

Conditional Use Permit & Site Plan Review Application

Date Issued: March 19, 2024



Project Title: Maine Custom Woodlands

Owner: Maine Custom Woodlands, LLC

Site Location: 1326 Hallowell Rd. Durham, ME 04222

Table of Contents

- Project Narrative
- Conditional Use Permit Application
- Site Plan Review Application & Checklist

Attachments:

1. 2009 Conditional Use Permit Approval Package
2. Warranty Deed/CMP Easement
3. Location/Zoning Map(s)
4. Abutter Notifications & Receipts
5. Overall Boundary Survey Plan
6. Parcel 2 Survey Plan
7. MIF&W Documents
8. Financial Ability Documents
9. Technical Ability Document
10. Sound Level Testing
11. Generator Specifications
12. Lighting Specs
13. Structural Docs



189 Main Street, Suite 200
Yarmouth, ME 04096

March 19, 2024

Town of Durham
630 Hallowell Rd
Durham, ME 04222

RE: Maine Custom Woodlands
Project Narrative

Dear Town of Durham:

The following document is in regards to the Maine Custom Woodlands Building Expansion, which is looking to break ground as soon as the revised conditional use permit is in place. We have done our best to provide the required revised permit information in a timely manner with hopes of getting this project underway as soon as possible.

Trillium Engineering Group (TEG) is providing this project narrative for the proposed Maine Custom Woodlands project located on Hallowell Rd, Tax Map 8, Lot 12. The existing site consists of an existing building that is used for office, storage / maintenance with a gravel accessway and parking lots, along with material and equipment storage areas and a truck scale.

The project proposes the addition of a 6,000 SF (50'x120') building along with other site alterations such as grading and the addition of a generator to supply the proposed building with three phase power (see attached for generator specs and noise testing). The new building will be used to house timber sawing equipment that will be used for sawing logs to produce lumber and lumber by products such as sawdust, woodchips and bark mulch. The lumber and by products will primarily be sold to lumber and other wholesale companies. The overall increase in impervious area is approximately 12,600 SF and an overall disturbance area of approximately 87,700 SF, including the proposed stormwater treatment basins and associated grading.

This project falls under the conditional use criteria due to the proposed building not conforming to the Town's existing land-use code. Due to this, we (TEG) have provided the following information for the conditional use permit. Along with the conditional use permit, a site plan permit is also required due to the project's additions and alterations to the existing lot. Please see the attached conditional use permit package for the site plan permit application and supporting documentation, some of which is overlapping and repetitive.

Zoning and Stormwater Information

The site is located in the Rural Residential and Agricultural District (RRA), with the overlay zones Resource Protection (RP) and the Aquifer Overlay Zone (AO), and all relevant standards are being met (see Sheet C101). The Town of Durham Land Use Ordinance states that any parcel located partially in the Aquifer Overlay Zone cannot exceed 50% disturbed area in the Aquifer Overlay Zone, and cannot exceed 10% impervious overall in the Overlay zone. The existing and/or proposed development does not have over 50% disturbed or any impervious located within the Aquifer Overlay Zone. The maximum impervious ratio allowed in the Rural Residential and Agricultural District (RRA) is 25%. As proposed, the utilized site has an overall impervious of 14.75%, which is below the maximum impervious ratio allowed.

The existing driveway, parking area and building drains primarily to the north, towards the existing Central Maine Power land. The greater part of the existing and proposed stormwater flows overland, across the gravel parking area to the proposed retention basin located at the edge of the gravel parking area (please see drawing C101). Two sediment basins have been designed to detain and treat the stormwater runoff from

the existing and additional impervious area and will improve the stormwater quality and quantity for the property. Erosion control is also added to the proposed C101 grading plan to protect the surrounding natural areas during site construction. Please refer to drawing C300 for the Erosion Control Detail sheet.

Site Traffic Information

The existing facility employs 10 persons on site, and 5 trucks per day. This equates to a maximum existing trip count as follows:

Existing property use

10 employees x 2 trips per day	=	20 trips per day
5 trucks (*) x 2 trips per day x 2	=	20 trips per day
Total number of existing trips	=	40 trips per day

(*) commercial trucks count as double the trips compared to single passenger cars

The proposed facility will employ 15 persons on site, and 7 trucks per day. This equates to a maximum existing trip count as follows:

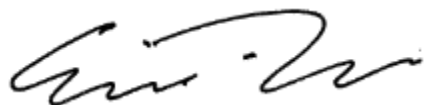
Proposed property use

15 employees x 2 trips per day	=	30 trips per day
7 trucks (*) x 2 trips per day x 2	=	28 trips per day
Total number of existing trips	=	68 trips per day

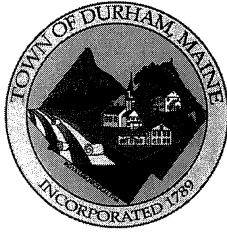
Based on the above information, the existing and proposed use falls well below the allowed 100 trips per day which would trigger a full MDOT Traffic permit. Based on the above numbers we do not need an MDOT Permit.

Please review this narrative and associated permit documents and let us know if you have any follow up questions or concerns. We look forward to working with you through this permitting process.

Sincerely,



Eric Dube, P.E.
Trillium Engineering Group



TOWN OF DURHAM

630 Hallowell Road
Durham, Maine 04222

Office of Code Enforcement
and Planning

Tel. (207) 376-6558

Fax: (207) 353-5367

CONDITIONAL USE PERMIT APPLICATION

Please read the Conditional User Permit Application Instructions and meet with the Code Enforcement Officer before completing this Application.

PART I. PROPERTY INFORMATION

Applicant's name and address:

Maine Custom Woodlands, LLC
1326 Hallowell Rd.
Durham, ME 04222

Owner's name and address: (if different than applicant)

Property address: 1326 Hallowell Rd., Durham, ME 04222

Property tax map: 8 and lot: 12

Property zone(s) (list all): Rural Residential & Agricultural

Property overlay zone(s) (list all): Aquifer Protection, Durham Resource Protection

Current approved property use: Equipment maintenance/storage, forest management, office facility, etc.

Is this property in a subdivision: Yes No

Is any part of this property in a flood plain: Yes No

Will there be any new structures, expansions of existing structures, or the construction or expansion of parking areas: Yes No

PART II. PROPOSED USE

Please fully describe the proposed use; including all of the following (you may attach separate or additional sheets):

- Describe the proposed use in detail
- Hours of operation
- Plans for waste disposal
- Anticipated traffic (deliveries, customers, etc.)
- Other relevant information on the proposed use

Maine Custom Woodlands is requesting to amend its current 2009 Conditional Use Permit.

-The proposed use is the construction of a 50' x 120' insulated, metal building to house and create a commercial sawmill facility that will process log length forest products into lumber, chips, sawdust, and bark for resale.

-There is no change to the hours of operation, currently 7 AM - 7 PM, Monday - Saturday.

-There is no change to the waste disposal plans.

-We anticipate a change to the anticipated traffic. Please refer to Section B of this application.

-Other relevant information can be found in the 2009 Conditional Use Permit.

PART III. CONDITIONAL USE STANDARDS

For each standard, describe how what potential impacts your project might have, how your project meets the standard, and what documents the Planning Board should refer to that support your position.

- A. **Public Health Impacts:** The proposed use will not create unsanitary or unhealthful conditions by reason of sewage disposal, emissions to the air or water, or other aspects of its design or operation.

Please include how you will address any sewage disposal (septic, etc.), any fumes or air emissions, any discharge or runoff that might pollute water, trash, and other potential public health impacts.

Why your project won't create any public health impacts:

No change. Please refer to the 2009 Conditional Use Permit.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application

B. Traffic Safety Impacts: The proposed use will not create unsafe vehicular or pedestrian traffic conditions when added to existing and foreseeable traffic in its vicinity.

Please include how much and the type of traffic you anticipate, hours of traffic, type of traffic currently on the road, any entrance permits, entrance sight distances, hazardous intersections in the area, traffic studies, etc.

