waterboro, Maine 04061
MAP 37 LOT 6B	Nikita Lovejoy 779 Sokokis Trail N. Waterboro, Maine 04061

MAP 37 LOT 6C	Oliva & Deanna Perreault P.O. Box 387 N. Waterboro, Maine 04061
MAP 37 LOT 6D	Trustee of Nancy Roberge 10 Eon Way N. Waterboro, Maine 04061
MAP 37 LOT 6F	Dean & Wendy Zaharis 103 Sawyer Road Scarborough, Maine 04074
MAP 37 LOT 13	Richard Sevigny 19 Eon Way N. Waterboro, Maine 04061
MAP 37 LOT 15	Robert & Charlotte Depeter P.O. Box 362 E. Waterboro, Maine 04030
MAP 37 LOT 16	Richard & Robert Davidson 12 Knollin Street Malden, MA 01810
MAP 37 LOT 17	Richard Chamberlain P.O. Box 1394 Biddeford, Maine 04005
MAP 37 LOT 18	Randy & Kara Brown 18 Church Street Wakefield, MA 01876



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May 18, 2021

Re: 746 Sokokis Trail – Medical Marijuana Grow-Only Facility
Tax Map 10 Lot 52

Dear Landowner / Abutter

You are being informed of an application for a Medical Marijuana Grow-Only Facility located at 746 Sokokis Trail in Waterboro, Maine. The parcel is Tax Map 10 Lot 52. The Waterboro Planning Board will hold a Public Hearing on _____ at _____ pm at 24 Townhouse road, East Waterboro, Maine 04030 to discuss this development.

This application may be viewed at the Town Hall Code/Planning Office during regular business hours or at www.waterboro-me.gov.

As an abutter you may submit your question(s) about this application in writing to the Planning Board prior to the scheduled appointment listed above or through participation in the public hearing with the instructions enclosed on the enclosed hearing notice.

Sincerely,

Andrew Morrell, PE

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 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 or 207-247-6166 ext. 121.

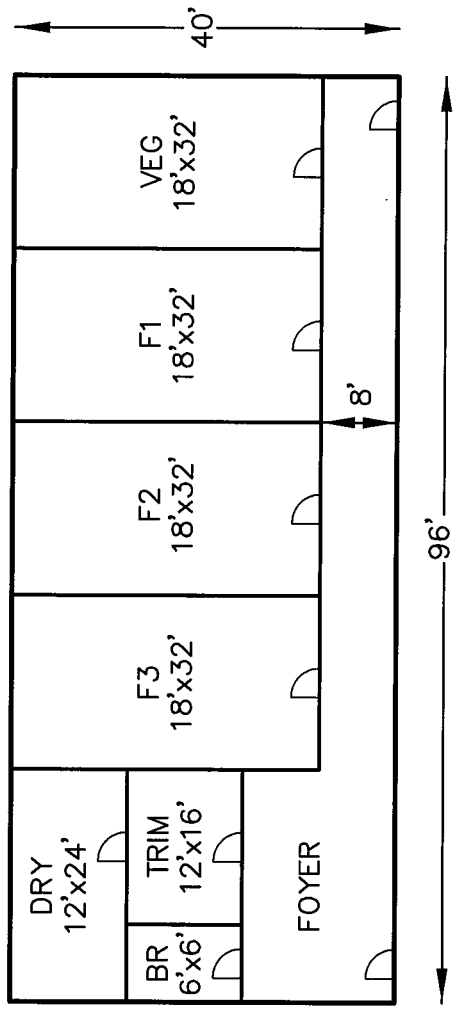
**Meeting and Site walk information
below**

