

Article 8 General Standards

Planning Board Application, Town of Ogunquit, Maine

August 12, 2019

Regarding an application by:

Mister T, LLC

Tax Map / Lot: 0014 / 0013

387 Main Street, Ogunquit, ME

Application and Submission Material

1. Property Address: 387 Main Street, Ogunquit, Maine
2. Property Ownership: Gibbs Oil Co. LTD. Partnership; Book 7396, Page 135
Mister T, LLC Applicant under purchase and sale agreement; authorization provided
3. Land Surveyor and Civil Engineer: Ambit Engineering, Inc.
4. Existing Uses of the property: Abandoned Gas Station – fuel only
5. Proposed Use: Real Estate Office: The proposal use is a newly constructed Real Estate Office. The office will have pedestrian access via a walkway connected to the sidewalk in Route 1 as well as six on site paved parking spaces. The existing building and canopy will be demolished and removed. It is our understanding that the fuel tanks have already been removed.
6. Base Zone: General Business 2 (GB2)
7. The following list of materials has been submitted by the Applicant for the record:
 - Planning Board Site Review Application Form
 - Authorizations
 - Deed Copy
 - Plan set including:
 - Cover Sheet
 - Boundary Survey and Existing Conditions
 - Site plans
 - Lighting Plan
 - Detail sheets
 - Correspondence from Sewer District, Water District, MEDOT and Department of Public Works
 - Traffic Memorandum
 - Lighting Fixture Cut Sheet

Please Note the following items submitted separately:

- Architectural Elevation Drawings
- Architectural Floor Plans
- Site Photographs

ARTICLE 8: GENERAL STANDARDS APPLICABLE TO ALL LAND USES

§8.1 Street Frontage: The site has conforming frontage on a State Highway (US Route 1) as well as a Town Road (Glen Avenue).

§8.2 Air Pollution: The site will not generate any unreasonable odor, dust, or smoke.

§8.3 Buffer Areas: The site abuts a property to the south (Wolfort Condominium) which is used as Commercial *and Residential*. Site Plan Sheet C3 shows buffer planting along the boundary line within the setback area as required.

§8.4 Drinking Water: The site is served by Municipal water; no wells are located on site.

§8.5 Erosion Prevention: The site redevelops a previously developed site. The plan will reduce the impervious area; Site Plan Sheet C3 shows the Pre and Post Impervious Areas. The proposal includes Drip Aprons to infiltrate roof run-off. Site Plan Sheet C4 shows the locations, and Sheet D3 shows the detail. Site Plan Sheet D1 details erosion control methods and includes construction sequencing.

§8.6 Fences: No fencing is proposed.

§8.7 Lighting: The site has existing lighting. The existing poles will be re-used, and the fixtures removed and updated. Site Plan Sheet L1 shows the proposed fixtures and has photometric lighting calculations.

§8.8 Hazardous Activities: The re-use of the site as a Real Estate Office poses no risk of hazardous activities. Hazard materials will not be used on the site.

§8.9 Noise: The site re-use will not generate unacceptable noise.

§8.10 Parking and Loading: The site parking has been designed to meet all of the required codes as outlined in the Ordinance. Given the proposed use five parking spaces are required; six (including one ADA) are provided. Three spaces are spaces which currently exist and are being re-used. The other three spaces meet all of the required setbacks. The site has existing access from State Highway (US Route 1) as well as Glen Avenue. Two of the access points will be slightly modified (made smaller) to better control the flow based on the new layout. Based on the size and use of the development, no Loading Zone is required. Site Plan Sheet C3 details the proposed parking.

§8.11 Shadows: The proposed building is sufficiently set back from property lines to not impact any solar systems.

§8.12 Signs: The site has an existing sign post and sign area. The post and sign will be re-used, subject to the required sign permitting with the Building Department.

§8.13 Traffic Impact: The site re-use will be a reduction in traffic from the previous use; see the Memorandum attached to this application, as well as the letter from MEDOT.

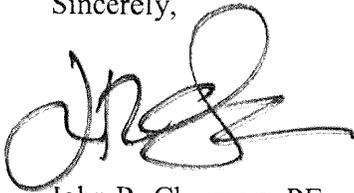
§8.14 Waste Water: The site is connected to public sewer. Site Plan Sheet C5 shows the details.

§8.15 Water Quality: The site does not require any outside storage.