Why your project won't create any traffic safety impacts:

There will be an increase in traffic in and out of the existing entrance on State Route 9 by approximately 20 commercial vehicles per week, or about four (4) spread throughout the 12-hour day.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application

- C. **Public Safety Impacts:** The proposed use will not create public safety problems which would be substantially different from those created by existing uses in the neighborhood or require a substantially greater degree of municipal services than existing uses in the neighborhood.

Please include a description of the types of surrounding uses (residential, home businesses, commercial businesses, farms, etc.); the types of public safety problems your use might pose and how you will address them; and the types of municipal services your use will require (education, trash disposal, fire protection, law enforcement protection, etc.).

Why your project won't create public safety problems that are substantially different from the surrounding uses:

This building is being constructed at the site of an existing timber harvesting and trucking company. Abutters consist primarily of gravel pits, power lines and undeveloped land. The closest residential structure is +/- 1400 feet away.

Why your project won't require a substantially greater degree of municipal services than the surrounding uses:

The sawmill facility will not require any municipal services.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application

D. Environmental Impacts: The proposed use will not result in sedimentation or erosion, or have an adverse effect on water supplies.

Please identify any nearby natural resources (ponds, streams, vernal pools, etc.) and describe whether your project could have an impact on any of those resources and the steps you are taking to prevent any such impact. If you are removing any vegetation or doing any site work, describe those plans and what erosion or sedimentation control procedures you will be taking. If your project could have runoff or leaching, identify the nearby wells and resources that could be impacted and the measures you are taking to prevent any impact.

Why your project won't result in sedimentation or erosion:

The sawmill is being constructed on an existing cleared and graveled surface. During construction all necessary erosion control resources will be utilized, as defined by Maine DEP Best Management Practices (BMPs). Disturbed areas will be stabilized at project completion.

Why your project won't have an adverse effect on water supplies:

The sawmill facility will not require more water supply than is currently being used on the property.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application

E. Scale & Intensity of Use: The proposed use will be compatible with existing uses in the neighborhood, with respect to physical size, visual impact, intensity of use, and proximity to other structures.

Please include a description of the types of surrounding uses (residential, home businesses, commercial businesses, farms, etc.), how close they will be to your project, and whether and how much those surrounding uses will be able to see your operations. Describe how your project fits in with the neighborhood and identify any screening or other steps you will take to minimize the impact on surrounding uses.

Why your project will be compatible with surrounding uses:

Maine Custom Woodlands has been established and operating at 1326 Hallowell Road since 2009. The sawmill building will match the existing structure on site. There will be no impact to the neighborhood. The closest residential structure is +/- 1400 feet away. Current surrounding uses are large power lines, gravel pits, and a mulch/firewood, wood waste facility. The sawmill is being constructed on a site approved for equipment maintenance, wood storage, and offices.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application

F. Noise & Hours of Operation: The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation.

Please describe your hours of operation and any noise that your use may generate. Describe the impact those hours and noise could have on surrounding uses and how your use will not be incompatible with the surrounding uses.

Why your project will be compatible with existing uses in terms of noise and hours of operation:

No change in hours of operation: Monday – Saturday, 7 AM to 7 PM.

Additional noise would consist of a generator to run the sawmill. The generator will be contained in an insulated steel structure and any generator noise will be below the allowable threshold listed in the Durham Town Ordinance – 55db. Please refer to the noise study.

Relevant documents:

2009 Conditional Use Permit

2024 Site Plan Review Application

G. Right, Title, or Interest: The applicant has sufficient right, title or interest in the site of the proposed use to be able to carry out the proposed use.

Identify the type of right, title, and interest that you hold in the property (deed, purchase and sale agreement, lease, easement, etc.).

Right, title, and interest:

Maine Custom Woodlands is the owner of the property and is constructing the building.

Relevant documents:

Please see attached deed.

H. Financial & Technical Ability: The applicant has the financial and technical ability to meet the standards of this Section and to comply with any conditions imposed by the Planning Board pursuant to subsection 7.5.

Please identify the cost of the project and any required compliance measures. Provide evidence that you have the financial capacity to meet those standards. Please also identify the experience that you have with the type of proposed use. If your project involves building construction and/or site development, what types of professional services have you or will you employ to address technical design issues like wetland mapping and storm drainage analysis? Who will be inspecting the work to ensure that it meets required regulatory performance standards and industry quality standards? The details of construction and financial & technical capacity will be reviewed during site plan approval (if required), but a general indication and discussion is needed for conditional use review and also for implementation of required conditions of approval (if any).

Estimated cost of the project and compliance:

The estimated gross cost is \$500,000.00. Please refer to the attached project budget and supporting financial estimates.

Evidence of financial capacity:

Please see attached KeyBank letter.

Evidence of technical capacity:

Excavation: Maine Custom Woodlands (MCW) was established in 1993. MCW has 30 years of heavy equipment and excavation experience. MCW is the general contractor of the project and is performing the excavation work (see attached professional experience).

Engineering: Trillium Engineering Group, Yarmouth, ME has completed the survey and site plan design, as well as the foundation plan.

Building Design and Construction: Irish Span Industries, West Kennebunk, ME has completed the building design and will be constructing the building.

Second Generation Construction, Durham, ME will be performing the foundation work.

L. M. Electrical, New Gloucester, ME will be the electrical contractor.

Relevant documents:

Property deed.

Project cost estimates.

KeyBank letter.

Professional experience.

PART IV. SPECIFIC PERFORMANCE STANDARDS

Per Section 7.4.B., please identify any additional performance standards contained in the Land Use Ordinance that apply to your project and identify how you meet those standards (add additional standards/sheets as required). As an example, if your project is a campground, you need to document how you meet the specific standards of Section 5.8 as well as the general criteria for a conditional use review. If your project requires separate site plan review and approval, you can address the site plan performance standards in your site plan application.

A. Specific Standard: (Section Reference) Please refer to the 2009 Conditional Use Permit.

Performance standard:

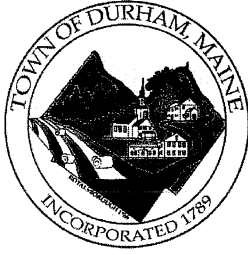
There are no standards in addition to what was addressed in the 2009 Conditional Use Permit.

How you meet that standard:

Please refer to the 2009 Conditional Use Permit.

Relevant documents:

2009 Conditional Use Permit
2024 Site Plan Review Application



TOWN OF DURHAM+
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

SITE PLAN REVIEW APPLICATION

Project Name: Maine Custom Woodlands 2024 Build

Application Date: April 19, 2024

A. Owner & Developer

Is applicant owner of the property? YES NO (If no, letter of owner authorization is required)

Property owner: Maine Custom Woodlands, LLC Property developer: Maine Custom Woodlands

Address 1326 Hallowell Rd. Address: 1326 Hallowell Rd.
Durham, ME 04222 Durham, ME 04222

Telephone number: 207-353-9020 Telephone number: 207-353-9020

Email address: mcw@mainecustomwoodlands Email address: .com

What interest does the applicant have in the property to be developed (owner, option, purchase & sale agreement, etc.)? owner

B. Project Designers

Surveyor: Trillium Engineering Group Engineer: Trillium Engineering Group

Address: Eric Dube, P.E. Address: Eric Dube, P.E.
189 Main St., Suite 200 189 Main St., Suite 200
Yarmouth, ME 04096 Yarmouth, ME 04096

Telephone number: 207-307-0872 Telephone number: 207-307-0872

Email address: ericd@trilliumeg.com Email address: ericd@trilliumeg.com

Person to whom all correspondence on project should go: Tom or Beth Cushman-Maine Custom W

C. General Property Information

Property location: 1326 Hallowell Rd., Durham, ME 04222

Tax Map/Lot numbers: Map 8, Lot 12

Current zoning: Rural Residential & Agricultural District (RRA), Overlay Zones: Aquifer Protection (AP) & Durham Resource Protection (RP)

What are the existing uses of the property, if any (e.g., farmland, woodlot, residence, business)?

Existing business

Is all of the property being considered for development? YES NO

Total acreage of parcel: 43 Acreage to be developed: 0.1377 ac

Will the project involve construction of new buildings or expansion of existing structures?