Date: _____

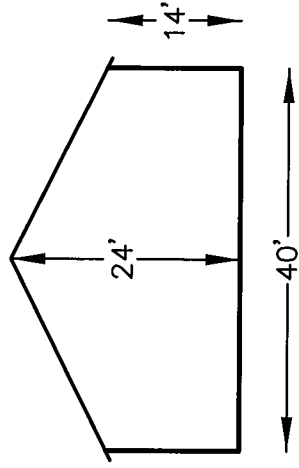
Time: _____

Location: Town of Waterboro Town Hall

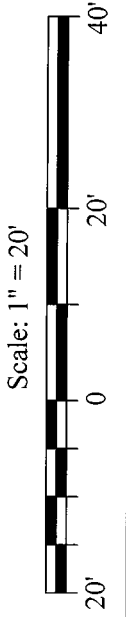
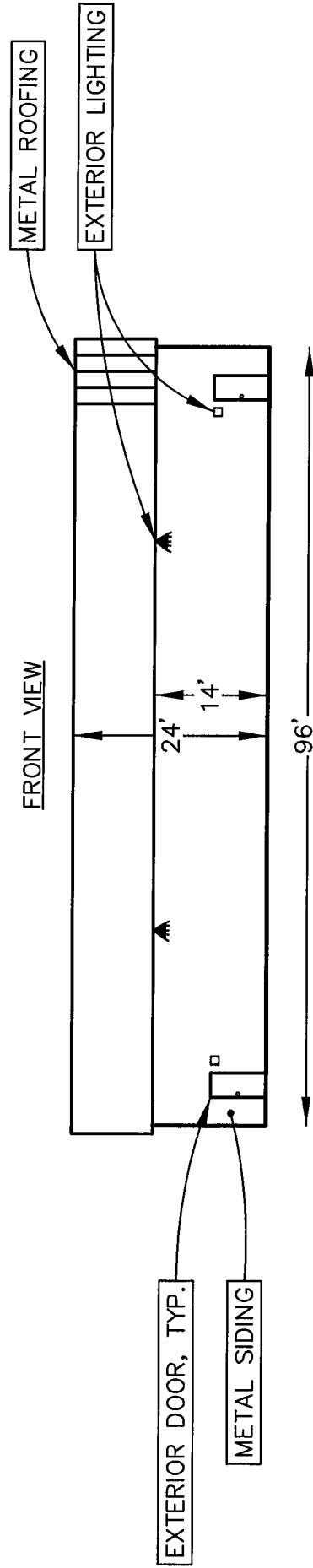
PLAN VIEW