§8.16 Dumpster: The site does not require a dumpster as trash generation will be low and handled by the owner internally without the need for an outside container.

We look forward to the Planning Board's review of this submission. If you need additional information please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a large, stylized flourish extending to the right.

John R. Chagnon, PE

CC: Mister T, LLC, Hiroko Lindsey

TOWN OF OGUNQUIT PLANNING BOARD
DESIGN REVIEW and SITE PLAN REVIEW APPLICATION

PLEASE PRINT CLEARLY

DATE REC'D: _____
FEE PAID (\$500 each): Yes No
TAX MAP: 14 BLOCK: 13
ZONING DISTRICT GBZ

MEETING DATE w/ CEO 7-15-2019
INITIAL PB HEARING DATE: 8-26-19

- DESIGN REVIEW APPLICATION** - Applicants applying for Design Review should familiarize themselves with Article 11 of the Town's Zoning Ordinance.
- SITE PLAN REVIEW APPLICATION** - Applicants applying for Site Plan Review should familiarize themselves with Article 6 of the Town's Zoning Ordinance.

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME Gibbs Oil Company Limited Partnership
MAILING ADDRESS 6 Kimball Lane, Lynnfield, MA 01940
Telephone _____ e-mail address _____

APPLICANT Same as Owner Lessee Purchase & Sale Agreement Agent/Consultant

NAME Mister T, LLC
MAILING ADDRESS PO Box 1188, Ogunquit, ME 03907
Telephone 207-251-0330 e-mail address linda@anneerwin.com

If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable) Ambit Engineering, Inc.

NAME John Chagnon, PE
MAILING ADDRESS 200 Griffin Road, Unit 3, Portsmouth, NH 03801
Telephone 603-430-9282 e-mail address jrc@ambitengineering.com

PROPERTY ADDRESS: 387 Main Street

Year Built 1950 (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) Gibbs Oil / Sotheby's Realty

(If property is used commercially, please give name of business.)

REQUIRED DEPT./CONSULTANT REVIEWS - to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Works Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Police Dept. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Commission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fire Dept. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Consultant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing process.

BRIEF DESCRIPTION OF PROJECT:

Proposed demolition of existing structure and replacement
with 2 1/2 story Real Estate Office with associated site improvements.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? Yes No

Does the parcel include any wetlands? Yes No Total Acreage of Parcel: 0.38

Is this parcel included in a prior approved subdivision or site plan? Yes No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
 Yes No

Anticipated date for construction start: Fall 2019

Does this development require extension/provision of, or connection to, public infrastructure?

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> roads | <input checked="" type="checkbox"/> storm drainage | <input type="checkbox"/> other _____ |
| <input type="checkbox"/> sidewalks | <input checked="" type="checkbox"/> water lines | |
| <input checked="" type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants | |

Identify method of water supply to the proposed development:

- individual wells connection to public water system

Identify method of sewage disposal to the proposed development:

- connection to public sewer system on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

8-5-19

DATE



APPLICANT'S / OWNER'S SIGNATURE

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

- 1. Pre-application Conference with Code Enforcement Officer – MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION. Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.**
- 2. The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING**

DESIGN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Mister T, LLC Date 8-5-19
 Map / Lot / Zone Map 14 / Lot 13 / GB2

This checklist has been prepared to assist applicants in developing their design review applications. It should be used as a guide in assembling the information necessary for a design review. However, the checklist does not substitute for the text of Article 11 of the 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.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, check the appropriate box in column 2;
3. For every item checked in column 2, a written waiver request must be prepared on a separate sheet and submitted with this checklist.
4. At the initial meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 3 when the Board determines the submission acceptable;
5. If an item is not submitted, and the Board grants a submission waiver, the Board Chairperson will check the appropriate box for that item in column 4.