YES NO

Will the project involve construction of new parking or expansion of existing parking areas?

YES NO

Is any part of the land subject to shoreland zoning regulations? YES NO

Is any part of the land shown on the FEMA flood maps? YES NO

Is any part of the land within the watershed of Runaround Pond? YES NO

Have all water bodies and wetlands on the property been mapped? YES NO

Has this project received a conditional use permit? YES NO

Date of conditional use approval: Submitted 03/19/2024

List any existing easements or restrictive covenants that the property is subject to:

Central Maine Power

D. Required Public Notices

Have all abutting property owners received notice per Section 8.4.D.? YES NO

E. Development Information

Name of proposed development: Maine Custom Woodlands Sawmill Facility

What is the size of the proposed building construction or expansion? 6000 sq. ft.

What is the size of the proposed parking construction or expansion? 0 sq. ft.

When is construction being considered to begin (year & season)? 2024 upon approval

What is the projected year of completion? 2024

How will the project be financed? Maine Custom Woodlands

Does the applicant intend to request any waivers of the site plan review requirements of Article 8? If yes, list them and state the reasons for the request (Note: waivers from design standards will require technical analysis to demonstrate that the site plan review criteria will be met). Provide full explanation and documentation of waiver requests and justification in the submissions:

No waivers are requested at this time.

F. Review Fees and Escrow

Non-refundable application fee of \$100 for first 2500 sq. ft. and \$50 per 1000 sq. ft. over 2500 sq. ft. of building construction or parking expansion: \$ 275.00 (Note: If both building and parking, pay larger of the two)

Technical peer review escrow (unused portions are refundable) of \$250 per 1000 sq. ft. of building or parking: \$ 1500.00

Date review fees & escrow paid: _____

G. Checklist and Required Submissions

Are the completed site plan review checklist and all submissions attached? X YES _____ NO

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

H. Signature of Applicant


March 19, 2024

Printed Name: Thomas G. Cushman

Date



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
 and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

SITE PLAN REVIEW CHECKLIST
SECTION 8.5 SITE PLAN REVIEW SUBMISSIONS SECTION 8.6 –
PERFORMANCE STANDARDS

PROJECT NAME Maine Custom Woodlands 2024 Build DATE 04/19/2024

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide. The checklist does not substitute for the site plan review criteria or the requirements of Article 8 of the Land Use Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete and meets all standards. **Fill out all shaded columns in the checklist by initialing a box in each row.** Indicate if the information has been submitted or if a waiver is requested. The application need not contain separate plans as implied below. The perimeter survey, site plan and general engineering plans may be contained on the same drawing for site plan approval. However, detailed engineering drawings such as grading plans, utility plans, stormwater plans, and erosion/sedimentation plans should be presented on separate sheets.

SITE PLAN REVIEW REGULATIONS		Submitted by Applicant	Waiver Requested (with waiver request form)	Received by Planning Board	Waiver Granted
8.4 D.	Required public notice sent to abutting property owners				
8.5	SITE PLAN REVIEW SUBMISSIONS REQUIRED FOR COMPLETENESS REVIEW (10 Copies of application form & all materials)				
A.	Completed application form	See Attached	NOT WAIVABLE		NOT WAIVABLE
B.	Location map w/ required information	See Attached	NOT WAIVABLE		NOT WAIVABLE
C.	Site plan at readable scale (1"=100' maximum)	See Plans	NOT WAIVABLE		NOT WAIVABLE
C.1	Proposed project name, Town, & Map & Lot #s	See app	NOT WAIVABLE		NOT WAIVABLE
C.2	Names of owner, applicant, plan preparer & abutters	See app & Attached	NOT WAIVABLE		NOT WAIVABLE

Site Plan Review Checklist – Project Name Maine Custom Woodlands 2024 Build

SITE PLAN REVIEW REGULATIONS		Submitted by Applicant	Waiver Requested (with waiver request form)	Received by Planning Board	Waiver Granted
C.3	Documentation of legal rights to develop property	See attached deed	NOT WAIVABLE		NOT WAIVABLE
C.4	Standard boundary survey	See Attached	NOT WAIVABLE		NOT WAIVABLE
C.5	Copy of most recent deed w/ any encumbrances	See Attached	NOT WAIVABLE		NOT WAIVABLE
C.6	All septic system test pit logs	N/A			
C.7	Proposed water supplies for domestic & firefighting purposes	N/A			
C.8	All wetlands mapped	See plans for wetlands			
C.9	Location of any water features & indication of location in or out of Runaround Pond watershed	N/A			
C.10	Topography at 5 ft. & 2 ft. contours (for areas where construction will occur)	See Plans			
C.11	Zoning district and any district boundaries	See Attached	NOT WAIVABLE		NOT WAIVABLE
C.12	Location (w/ size) of existing & proposed culverts & drainage ways shown	See Plans			
C.13	Existing streets, easements, buildings, parks, & deeded open spaces (on or adjacent)	See Plans			
C.14	Traffic entrance(s) sight distances external & internal roads	See Plans			
C.15	Location & width of existing & proposed access drives	See Plans			
C.16	Proposed waste disposal types & facilities	N/A			
C.17	Proposed driveways, parking & loading areas, walkways, & circulation	See Plans			
C.18	Proposed landscaping & buffering	N/A			

Site Plan Review Checklist – Project Name Maine Custom Woodlands 2024 Build

SITE PLAN REVIEW REGULATIONS		Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted
C.19	Location, dimensions, ground floor elevation of all buildings & expansions	See Plans	NOT WAIVABLE		NOT WAIVABLE
C.20	Location and details of all signage	N/A			
C.21	Location & type of exterior lighting	Bld mounted, see attached			
C.22	Location of all utilities, including fire protection systems	See Plans			
C.23	General description of proposed use or activity	See Narrative			
C.24	Signature block for Planning Board Chair	See Plans			
C.25	Flood mapping if in FEMA flood area	N/A			
C.26	Wildlife habitat identified per MIF&W mapped or confirmed absent	See Attached			
C.27	Historic & archaeological resources identified per MHPC or confirmed absent	See '09 Approved Permit			
C.28	Erosion & Sediment Plan	See Plans			
C.29	Stormwater Plan	See Plan C101			
C.30	Phosphorus Plan (if in watershed of Runaround Pond)	N/A			
D.	ADDITIONAL STUDIES THAT MAY BE REQUIRED BY THE BOARD (Based on project type & size, site issues, or issues that come up during review)				
D.1	High intensity soil survey	N/A			
D.2	Hydrogeological assessment for groundwater withdrawal	N/A			
D.3	Traffic trip generation (required for larger projects)	See Proj. Narrative			
D.4	Traffic impact study (required for larger projects or if safety issues are identified)	See Proj. Narrative			
E.	Additional information required by Planning Board to verify compliance with standards (requires vote of the Board)	-			

SITE PLAN REVIEW REGULATIONS	Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted	
8.6	REVIEW STANDARDS TO BE ADDRESSED BY THE APPLICANT'S SUBMISSIONS AFTER THE APPLICATION IS DEEMED COMPLETE BY THE PLANNING BOARD				
8.6.A	Utilization of the Site				
	Plan reflects natural capabilities of site to support the development				
	Buildings & parking located on suitable land				
	Environmentally sensitive portions of site avoided & protected				
	Natural drainage maintained to maximum extent practical				
8.6.B	Adequacy of Road System				
	Access road(s) have capacity to take the added traffic proposed				
	Traffic analysis for projects with more than 100 peak hour trips				
8.6.C	Vehicular Access into the Site				
C.1	Meets entrance sight distances per Appendix 1, Section 1.4				
C.2	Access onto road(s) within steepness limits (3% for two car lengths)				
C.3	Access off secondary road if more than one frontage				
C.4	Off-site traffic improvements required per traffic study				
C.5	Entrance designed to avoid queuing in lanes of road giving access to the site				
C.6.a	Only 1 driveway entrance if less than 100 daily trips & less than 30 feet wide				
C.6.b	No more than 2 entrances if 100 daily trips or more				
C.6.c	Entrance(s) at least 50 ft from any intersection				
C.6.d	Entrances at least 75 ft apart				