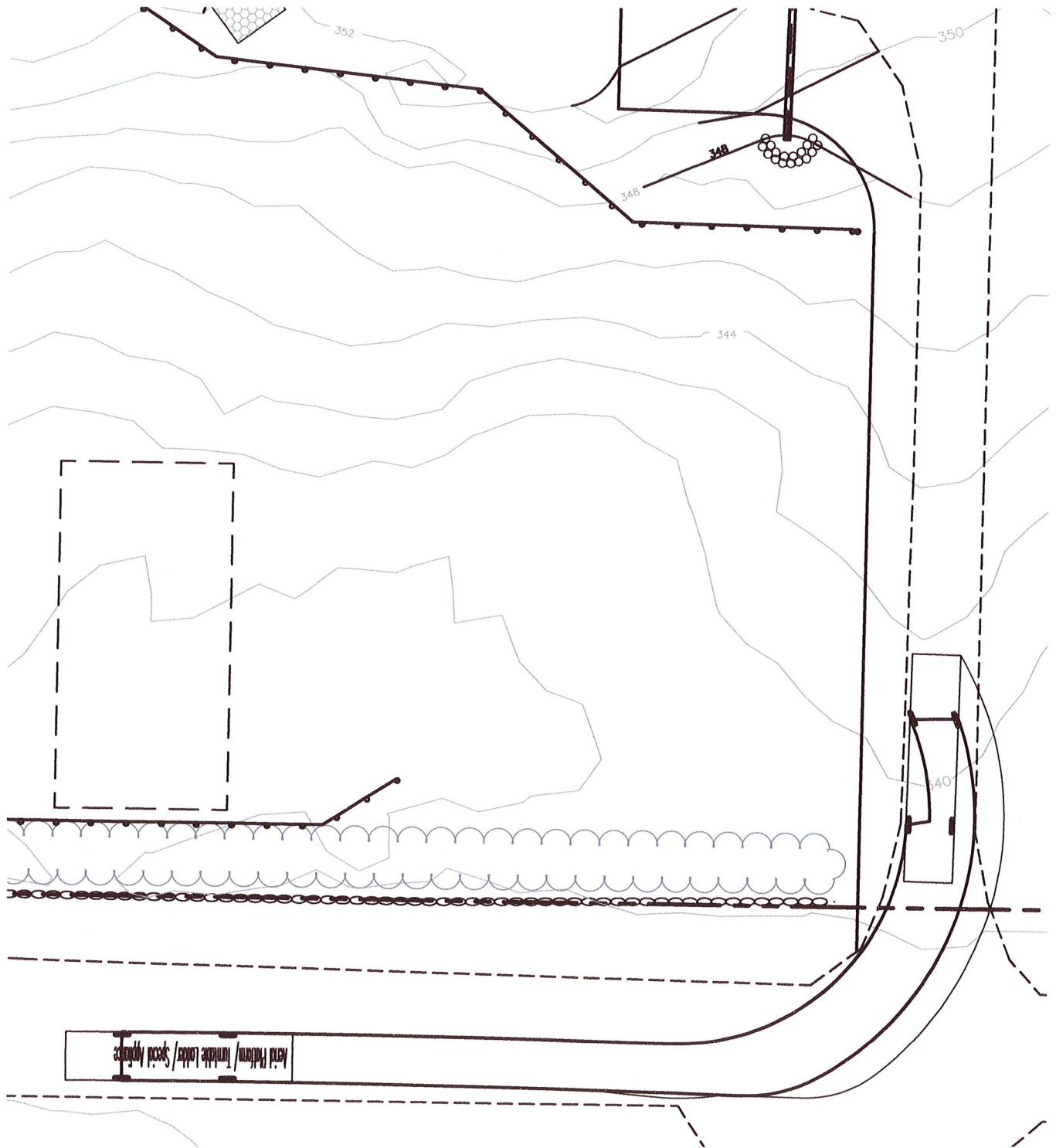


SIDE VIEW