Note that this checklist only covers the submission requirements for a design review. It does not address the review standards that the application must meet in other stages of the process. **Shaded boxes indicate that the required submittal is of such importance that it is highly unlikely that the Planning Board might entertain a submission waiver request.**

		1	2	3	4
DESIGN REVIEW REQUIRED SUBMITTAL		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer. Submission Waived	Code Enforcement Officer denied waiver. Planning Board to make determination.
11.6.A.1	Fifteen copies of a site plan, and all supporting materials, including design review application form, and design review submissions checklist; Design Review Application fee paid.	✓			
11.6.A.2	Elevations of each side of the proposed building or structure to be constructed or altered, at a scale of at least 1/4" = one foot, and in the case of alterations, showing conditions before and after the proposed work	✓			
11.6.A.3	Photographs of the site and existing buildings	✓			
11.6.A.3	Manufactures Specifications/Cut Sheets Doors, Windows, Applicable Fixtures	✓			
11.6.A.4	Estimate of construction cost for new buildings			✓	
11.6.A.5 a & b	Visual impact assessment			✓	

In addition to the above – When applicable the Planning Board may require detailed interior and/or exterior plans including dimensional measurements and uses of all interior/exterior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats.

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

Code Enforcement Officer  Date: 7-15-19

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Mister T, LLC Date 8-5-19
 Map / Lot / Zone Map 14 / Lot 13 / GB2

This checklist has been prepared to assist applicants in developing applications. It should be used as a guide in assembling the information necessary for a site plan review. However, the checklist does not substitute for the text of Article 6.6 of the 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.

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, and the Board Chairperson will check the appropriate box in column 2 when the Board has determined that the submission is sufficient and acceptable;
3. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission is not applicable he will check the box in column 3;
4. If the Code Enforcement Officer denies a waiver request he will check the box in Column 4 and the Planning Board will make the determination at the Completeness Hearing.

Note that this checklist only covers the submission requirements for a site plan review. It does not address the review standards that the application must meet in the next stage of the process.

SITE PLAN REVIEW REQUIRED SUBMITTALS		1	2	3	4
		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer. <i>Submission Waived</i>	Code Enforcement Officer denied waiver. Planning Board to make determination
6.6.C.3.A	Fifteen copies of the site plan (at least 1" = 20') and all supporting materials, including site plan review application form, and site plan review submissions checklist; Application fee and Escrow deposit paid.	✓			
6.6.C.3.B	Title Block & Legend	✓			
6.6.C.3.C	Assessor's Map and Lot numbers for subject & adjoining properties	✓			
6.6.C.3.D	Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof	✓			
6.6.C.3.E	Standard boundary survey of the parcel	✓			
6.6.C.3.F	Existing & Proposed: Building Footprints, Parking lots, Drives, Walkways, Roads, Landscaping, Grading/Clearing, Undisturbed Areas	✓			
6.6.C.3.G	Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent	✓			
6.6.C.3.H	Existing & Proposed: Two-foot Contours	✓			
6.6.C.3.I	Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent			✓	
6.6.C.3.J	High intensity soil survey (for undeveloped, vacant sites w/o water & sewer)			✓	
6.6.C.3.K	Zoning district in which the project is located and the location of any zoning boundaries	✓			
6.6.C.3.L	The boundaries of any flood hazard areas and the 100-year flood elevation	✓			
6.6.C.3.M	A copy of any proposed deed restrictions intended to cover all or part of subject property			✓	
6.6.C.3.N.i	<i>Sewer Service Area</i> - A letter from the sewer district stating the district has the capacity to collect and treat the waste water, review and approval of sewerage system design	✓			
6.6.C.3.N.ii	<i>Outside Sewer Service Area</i> - Septic System Design by LSE or PE			✓	

CONTINUED ON REVERSE

SITE PLAN REVIEW REQUIRED SUBMITTALS		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer. Submission Waived	Code Enforcement Officer denied waiver. Planning Board to make Determination
6.6.C.3.O.i	Water Service Area - A written statement from the servicing water district indicating review and approval of water system design	✓			
6.6.C.3.O.iii	Outside Water Service Area - Evidence of adequate supply from well driller or hydrogeologist			✓	
6.6.C.3.P	Location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent	✓			
6.6.C.3.Q	Width and location of any streets, public improvements or open space shown upon the official map and in the Comprehensive Plan, if any, within the site.			✓	
6.6.C.3.R	Location of any open space to be preserved and a description of proposed ownership, improvement and management			✓	
6.6.C.3.S	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer <i>outside of public water & sewer areas</i>			✓	
6.6.C.3.T	An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours	✓			
6.6.C.3.U	A traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering (<i>for projects requiring 10 or more parking spaces, or projected 50+ trips per day</i>)			✓	
6.6.C.3.V	Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan			✓	
6.6.C.3.W	Historic Areas within or adjacent to the proposed site which are either listed on or eligible to be listed on the National Register of Historic Places, Ogunquit Historic Register, or have been identified in the comprehensive plan			✓	
6.6.C.3.X	Parking, Driveway, Street Plans	✓			
6.6.C.3.Y	Stormwater Management Plan	✓			
6.6.C.3.Z	Erosion & Sedimentation Control Plan	✓			
6.6.C.3.AA	Location of any streets, public improvements or open space shown in the comprehensive plan or capital improvements plan, within the site			✓	
6.6.C.3.BB	Parcels of land proposed to be dedicated to public use and the conditions of such dedication			✓	
6.6.C.3.CC	Location/Method of Land Clearing & Construction Debris disposal			✓	
6.6.C.3.DD	Cost Estimates for Setting Performance Guarantees, pursuant to sec. 4.8			✓	
6.6.C.3.EE	State or Federal Permits: DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT			✓	