SITE PLAN REVIEW REGULATIONS	Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted
8.6.D	Internal Vehicular Circulation			
D.1	Site plan minimizes cut & fill alterations and provides adequate room for safe operations			
D.2	If large delivery vehicles will need access, entrance & circulation designed for WB-40 vehicles			
D.3	Fire lanes around building(s) adequate & clearly marked			
8.6.E	Parking Layout and Design			
E.1	No backing into road for parking required			
E.2	Parking set back from side & rear property lines by 15 ft. unless buffering requires more distance			
E.2	Parking set back from front property line by 25 ft. unless buffering requires more distance			
E.3	Parking spaces and access aisles meet dimensional requirements			
E.4	Signs adequate for one-way circulation if proposed			
E.5	No double stacking of parking spaces			
E.6	Vehicles prevented from overhanging walks & drives or damaging landscaping & lighting			
E.7	Safe pedestrian circulation from buildings to parking			
8.6.F	Utilities			
	Adequate utilities provided and underground or adequately screened			

Site Plan Review Checklist – Project Name Maine Custom Woodlands 2024 Build

SITE PLAN REVIEW REGULATIONS	Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted
8.6.G	Lighting Design Standards – Lighting plan submitted showing:			
G.1	Max. height of light poles 25 ft. or height of building, whichever is less			
G.2	Max. apex of illumination from fixtures upward is 150 degrees max.			
G.3	No building spotlights used for illumination			
G.4	Light poles protected from vehicular damage			
G.5	Building & light pole fixtures shielded to avoid nuisance glare & no string lights			
G.6.a	Parking lot average illumination level of 1.5 fc			
G.6.b	Intersection illumination level of 3 fc			
G.6.c	Max. illumination at property lines of 1 fc			
G.7.a	Auto service station fueling canopies have less than 20 fc average & 30 fc maximum with 1.25 uniformity ratio (max to min)			
G.7.b	Fueling canopies light fixtures recessed or flush with max upward apex of illumination of 85 degrees			
G.7.c	No light fixtures on fueling canopy except to illuminate approved signs			
8.6.H	Signage			
	All signs meet the requirements of Section 5.24		NOT WAIVABLE	NOT WAIVABLE
8.6.I	Fire Protection			
	The water supply will sustain fire suppression requirements of NFPA 1142, Water Supplies for Suburban & Rural Fire Fighting			

SITE PLAN REVIEW REGULATIONS	Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted	
8.6.J	General Buffering Standards – Landscaping Plan showing the following:				
J.1	Evergreen buffers consist of 6-8 ft trees planted in alternate pattern 5 ft apart				
J.2.a	Buffers along property lines to shield uses from abutting property				
J.2.b	Garbage areas, utilities, service equipment, and outdoor storage totally screened				
J.2.c	Parking areas & other vehicle storage screened but traffic visibility at entrance(s) not obstructed				
J.3	Existing vegetation & landscape features provide adequate screening in lieu of installed buffers				
J.4	Existing and proposed buffers are adequate to shield structures & uses from non-compatible properties & public roadways				
J.5	Fencing & screening is durable and will be properly maintained by the owner				
J.6	Fencing & screening located within the property to allow access for maintenance on both sides				
J.7	Management system will be in place to ensure long-term maintenance of buffering				
8.6.K	Historic & Archaeological Resources				
	Applicant has confirmed with MHPC that no historic or archaeological resources are present or measures are included in the site plan to protect those resources.				
8.6.L	Financial Capacity				
	The applicant has adequate financial resources to construct improvements in keeping with the standards				

Site Plan Review Checklist – Project Name Maine Custom Woodlands 2024 Build

SITE PLAN REVIEW REGULATIONS	Submitted by Applicant	Waiver Requested (with waiver request form)	Approved by Planning Board	Waiver Granted	
8.6.M	Technical Ability				
	Applicant has experience with site development and/or has retained qualified consultants & contractors to complete the project in keeping with the standards				
8.7	WAIVERS (Based on review of individual waiver requests)				
A.	For submission waivers, applicant has demonstrated all performance standards have been met	(Attach waiver requests)			
B.1	For waivers of performance standards, the applicant has provided sound engineering and/or environmental analysis to support the request	(Attach waiver requests)			
B.2	The waivers will not have the effect of nullifying any regulation				
B.3	The site plan review criteria are substantially met by the proposed design				
B.4	Any performance standard waivers are noted on the approved site plan		NOT WAIVABLE		NOT WAIVABLE

Attachment 1 - 2009 Conditional Use Permit Approval Package

JUN-19-2009 14:29 From:

2075647906

To: 8744040

Page: 2

JUN-22-2009 08:34A FROM: MAINE CUSTOM WOODLAND 2076885273

TO: 5647906

P. 3/7

TOWN OF DURHAM

CONDITIONAL USE PERMIT

Date: March 4, 2009

Permit No. 1

Applicant(s): Maine Custom Woodlands, LLC/ Tom Cushman

Rural residential Transitional Zone

Location: Cushing Road/Route 9(Hallowell)

Map - 8 , Lot - 12

As of this date, the Durham Planning Board hereby grants conditional approval to you for the purpose of Equipment Maintenance Facility with Office as described and presented in your Conditional Use Permit Application, with the following additional conditions:

Pending Letter from Me DOT on adequate site distance to Mr. D. Feeney, Codes Enforcement Officer ON STATED NUMBERS OF SIGHT DISTANCES & SPEED LIMIT POSTED

This approval shall remain in effect on a continuing basis so long as the use remains as requested. If the conditions upon which this permit is granted change, you are required to request an amendment.

State of Me, County of Androscoggin
Signed before me on this 4th day
of March, 2009 by Thomas G. Cushman
Notary Public Deborah Larrabee

Deborah Larrabee, Notary Public
State of Maine
My Commission Expires 10/13/2011

Durham Planning Board

Carol M. Lee

Dodd Beaulieu

B. R. J. J.

James R. J.

James R. J.

James R. J.

I (we) have read, understand and agree to abide by the terms of this permit:

Signature of Applicant MAINE CUSTOM WOODLANDS LLC

Signature of Applicant [Signature]

MEMBER

Date 3/4/09

Signature of Applicant _____

Date _____

Rev. 3-08

TOWN OF DURHAM CONDITIONAL USE APPLICATION

Maine Custom Woodlands, LLC
93 Allen Road
Pownal, ME 04069
(607) 688-5334

November 24, 2008

Property: Map 8 Lot 12 Book 2192 Page 85 Androscoggin County Registry of Deeds

- 1a. Description of proposed use:
A permit is necessary to construct and operate an office and maintenance/repair facility for heavy equipment and trucks. The maintenance and repair facility will maintain and repair heavy equipment, vehicles, trucks and trailers, used in prosecution of timber harvesting, excavation and forest management work by Maine Custom Woodlands. Equipment not in use will be stored on site, as well as any forest products which are processed but not yet delivered to customers. The office will be used by employees to carry out administrative work necessary for the prosecution of timber harvesting, excavation and forest management work by Maine Custom Woodlands.
- 1b. Hours of operation will be between 7 am and 7 pm, Monday through Saturday.
- 1c. Traffic will consist of vehicles ranging in size from passenger vehicles to tractors and trailers. Volume will consist of ten vehicles per day.
- 1d. Noise: Noise will consist of backup alarms and truck engines.
Lighting: Outdoor lighting will consist of flood lights to illuminate the building, yard and sign areas.
- 1e. The operation may emit dust due to truck traffic in the gravel yard.
- 1f. One sign will be erected at the driveway entrance to the property, located on Rte 9, equal to or less than 24 square feet in size.
- 1g. There will be minimal impact on abutters and neighbors, who primarily consist of gravel pits, power lines and undeveloped land.
- 1h. This property is currently wooded. Some of it will be cleared to allow construction of above-mentioned buildings and storage areas.
- 1i. The visual impact on abutters can be minimized by utilizing a wooded buffer.