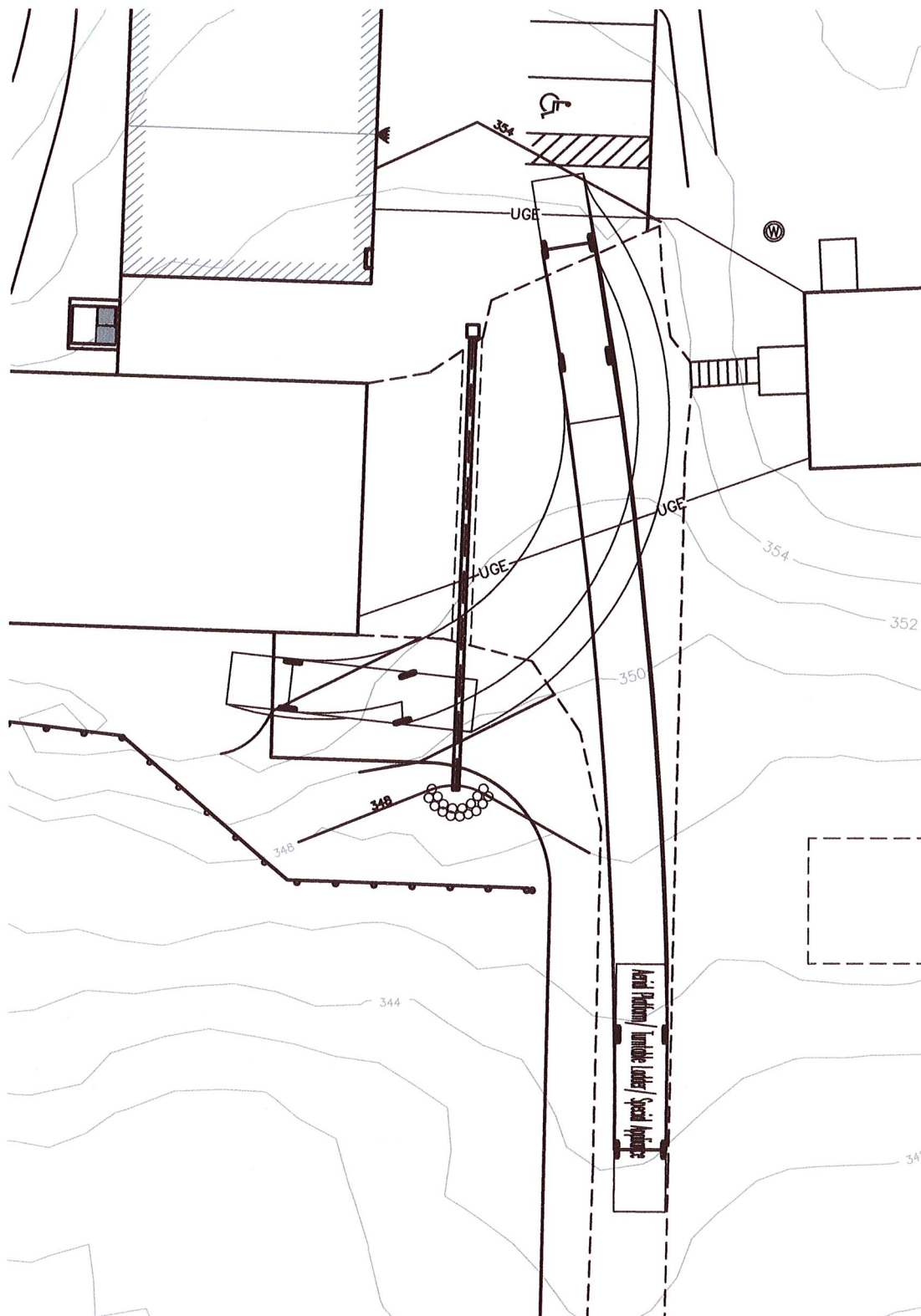
FRONT VIEW