In addition to the above — When applicable the Planning Board may require detailed interior plans including dimensional measurements and uses of all interior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats.

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


Code Enforcement Officer

7-15-19
Date



GIBBS OIL COMPANY LIMITED PARTNERSHIP

SIX KIMBALL LANE
LYNNFIELD, MA 01940
(617) 660-7400 FAX (617) 660-7502

July 22, 2019

To Whom It May Concern:

Re: Property: 387 Main Street, Ogunquit, ME
 Property Owner: Gibbs Oil Company Limited Partnership

To Whom It May Concern:

This letter is sent to inform you that we have authorized Linda Briggs, Owner/Broker at Anne Erwin Sotheby's International Realty of York, ME, to represent Gibbs Oil Company Limited Partnership in applications for the Change of Use at the above referenced property.

Sincerely,

A handwritten signature in cursive script that reads "Wendy S. White".

Wendy S. White
Real Estate Manager

4 August, 2019

To Whom It May Concern

RE: Town of Ogunquit Site Permit Applications for proposed site improvements for Mister T, LLC, 387 Maine Street, Ogunquit, ME.

This letter is to inform the Town of Ogunquit that Ambit Engineering is authorized to obtain approvals in regards to the above referenced property, including representation at Public Hearings and signatures on application forms.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in black ink that reads "Linda Briggs". The signature is written in a cursive style with a large, looped initial "L".

Linda Briggs
Mister T, LLC
PO Box 1188
Ogunquit, ME 03907

Store No.: 02606
43

QUITCLAIM DEED

CIRCLE K PROPERTIES, INC., a Delaware corporation, of 3003 North Central Avenue, Suite 1800, Phoenix, Arizona, for consideration paid and in full consideration of TWO HUNDRED FORTY THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$240,300.00), grants to GIBBS OIL COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, having a usual place of business in care of its General Partner, Chelsea Management Corporation, Gulf Oil Building, 90 Everett Avenue, Chelsea, Massachusetts,

WITH QUITCLAIM COVENANTS

A tract or parcel of land with any buildings thereon situated in Ogunquit Village on the westerly side of the State Road so-called, in the County of York, and bounded and described as follows, to wit:

MAINE REAL ESTATE TRANSFER TAX PAID

Beginning at a point on the southeasterly side of the Old Post Road in said Ogunquit, said point being South 43°35' East 53.83 feet from the southerly corner of another lot of land formerly owned by Cecil Perkins, lying on the northwesterly side of said Old Post Road; said point being in the southwesterly sideline of said other lot produced southeasterly and is marked by an iron stake driven into the ground;

Thence northeasterly by the southeasterly side of said Old Post Road until it intersects the northwesterly line of the New Post Road, so-called;

Thence southwesterly by said New Post Road to an iron stake driven into the ground and other land formerly owned by E. Dana Perkins;

Thence by other land last mentioned North 45°35' West 37.3 feet to the point of beginning. Said last line if produced northwesterly would pass 7.17 feet southwesterly from the underpinning on the southerly corner of the piazza of the house formerly belonging to Cecil Perkins and 7.87 feet southwesterly from the underpinning at the westerly corner of said house. The above courses refer to the 1930 magnetic meridian.

Also, another parcel of land lying southerly of and adjoining the first parcel herein described and conveyed, bounded and described as follows, to wit:

On the South for a distance of 100 feet by land now or formerly of Persis Keene;

On the West by the old county road as it runs;

On the East by said State Road, Federal Route No. 1, for a distance of 218 feet;

On the North for a distance of 37 feet by the first parcel herein described.