- lj. This project is compatible with the neighborhood because there are no residences nearby. A large percentage of the abutters consist of gravel pits and undeveloped land.
- 1k. No additional town services will be required.
- 1l. Maine Custom Woodlands is a timber harvesting, forest management and excavation company that has been in operation in southern Maine since 1993. Administrative offices are currently based at Pineland in New Gloucester and presently employ 12 individuals.
- 1m. Proposal will be financed through conventional bank financing.
- 2a.-2i. See attached site plan.
- 2j. See attached form HHE-200.
- 2k.-2n. See attached site plan.
- 3. See attached.
- 4. See attached.
- 5. Development and construction of the project will begin shortly after Planning Board approval and be completed within twelve months.
- 6. None required.
- 7. Three 500-gallon above ground fuel tanks will be located on the property (see site plan) and be housed in a shed with the proper containment as depicted by town and state authorities.



DURHAM FIRE & RESCUE

615 HALLOWELL RD
 DURHAM, MAINE 04222
 207 353-2478
 FAX 207 353-8917

December 22, 2008

Maine Custom Woodland
 Tom Cushman
 41 Campus Drive, Suite 103D
 New Gloucester, Maine 04260

Mr. Cushman,

In reference to the maintenance garage and office space you would like to construct at the intersection of Hallowell Rd. and Cushing Rd. I have not seen any plans to review but based on the occupancy and size you described there would not be any special requirements for Fire & Life Safety beyond what existing codes call for.

Sincerely,
 Chief St. Michael

A handwritten signature in black ink, appearing to read "Chief St. Michael", written over a horizontal line.

Durham Fire & Rescue

Maine Department of Human Services
Division of Health Engineering, 10 SMS
(207) 287-5672 Fax: (207) 287-3185

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

PROPERTY LOCATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE 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.
City, Town, or Plantation	Durham	
Street or Road	Mallowell Road/Cushing Road	
Subdivision, Lot #		
OWNER/APPLICANT INFORMATION		
Mailing Address of Owner/Applicant: 41 Campus Dr, Suite 103D New Gloucester, ME 04260		
Daytime Tel. #: (207) 888-5334		Municipal Tax Map # _____ Lot # _____
Signature of Owner or Applicant: _____ Date: _____		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved: _____ Local Plumbing Inspector Signature: _____ (2nd) date approved: _____

PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & AB. Inlet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY 21+ U.S. SQ. FT. / ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling (Unit, No. of Bedrooms: _____) <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Maintenance Shop/Office</u> <small>Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped</small>	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1,000</u> GAL	DISPOSAL FIELD TYPE & SIZE <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular grid <input type="checkbox"/> d. 12-20 inch <input type="checkbox"/> 4. Other: _____ SIZE: <u>400</u> sq. ft. <input type="checkbox"/> sq. ft. <input type="checkbox"/> sq. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW 150 gpd BASED ON: <input type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 501.3 (other facilities) SHOW CALCULATIONS --- for other facilities ---
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <u>A, C, 1</u> at Observation Hole # <u>B-1/B-2</u> Depth <u>24"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.8 sq. ft. / gpd <input type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	up to 10 employees @ 15 gpd/ea Total = 150 gpd Lat: 43 56' 20" Long: 70 09' 00" <input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA

SITE EVALUATOR STATEMENT		
I certify that on <u>8-17-08</u> (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 <u>Bonnie J. Cobb</u>	SE # _____	Date _____
Site Evaluator Name Printed Bonnie J. Cobb	Telephone Number (207) 899-8397	E-mail Address bcobb3@supcom-maine.net
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

08016

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Department of Human Services Division of Health Engineering, 10 SHS (207) 287-5672 FAX (207) 287-3185
Town, City, Plantation Durham	Street, Road, Subdivision Hallowell Road/Cushing Road	Owner or Applicant Name Maine Custom Woodlands, LLC

SITE PLAN Scale 1" = 60' Ft. or as shown

IPF=IRON PIN FOUND

PROPERTY LINE (APPROX.)

TRANSMISSION LINE AREA

PROPOSED 1,000 GAL SEPTIC TANK (APPROX.)

PROPOSED DISPOSAL FIELD

PROPOSED MAINTENANCE SHOP/OFFICE (APPROX.)

APPROX. 550' TO HALLOWELL ROAD

SITE LOCATION PLAN

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)																																																																	
<p>Observation Hole <u>B-1/B-2</u> <input type="checkbox"/> Test pit <input checked="" type="checkbox"/> Boring</p> <p><u>1-2</u> * Depth of Organic Horizon Above Mineral Soil</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Texture</th> <th style="width: 15%;">Consistency</th> <th style="width: 15%;">Color</th> <th style="width: 15%;">Mottling</th> </tr> <tr> <td>0</td> <td>FINE SANDY LOAM</td> <td>FRIABLE</td> <td>BROWN</td> </tr> <tr> <td>10</td> <td>LOAMY FINE SAND</td> <td>YELLOWISH BROWN</td> <td></td> </tr> <tr> <td>20</td> <td></td> <td>OLIVE</td> <td></td> </tr> <tr> <td>30</td> <td></td> <td></td> <td>COMMON & DISTINCT</td> </tr> <tr> <td>40</td> <td></td> <td></td> <td></td> </tr> <tr> <td>50</td> <td></td> <td></td> <td></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td>Soil Classification <u>4</u> <u>C</u> Profile Condition</td> <td>Slope <u>3-8</u> %</td> <td>Limiting Factor <u>24</u> "</td> <td><input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth</td> </tr> </table>	Texture	Consistency	Color	Mottling	0	FINE SANDY LOAM	FRIABLE	BROWN	10	LOAMY FINE SAND	YELLOWISH BROWN		20		OLIVE		30			COMMON & DISTINCT	40				50				Soil Classification <u>4</u> <u>C</u> Profile Condition	Slope <u>3-8</u> %	Limiting Factor <u>24</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	<p>Observation Hole <u> </u> <input type="checkbox"/> Test pit <input type="checkbox"/> Boring</p> <p>* Depth of Organic Horizon Above Mineral Soil</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Texture</th> <th style="width: 15%;">Consistency</th> <th style="width: 15%;">Color</th> <th style="width: 15%;">Mottling</th> </tr> <tr> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> <td></td> </tr> <tr> <td>20</td> <td></td> <td></td> <td></td> </tr> <tr> <td>30</td> <td></td> <td></td> <td></td> </tr> <tr> <td>40</td> <td></td> <td></td> <td></td> </tr> <tr> <td>50</td> <td></td> <td></td> <td></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td>Soil Classification Profile Condition</td> <td>Slope %</td> <td>Limiting Factor "</td> <td><input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth</td> </tr> </table>	Texture	Consistency	Color	Mottling	0				10				20				30				40				50				Soil Classification Profile Condition	Slope %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Brian AS Cobb
 Site Evaluator Signature

358
 SE #

9-18-08
 Date

Page 2 of 3
 HHE-200 Rev. 4/05

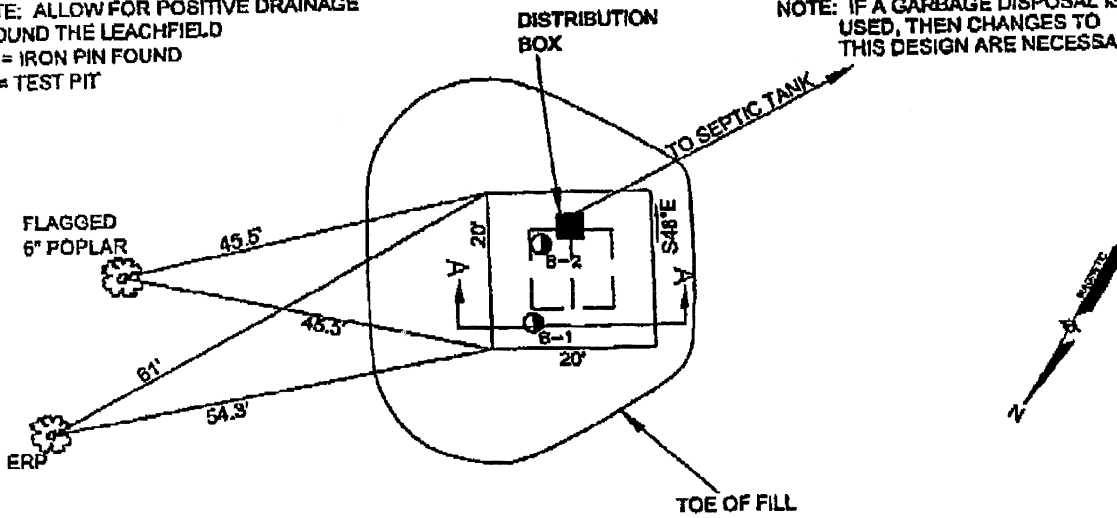
08016

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Department of Human Services Division of Health Engineering, 10 SHS (207) 287-5672 FAX (207) 287-3165
Town, City, Plantation Durham	Street, Road, Subdivision Hallowell Road/Cushing Road	Owner or Applicant Name Maine Custom Woodlands, LLC

Scale 1" = 20' FT.