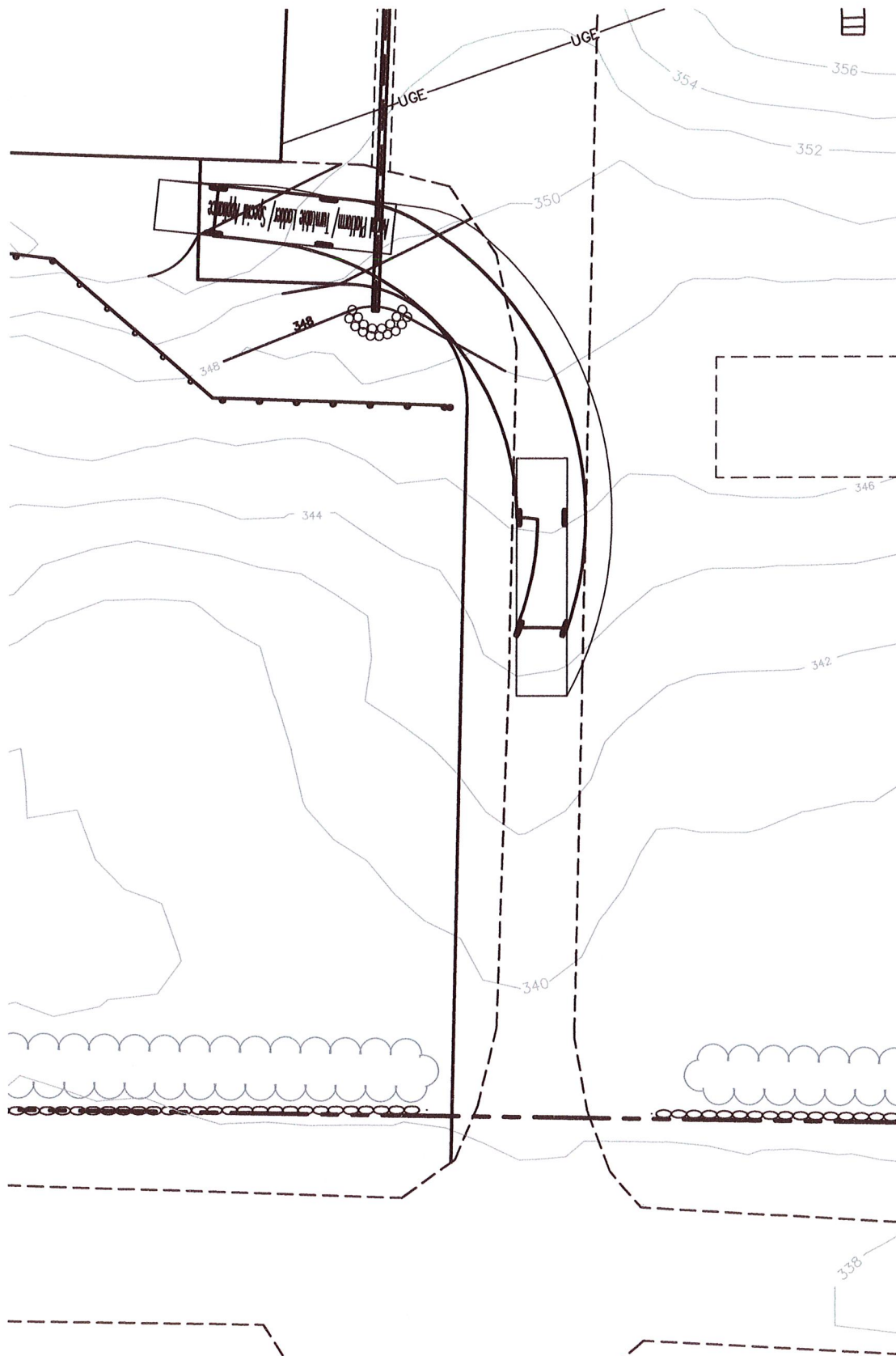
FIRE TRUCK
LEFT TURN ENTRANCE

1"=25'