This conveyance does not constitute a conveyance of all or substantially all of the assets of the Grantor.

For Grantor's title see corrective and confirmatory warranty deed dated _____, 1995 by Circle K Stores, Inc. recorded immediately prior hereto. BK 7396 PAGE 132.

IN WITNESS WHEREOF, the said CIRCLE K PROPERTIES, INC., a Delaware corporation, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by PHILIP W. TOMCZYK, its President/Vice President and by LARRY J. ZINE, its Treasurer/Assistant Treasurer hereto duly authorized, this 14 day of April, in the year one thousand nine hundred and ninety-five.

Signed and sealed in presence of

CIRCLE K PROPERTIES, INC., a Delaware corporation

[Signature]
[Signature]

By: [Signature]
Its: President/Vice President
Philip W. Tomczyk

By: [Signature]
Its: Treasurer/Assistant Treasurer
Larry J. Zine

STATE OF ARIZONA)
County of Maricopa) ss.

April 13, 1995

Then personally appeared PHILIP W. TOMCZYK, the President/
Vice-President of CIRCLE K PROPERTIES, INC., a Delaware corporation, and
acknowledged the foregoing instrument to be his free act and deed and the free
act and deed of said corporation before me,

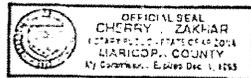


Cherry L. Zakhar
Notary Public
My Commission Expires: 12-1-95

STATE OF ARIZONA)
County of Maricopa) ss.

April 14, 1995

Then personally appeared LARRY ZINE, the Treasurer/
Assistant Treasurer of CIRCLE K PROPERTIES, INC., a Delaware corporation, and
acknowledged the foregoing instrument to be his free act and deed and the free
act and deed of said corporation before me,



Cherry L. Zakhar
Notary Public
My Commission Expires: 12-1-95

RECEIVED YORK S.S.

95 APR 27 PM 12:58

ATTEST: *Jan M. Mene*
REGISTER OF DEEDS



Office: 207.646.2028
Plant: 207.646.3271
Fax: 207.646.8783

Address: PO Box 934
Ogunquit, ME 03907
Email: info@ogunquitsewerdistrict.org
Web: www.ogunquitsewerdistrict.org

July 17, 2019

Linda Briggs
Anne Erwin Sotheby's International Realty
PO Box 1188
Ogunquit, ME 03907

Re: 387 Main St, Ogunquit, Maine, MBLU 14-13

Dear Linda:

The Ogunquit Sewer District has reviewed your request for sewer availability at 387 Main Street in Ogunquit, MBLU 14-13. Based on our analysis, it has been determined that there is capacity available to handle the anticipated discharge from your proposed project to construct a small office building.

There will be no impact fees due as there this property is already connected to sewer and there is no change in use from a single bathroom.

Should you have any questions, please feel free to call me at 207-646-3271 or email me at phil@ogunquitsewerdistrict.org.

Sincerely,

Philip A. Pickering
Superintendent

PAP:dp

Cc: Scott Heyland, CEO

Trustees:
Thomas P. Oliver, President
Robert A. Emmons, Vice President
James E. Burrows
Frederick A. Lynk

Kennebunk, Kennebunkport and Wells Water District

Stephen P. Cox, Superintendent
Scott J. Minor, Assistant Superintendent
Wayne A. Brockway, Treasurer

P.O. Box 88, 92 Main Street
Kennebunk, Maine 04043

Phone 207-985-3385
Fax 207-985-3102
www.kkw.org

July 22, 2019

Linda Briggs
PO Box 1188
19 Beach Street
Ogunquit ME 03097

Subject: **387 Main Street Ogunquit map 14 lot 13.**

Dear Ms. Briggs:

This letter is to inform you that near the above location an adequate domestic water supply is available from the District's water main along Glen Avenue. Water pressure in this area typically averages approximately 60 PSI. For fire suppression purposes approximately 900 gallons per minute at 50 PSI residual pressure is available along Glen Avenue near this location. This figure is an estimate for planning purposes only. An actual field test should be performed by the owner's agent prior to designing any fire suppression system.

The owner may be assessed an appropriate share of the costs of system expansion which will include but may not be limited to a System Development Charge, based upon meter size and/or anticipated water consumption, as approved by the Maine Public Utilities Commission.