NOTE: ALLOW FOR POSITIVE DRAINAGE AROUND THE LEACHFIELD
IPF = IRON PIN FOUND
TP = TEST PIT

NOTE: IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.



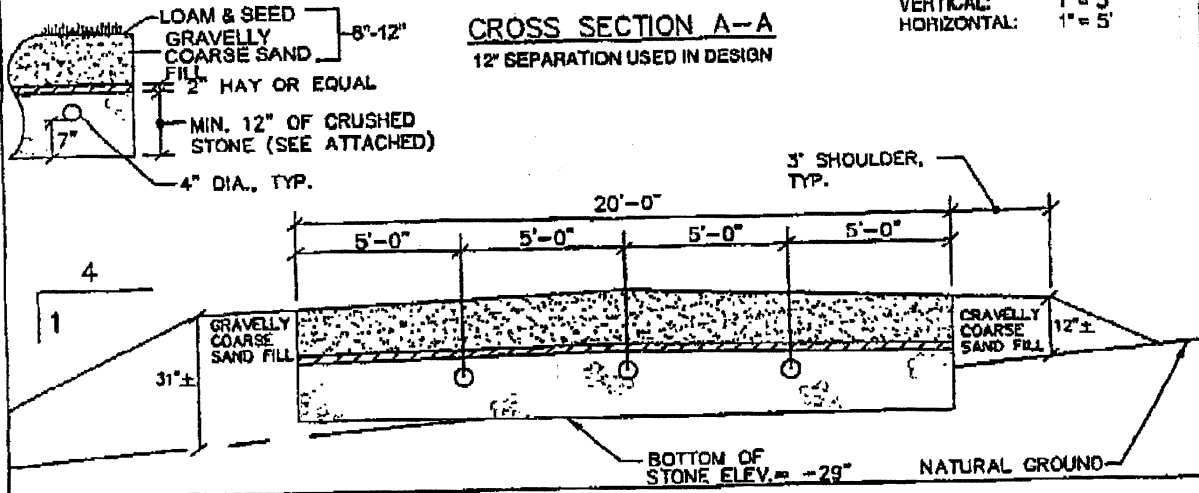
NOTE: ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES DATED 8/05, AS AMENDED AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.

PROPOSED DISPOSAL FIELD
20' X 20' STONE BED

BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upstope)	12"±	Finished Grade Elevation	-5"	Location & Description	Nail up
Depth of Fill (Downstope)	31"±	Top of Distribution Pipe or Proprietary Device	-18"		77" in a 15" dia. W. Pine
		Bottom of Disposal Area (Bottom of Stone)	-29"	Reference Elevation	0"

DISPOSAL FIELD CROSS SECTION

SCALE:
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 5'



Bennett S. Cobb
Site Evaluator Signature

358
SE #

8-18-08
Date

Page 3 of 3
HHE-200 Rev. 4/05

JUN-19-2009 14:29 From:

2075647906

To:8744040

Page:3

JUN-22-2009 09:29A FROM:MAINE CUSTOM WOODLAND 2076885273
FEB-3-2009 10:05A FROM:MDOT REGION1 (207)885-5113

TO:5647906
TO:6885273

P. 4/4
P. 1



JOHN ELIAS BALDACCIO
COMMISSIONER

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
SOUTHERN REGION
P.O. BOX 188
SCARBOROUGH, MAINE
04070-0358

DAVID A. COLE
COMMISSIONER

February 3, 2009

Maine Custom Woodlands LLC
41 Campus Dr, Suite 103D
New Gloucester, ME 04260

RE: Application # 8574
Request for Entrance Permit
Route 9 - Durham, Maine

Dear Mr. Cushman:

The Department is in receipt of your MaineDOT Entrance Permit Application for your property (Tax Map 8 / Lot 12) located on Route 9 in Durham, Maine. Based on our review and understanding that you are using the CMP entrance for the property, the Department concludes that an MaineDOT Entrance Permit is not required.

If you have any questions or wish to discuss this in more detail please do not hesitate to contact me at 885-7000.

Sincerely,

Brian Keezer, PE
MaineDOT, Region 1, Traffic Engineer

C: Town of Durham Code Enforcement Officer
File



THE MAINE DEPARTMENT OF TRANSPORTATION IS AN AFFIRMATIVE ACTION - EQUAL OPPORTUNITY EMPLOYER
PHONE: (207) 885-7000 TTY: 888-316-9264 FAX: (207) 885-3806

JUN-19-2009 13:59 From:2076885273

ID:2075647906

Page:004 R=95*

Approved
12/16/2008
Cliff H. Hallabee Sr.

* 15" x 40' Culvert
Needed.
TOWN OF DURHAM, MAINE
DEPT. OF ROAD COMMISSIONER
APPLICATION FOR ENTRANCE

Received
12/11/08

Application No. _____ Permit No. _____

Return to:

ROAD COMMISSIONER
C/O TOWN OF DURHAM
630 HALLOWELL ROAD
DURHAM, MAINE 04222

Owner Information:

Name MAINE CUSTOM WOODLAND LLC
Street & No. 11 GARBUS DR 24th 1034
City NEW GLOUCESTER
State & Zip MAINE 04260
Telephone (207) 688-5331

In accordance with Title 23, Revised Statutes Annotated, Application is hereby made to construct an entrance to my property on the (North) (South) (East) (West) side of TOWN ROADWAY
(Circle Appropriate Direction)

Itte. No. _____ (if a numbered highway; if not, the local road name) CUSHING ROAD
in the City/Town of DURHAM and County of ANDROSCOGGIA at a point
(Circle one)
about 570 ft. (North) (South) (East) (West) from Rte 9 and Cushing Rd for the following purpose:
(Circle Appropriate Direction) (Town Line, Road, or other)

RESIDENTIAL COMMERCIAL DEVELOPMENT or OTHER

Description 2 Second Entrance To Garage Facility, will be gated

The following is information in regard to the location and requested entrance(s):

1. Frontage of lot along highway 1365 ft. 2. Depth of Lot 1065 ft. 3. Number of Entrances requested 1 4. Proposed width of Entrance(s) 40' 5. Setback from center of Highway: (A) to Buildings 200 ft. (B) to Other Structures _____ ft.
6. The surface on the proposed driveway is to be GRAVEL
7. Construction desired to commence on FEB 1 2009 and to be completed on 6/1/2009
8. Is this entrance part of a project/development requiring a D.E.P. or L.U.R.C. Site Location Permit? Yes No

THE OWNER HEREBY AGREES:

- (1) To provide, erect and maintain all necessary barricades, lights, warning signs and other devices to safeguard traffic properly while the work is in progress.
- (2) That the highway will at no time be closed to traffic.
- (3) Where the drive is located in curb, curb and gutter, and/or sidewalk section, the owner will completely remove the existing curb, curb and gutter, and/or sidewalk and replace it with a standard concrete or granite driveway terminal section.
- (4) Shall obtain and have delivered to the site any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in this permit. Said culverts and/or other incidentals to be installed by the R/C TOWN OF DURHAM unless otherwise designated.
- (5) In all cases to Notify the R/C Office at least 24 hours before starting work on the driveway.
- (6) To construct and maintain said driveway approach in accordance with TOWN OF DURHAM DEPT. OF R/C "Rules and Regulations".