FIRE TRUCK
TURN AROUND

1"=25'



FIRE TRUCK
TURN AROUND EXIT

1" = 25'

6575

Maine Dept. Health & Human Services
Div. Environmental Health, 11 SHS
(207) 287-2070 Fax: (207) 287-4172

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Waterboro	Town/City	Permit #
Street or Road	746 Sokokis Trail	Date Permit Issued	Fee: \$ Double Fee Charged []
Subdivision, Lot #		L.P.I. #	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	Wersackas, Jim	Fee: \$ state min fee \$ Locally adopted fee	Copy: [] Owner [] Town [] State
Mailing Address of Owner/Applicant	11 Salem Street Lynnfield MA 01940	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	781-589-0420	Municipal Tax Map #	Lot #
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) 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 Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 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: _____ 12. Miscellaneous Components	
SIZE OF PROPERTY 35 SQ. FT. ACRES	DISPOSAL SYSTEM TO SERVE 1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: _____ 3. Other: 3 two-bedroom apartments (specify) Current Use Seasonal Year Round Undeveloped	TYPE OF WATER SUPPLY 1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other	
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. Concrete a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: 2,500 GAL.	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: 1800 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 540 gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION 3 / C at Observation Hole # TP1 Depth 20" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. Medium---2.6 sq. ft. / gpd 2. Medium---Large 3.3 sq. ft. / gpd 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP 1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 43 d 36 m 41 s Lon. 70 d 43 m 04 s if g.p.s. state margin of error: 15
SITE EVALUATOR STATEMENT			
I certify that on 4/16/21 (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).			
Site Evaluator Signature Mark J Hampton		SE # 263	Date 4/16/21
Site Evaluator Name Printed		Telephone Number 207-756-2900	E-mail Address
Note : Changes to or deviations from the n should be confirmed with the Site Evaluator.			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Waterboro

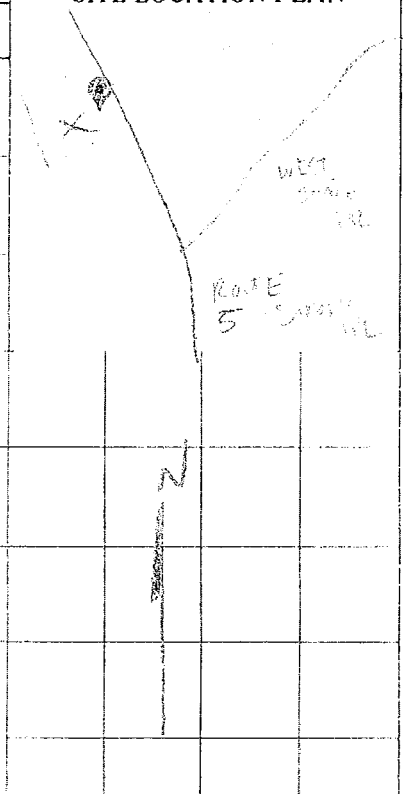
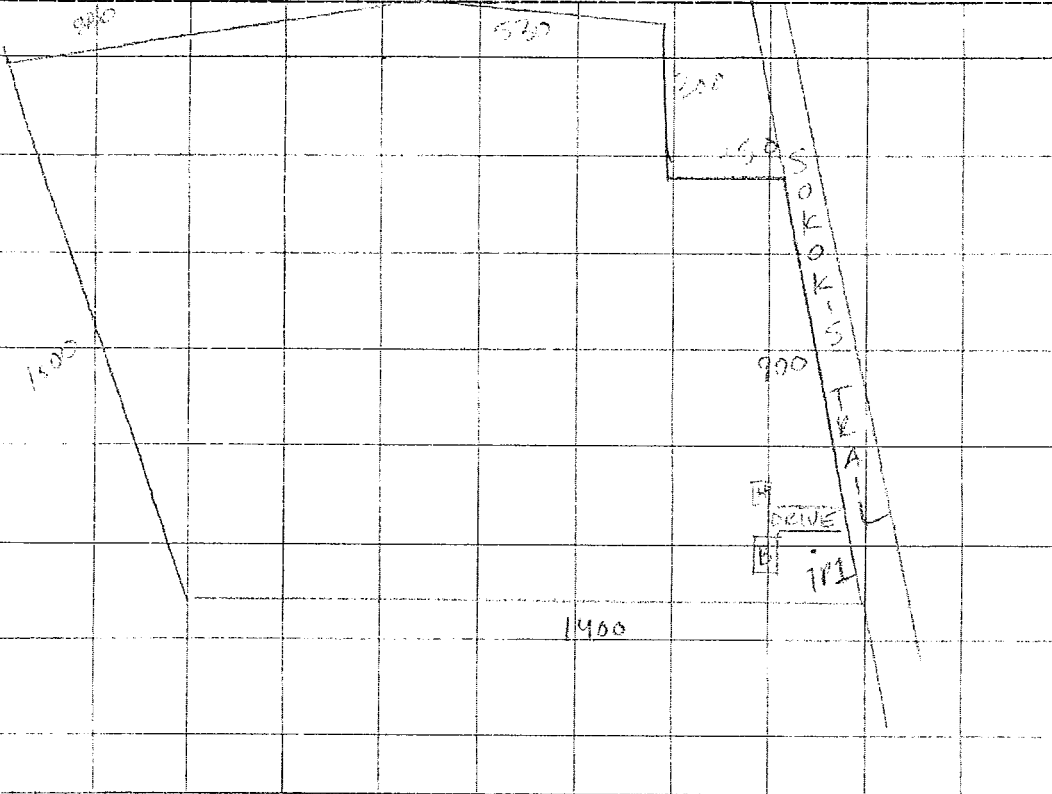
746 Sokokis Trail