The property is currently one unit served by a 3/4" service line and 5/8" meter. If new units are added or upgraded service is needed to meet any additional demand that may result from this change of use, the owner will be allowed to request one pursuant to the District's rules and regulations in effect at that time.

If you need any additional information, feel free to call.

Sincerely,



Paul Cote
Assistant Distribution Manager

TO: Linda Briggs, Owner, Broker - Anne Erwin Sotheby's International Realty
FROM: Jason Ready, PE, PTOE – Milone & MacBroom, Inc.
 John Adams, PE, PTOE – Milone & MacBroom, Inc.
RE: Trip Generation at 387 Main Street, Ogunquit, ME
DATE: 7/26/19
MMI #: 6968-01

Milone & MacBroom was tasked with determining trip generation for a proposed realty office at 387 Main Street in Ogunquit, Maine. The proposed building is 2.5 stories on a 2,500 SF footprint. The lot will provide five parking spaces, one of which will be handicapped accessible. There are expected to be a maximum number of four employees based at this location.

The Town of Ogunquit ordinances state that "An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours [6.6.C.3.T]" should be determined as part of the Site Plan Review Required Submittals.

Trip generation will be determined based on both the square footage of the proposed building and the number of employees. The former use of the parcel was a gas station. Based on the very small building size, trip generation for the former gas station was determined based on the 8 fueling positions. Trip generation was determined from the Institute of Transportation Engineers (ITE) Trip Generation Manual – 10th Edition.

ITE Trip Generation, 10 th Edition	Total Trips Weekday
Small Office Building – LUC 712 – Building Square Feet (2500SF)	40
Small Office Building – LUC 712 – Number of Employees (5)	32
Average	36
Gasoline Service Station – LUC 944 – Number of Fueling Positions (8)	1376

The total number of trips for the site is estimated to be significantly lower compared to the past use, a reduction of 1,340 trips per day.

The trip generation for the AM and PM peak hours was also determined.

Small Office Building – LUC 712	Total Trips	Entering	Exiting
AM Peak Hour – Building SF	5	4	1
PM Peak Hour – Building SF	6	2	4
Gasoline Service Station – LUC 944	Total Trips	Entering	Exiting
AM Peak Hour – Fueling Stations	82	41	41
PM Peak Hour – Fueling Stations	112	56	56

The number of peak hour trips for the site is estimated to be significantly lower compared to the past use, a reduction of 77 total trips in the AM peak hour and 106 trips in the PM peak hour.

As the proposed development is not expected to produce more than 50 trips per day or more than 10 parking spaces, a formal traffic impact analysis is not needed.

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in/on/off (MSP) and bi-level dimming

(MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting

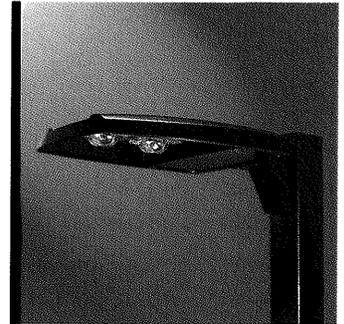
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.



PRV PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

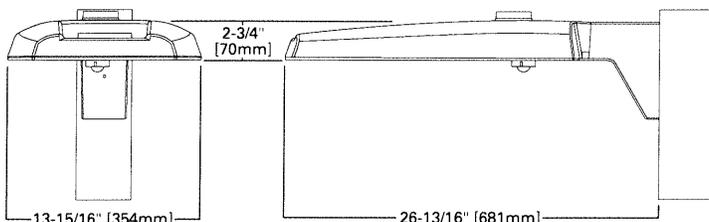
EPA

Effective Projected Area (Sq. Ft.): 0.75

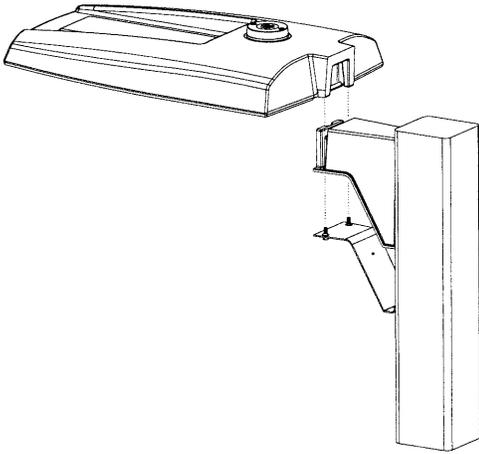
SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)