FURTHER CONDITION OF THE PERMIT: shall be that the owner shall well and truly pay all damages, fines, and penalties for which he shall become liable, and shall indemnify and save harmless said Department against all suits, claims, damages and proceedings of every kind arising out of the construction and maintenance of said driveway approach, including snow removal.

DATE 12/9/08

* [Signature]
SIGNATURE OF OWNER

(OVER)

Sketch or blueprint is required as a part of the application. Blueprints must be furnished in duplicate.
(Show description from town line, road intersection or other identifying land mark.)



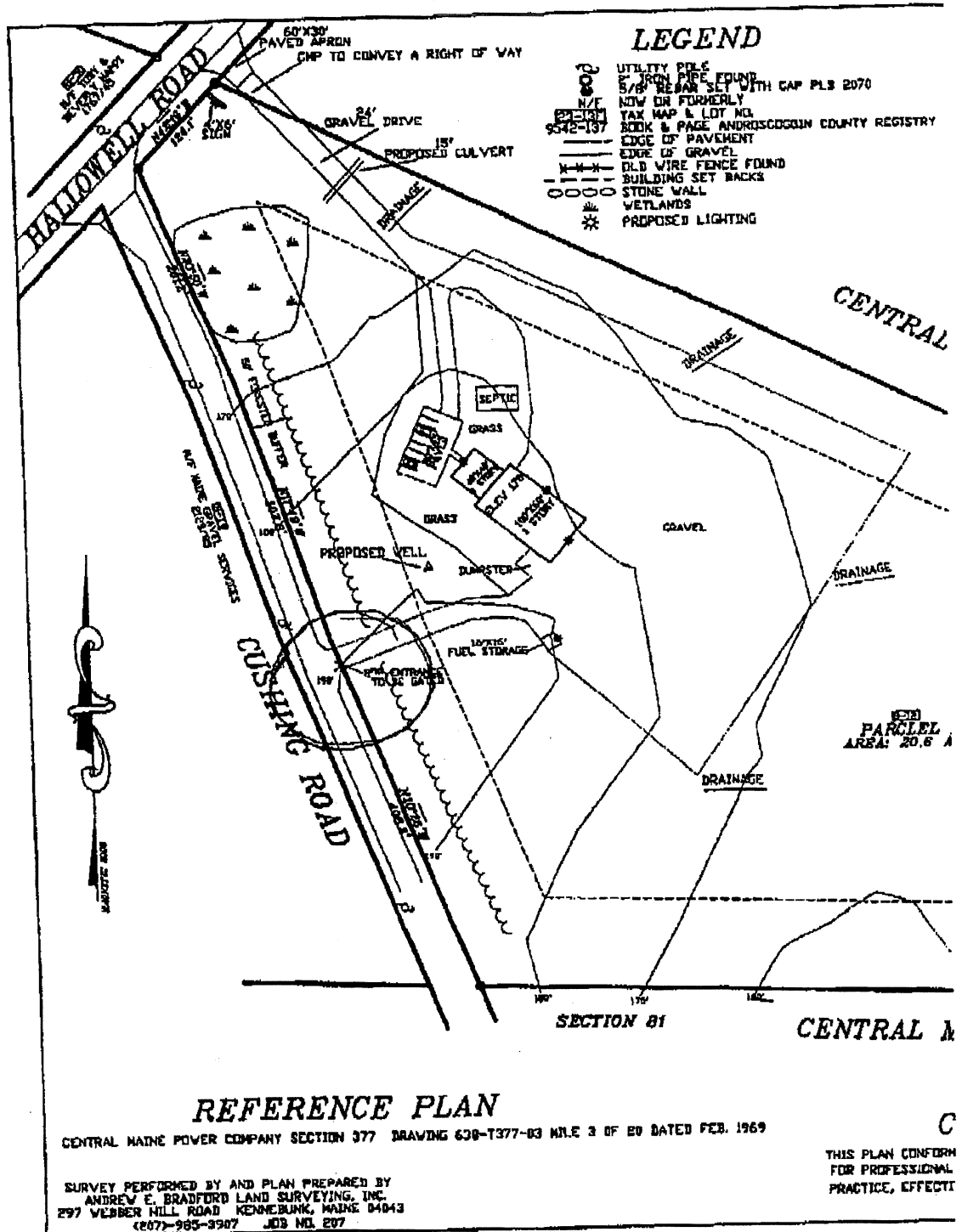
SKETCH

SEE ENCLOSED MAP

INSTRUCTIONS

For securing a Permit

The owner of the property desiring to construct an entrance(s) connecting with any TOWN ROADWAY SHOULD forward the completed application to the appropriate R/C TOWN OF DURHAM . who is in charge of work in the area where the property is located.



Maine Custom Woodlands

From: Richards, Alice D. [Alice.Richards@cmpco.com]
Sent: Tuesday, January 06, 2009 2:04 PM
To: mcw@maine.rr.com
Cc: Freye, Kenneth H.
Subject: CMP right of way

Tom,

Central Maine Power Company (CMP) has received and reviewed Maine Custom Woodlands request to cross its transmission line corridor designated Section 375 and 377 from the Hallowell Road, so-called, to Maine Custom Woodlands property in Durham, Maine. The crossing is for the purpose of a driveway and utilities within a forty (40) foot wide right of way.

Pending final corporate approval, CMP is proposing to convey, under certain terms and conditions, the necessary rights for the requested right of way. CMP may require that the utilities be located underground.

In the meantime, please let me know if I can be of further assistance in this matter.

Alice Richards
Central Maine Power Company
Lead Analyst - Real Estate Services
80 Edison Drive
Augusta, Maine 04336
207-626-9817
alice_richards@cmpco.com

JUN-19-2009 14:33 From:

2075647906

Tel: 8744040

Historic

JUN-22-2009 08:53A FROM: MAINE HISTORIC CUSTOM WOODWORKERS



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

COP
approved
2009

JOHN ELIAS BALDACCI
GOVERNOR

EARL
DIRECTOR

November 11, 2008

Thomas G. Cushman, President
Maine Custom Woodworkers, LLC
93 Allen Road
Pownal, ME 04069

Project: MHPC #2098-08 - Proposed development project; northeast corner of Cushing Rd. and Rt. 9
Town: Durham, ME

Dear Mr. Cushman:

In response to your recent request, I have reviewed the information received October 24, 2008 to initiate consultation on the above referenced project pursuant to the requirements of the Town of Durham.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 105 of the National Historic Preservation Act.

Please contact Robin Stonecipher of our staff if you need further assistance in this matter.

Sincerely,

Kirk F. Mohney
Deputy State Historic Preservation Officer

PHONE: (207) 287-2132



FAX: (207) 287-2335

JUN-19-2009 14:04 From: 2076885273

ID: 2075647906

Page: 001 R=95%

Attachment 2 - Warranty Deed/CMP Easement

Bk 7735 Pg 211 #14608
07-01-2009 @ 03:03p

After recording return to:

Michael Pearce, Esq.

Pearce & Dow LLC

P.O. Box 108

Portland, ME 04112-0108

WARRANTY DEED

MAINE GRAVEL SERVICES, INC., a Maine corporation with a place of business at 11 Harpswell Island Road, in the Town of Harpswell, County of Cumberland and State of Maine, for consideration paid, grants to MAINE CUSTOM WOODLANDS, LLC, a Maine limited liability company with an address of 93 Allen Road, in the Town of Pownal, County of Cumberland, State of Maine, with WARRANTY COVENANTS, the real estate located in the Town of Durham, County of Androscoggin and State of Maine, described as follows:

PARCEL 1

Beginning at a 2" iron pipe found set flush with a metal cap on the southeasterly sideline of the Hallowell Road, said pipe being the bounds of land now or formerly Troy & Lisa Peterson as described in Book 2317, Page 335 of the Androscoggin County Registry of Deeds,

THENCE running S 35°54' E along an old fence line land of Peterson 588.3 feet to a 2" iron pipe found 18" tall with a metal cap,

THENCE running along a stone wall and old wire fence and land now or formerly of Philip & Donna LaPierre as described in Book 1199, Page 239 of the Androscoggin County Registry of Deeds 1314.2 feet to a 5/8" rebar set flush with cap PLS 2070,

THENCE running S 54°33' W along a stone wall and old wire fence and land now or formerly of Maine Gravel Services Inc. as described in Book 2129, Page 88 of the Androscoggin County Registry of Deeds 59.4 feet to a 5/8" rebar set flush with cap PLS 2070,

THENCE running N 63°03' W along land now or formerly of Central Maine Power Company as depicted on a Drawing # 638-T377-03 dated Feb. 1969 a distance of 1916.8 feet to 2" iron pipe found 14" tall on the southeasterly sideline of the Hallowell Road,

THENCE running N 42°16' E along the Hallowell Road 957.1 feet to the point of beginning.