Wersackas, Jim

SITE PLAN

Scale 1" = 400 ft. or as shown

SITE LOCATION PLAN



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

Observation Hole TP1 ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Brown	
20	Sandy Loam	Firm	Olive	Common and Distinct
30				
40				
50				

Soil Classification	Slope	Limiting Factor	Ground Water
3 C	2 %	20 "	Restrictive Layer
Profile Condition			Bedrock
			Pit Depth

Observation Hole ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	Ground Water
Profile Condition	%	"	Restrictive Layer
			Bedrock
			Pit Depth

Site Evaluator Signature

263

SE #

4/16/21

Date

Page 2 of 3
HHE-200 Rev. 02/11

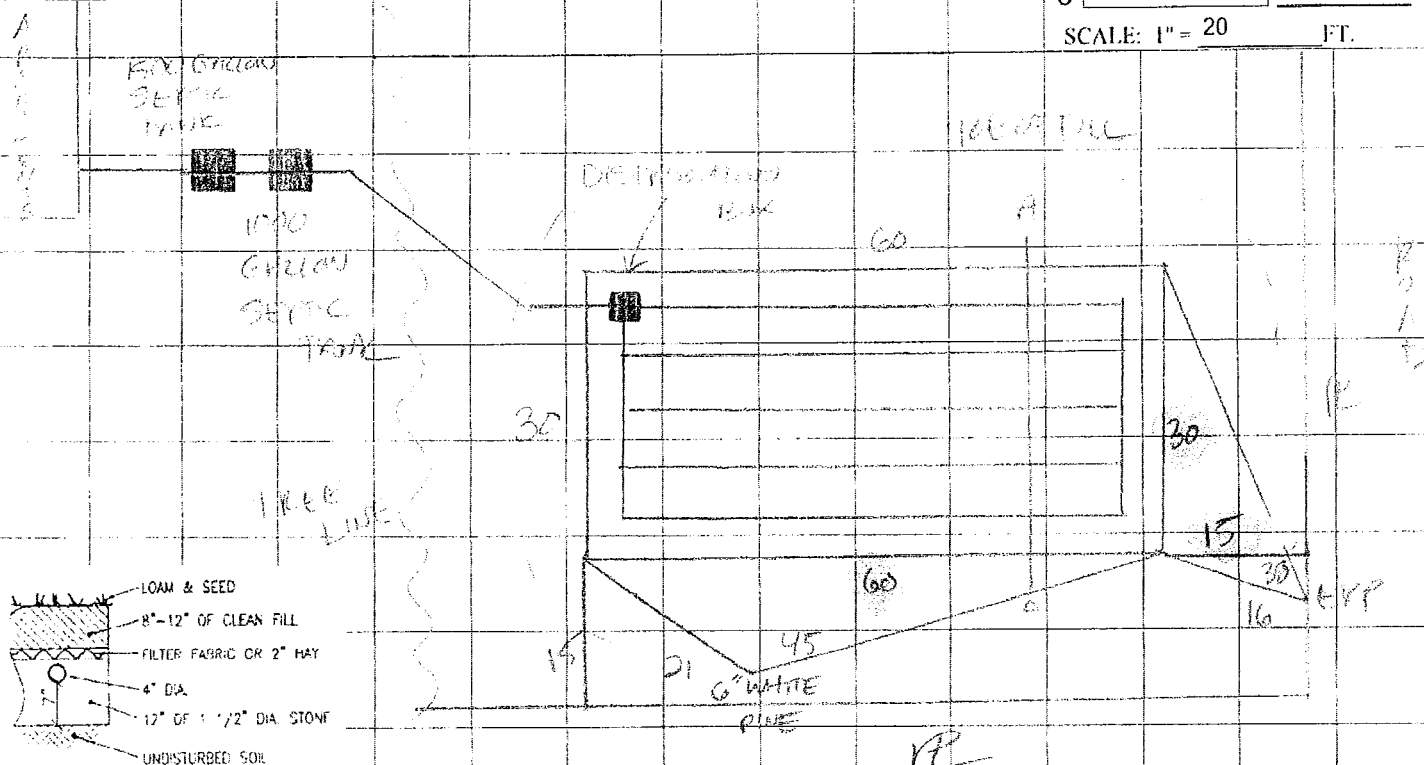
Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Owner's Name

Wersackas, Jim

0

SCALE: 1" = 20 FT.



ELEVATION REFERENCE POINT

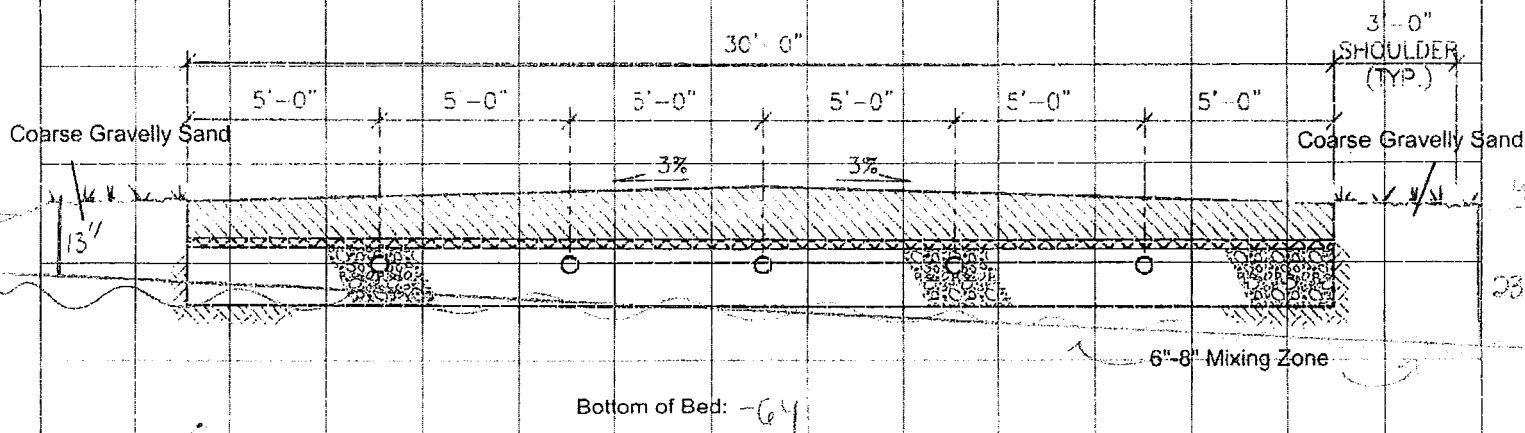
Location & Description: Nail 57" up 17" oak

Reference Elevation: 0

Scale

Horizontal $1" = \underline{5}$ ft.
Vertical $1" = \underline{3}$ ft.

Note: All ground to be filled must be scarified



Date _____