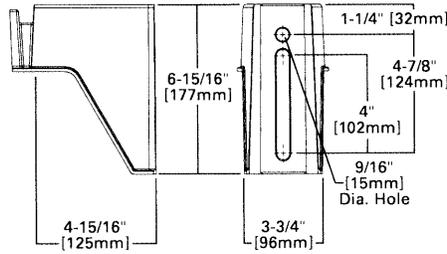
DIMENSIONS



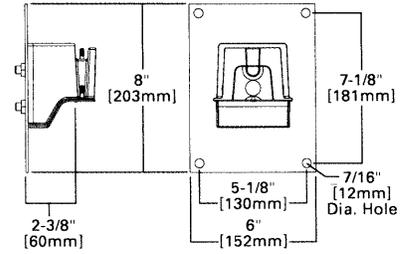
VERSATILE MOUNT SYSTEM



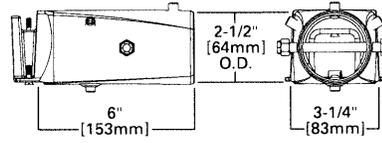
POLE MOUNT ARM



WALL MOUNT



MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

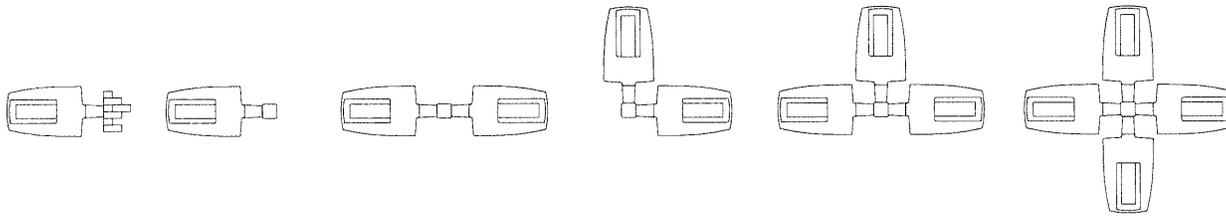
Arm Mount Single
EPA 0.75

Arm Mount 2 @ 180°
EPA 1.50

Arm Mount 2 @ 90°
EPA 1.50

Arm Mount 3 @ 90°
EPA 2.25

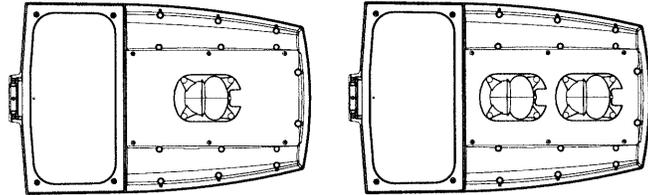
Arm Mount 4 @ 90°
EPA 3.00



OPTICAL CONFIGURATIONS

A15 (6,100 Nominal Lumens)

A25/A40/A60 (10,200/15,100/18,900 Nominal Lumens)



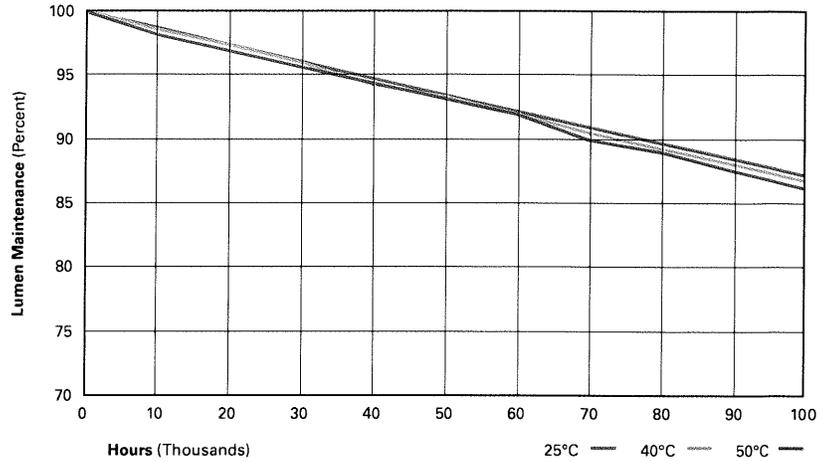
POWER AND LUMENS

Light Engine		A15	A25	A40	A60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹		
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ HSS=House Side Shield HA=50°C High Ambient Temperature				PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote		

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
 - DesignLights Consortium® Qualified and classified for DLC Standard, refer to www.designlights.org for details.
 - Standard 4000K CCT and 70 CRI.
 - Consult factory for driver surge protection values.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
 - Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
 - LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
 - LumaWatt Pro wireless system is not available with photocontrol receptacle (Not needed).
 - Not available with MSP or LWR options.
 - Replace XX with paint color.

STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

From: "Fontaine, Anthony" <Anthony.Fontaine@maine.gov>
Date: July 19, 2019 at 6:58:28 AM EDT
To: Hiroko Lindsey <hiroko@lindseyarchitects.com>
Cc: Linda Briggs | Anne Erwin Sotheby's International Realty <linda@anneerwin.com>
Subject: RE: 387 Main Street, Ogunquit

I have reviewed the referenced location (387 Main Street / US Route 1, Ogunquit) and based on historical aerial images, determined that the existing entrances are grandfathered as they predate the current Maine DOT Access Management regulations. By definition, the two accesses are legal "entrances" and may be used for any commercial / industrial / retail activity that generate no more one way vehicle trips than are already occurring. As proposed, the Department has no objection to the conversion of the existing gas station to a real estate office.

Should the Property Owner desire to modify the existing entrances and/or the traffic volume increases, they may be required to submit a new permit application for the change of use.

From: Hiroko Lindsey [mailto:hiroko@lindseyarchitects.com]
Sent: Thursday, July 18, 2019 11:42 AM
To: Fontaine, Anthony <Anthony.Fontaine@maine.gov>
Cc: Linda Briggs | Anne Erwin Sotheby's International Realty <linda@anneerwin.com>
Subject: 387 Main Street, Ogunquit

Hi Tony,

I am planning/design a new commercial building at 387 Main Street, Ogunquit ME, Tax Map 14 and Lot 13.

The previous use was a gas station. The proposed use is a real estate office which is approximately 2300 sq ft.

Could you review the proposed site/use and comment on the existing entry/exit from US RT-1?

Thank you for your assistance,

Best,
Hiroko Lindsey, RA LEED AP BD+C
Lindsey Architects
MA 50328;; ME-ARC 3896;; NH 03954
www.lindseyarchitects.com
(cell) 207-641-9739
(office) 207-606-2055
Physical Address: 439 York Street Suite A
York Harbor Maine 03911
Mailing Address: PO BOX 834
York Harbor Maine 03911

From: Carol Murray <cmurray@wellstown.org>
Date: July 31, 2019 at 11:47:16 AM EDT
To: Linda Briggs | Anne Erwin Sotheby's International Realty <linda@anneerwin.com>, "cmurray@townofogunquit.org" <cmurray@townofogunquit.org>
Cc: 'Hiroko Lindsey' <hiroko@lindseyarchitects.com>, Scott Heyland <ceoogt@townofogunquit.org>, Jason Hall <jhall@townofogunquit.org>
Subject: RE: 387 Main Street

You are very welcome. To be clear, Public Works will cut and cap that pipe. It is not necessary to drain the street, there is a redundant catch basin and pipe that will handle the drainage alone. Please let me know if questions remain. Carol Murray

From: Linda Briggs | Anne Erwin Sotheby's International Realty [mailto:linda@anneerwin.com]
Sent: Monday, July 29, 2019 4:38 PM
To: Carol Murray; cmurray@townofogunquit.org
Cc: 'Hiroko Lindsey'
Subject: 387 Main Street

**** CAUTION EXTERNAL EMAIL ****

Dear Carol-

Firstly, I'd like to thank you for speaking with Joe and Hiroko Lindsey on my behalf. They have been wonderfully supportive regarding my project.

I am contacting you so that I might be able to clarify the discussion that took place regarding the lot located at 387 Main Street, Map 14/Lot 13. There currently exists a drainage line that bisects the southern part of my building envelope, which is already extremely limited in scale. There is no easement for this drainage line, and I am respectfully requesting that it be moved or removed so that it does not interfere with my building plans. I've attached a survey for your review.

Would you kindly reply to this email so that I might be able to confirm with the Planning Department, that the Ogunquit Public Work's Department will either relocate or remove this drainage line?

Thank you again for your good work.

My very best,
Linda Briggs