Said parcel contains 21.6 Acres.

PARCEL 2

Beginning at a 2" iron pipe found 24" tall on the southeasterly sideline of the Hallowell Road, said pipe being the bounds of land now or formerly of Central Maine Power Company as shown on Drawing # 638-T377-03 dated Feb. 1969,

THENCE running S 63°03' E along Section 377 of Central Maine Power Company Transmission Line 1824.7 feet to a 5/5" rebar set flush with cap PLS 2070,

THENCE running S 54°33' W along a stone wall and old wire fence and land now or formerly of Maine Gravel Services Inc. as described in Book 2129, Page 88 of the Androscoggin County Registry of Deeds 386.2 feet to a 5/8" rebar set flush with cap PLS 2070,

THENCE running N 87°53' W along Section 81 of Central Maine Power Company Transmission Line 1066.5 feet to a 5/8" rebar set flush with cap PLS 2070 on the easterly sideline of the Cushing Road,

THENCE running N 20°26' W along the Cushing Road 408.3 feet to a point,

THENCE running N 17°49' W along the Cushing Road 307.8 feet to a point,

THENCE running N 20°50' W along the Cushing Road 261.2 feet to a 5/8" rebar set flush with cap PLS 2070 on the southeasterly sideline of the Hallowell Road,

THENCE running N 42°16' E along the Hallowell Road 124.1 feet to the point of beginning.

Said parcel contains 20.6 Acres.

PARCEL 3

Beginning at a 5/8" rebar set flush with cap PLS 2070 on the easterly sideline of the Cushing Road, said bar being on the bounds of land now or formerly of Central Maine Power Company as shown on Drawing # 638-T377-03 dated Feb. 1969,

THENCE running S 87°53' E along Section 69 of Central Maine Power Company Transmission Line 664.7 feet to a 5/8" rebar set flush with cap PLS 2070,

THENCE running S 54°33' W along an old wire fence and land now or formerly of Maine Gravel Services Inc. as described in Book 2129, Page 88 of the Androscoggin County Registry of Deeds 573.0 feet to a 5/8" rebar set flush with cap PLS 2070 on the easterly sideline of the Cushing Road,

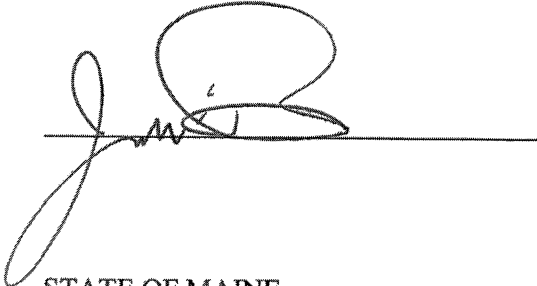
THENCE running N 28°57' W along the Cushing Road 408.0 feet to the point of beginning.

Said parcel contains 2.6 Acres.

All 3 Parcels being a portion of the land described in a deed from Robert C. & Marie E. Andrews to Maine Gravel Services, Inc. dated 17 Dec. 1987 and recorded in Book 2192, Page 85 of the Androscoggin County Registry of Deeds.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Franklin T. Crooker, President, of MAINE GRAVEL SERVICES, INC. has hereunto set HIS hand and seal this 23rd day of June, 2009.



MAINE GRAVEL SERVICES, INC.

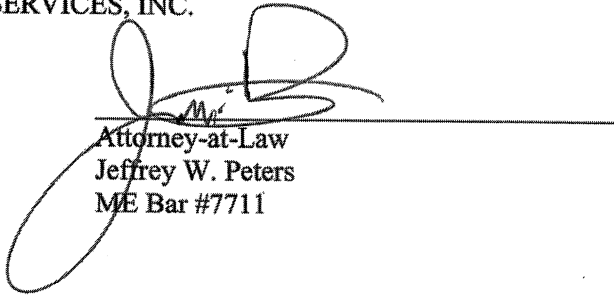


By: Franklin T. Crooker
Its President

STATE OF MAINE
SAGADAHOC COUNTY

June 23, 2009

Personally appeared the above-named Franklin T. Crooker in his capacity as President of MAINE GRAVEL SERVICES, INC. and acknowledged before me the foregoing instrument to be his free act and deed and the free act and deed of MAINE GRAVEL SERVICES, INC.



Attorney-at-Law
Jeffrey W. Peters
ME Bar #7711

ANDROSCOGGIN COUNTY
Gina R. Chauncey
REGISTER OF DEEDS

CMP
Easement

INDENTURE

THIS INDENTURE made and entered into this 23rd day of ^{March} February, 2010, by and between **CENTRAL MAINE POWER COMPANY**, a Maine corporation having its office and principal place of business at 83 Edison Drive, Augusta, Kennebec County, Maine 04336, hereinafter "Grantor" and **MAINE CUSTOM WOODLANDS**, having a mailing address of 93 Allen Road, Pownal, Maine 04069, hereinafter "Grantee".

B

WITNESSETH

Grant from the Grantor to the Grantee:

Grantor does hereby grant unto the Grantee, **WITHOUT COVENANT**, a sixty foot (60') wide easement, as hereinafter described, in and to the Grantor's three hundred seventy foot (370') wide strip of land designated Transmission Line Corridor Sections 375 and 377, situated in Durham, Androscoggin County, Maine, for the purposes of (i) constructing and maintaining a driveway across Grantor's land; (ii) to install utilities and; (iii) to pass and repass on foot and with vehicles over said driveway for the purpose of ingress and egress, in common with others, to land of the Grantee. Said easement is over a portion of the Grantor's land acquired from Florence R. Carsley and Hayward B. Carsley by a deed dated March 28, 1969, recorded at the Androscoggin County Registry of Deeds in Book 1001, Page 205.

Said easement granted to Grantee hereunder shall hereinafter be referred to as the "Easement" and is more particularly bounded and described as follows:

Beginning at a 2" iron pipe found on the southeasterly sideline of the Hallowell Road, said pipe being the bounds of land now or formerly of the Grantee as described in Book 7735, Page 211, recorded in said Registry of Deeds, said pipe also being on the southwesterly bounds of land of the Grantor;

Thence running N 42° 16' E along the southeasterly sideline of the Hallowell Road 60.0 feet to a 5/8" rebar set flush with cap PLS 2070;

Thence S 35° 07' E thru land of the Grantor, a distance of 123.6 feet to a 5/8" rebar set flush with cap PLS 2070;

Thence N 63° 03' W along the southwesterly bounds of land of the Grantor and land of Grantee 125.0 feet to point of beginning.

Said Easement contains 3,167 Square Feet.

The Easement shall be subject to the conditions, limitations and covenants set forth below and shall, subject thereto, be for the benefit of and appurtenant to land of Grantee described in a deed recorded in the Androscoggin County Registry of Deeds in Book 7735, Page 211.

Grant from the Grantee to the Grantor:

Grantee does hereby convey to the Grantor the following:

1. Any rights, not described above, that the Grantee may have in the Grantor's land pursuant to reservations in Grantor's deeds described above or otherwise.
2. The right and easement to pass and repass on foot and with vehicles over, along and across any roadway as now exist, or to be constructed by the Grantee in the future, between any public road and the easement area herein conveyed.

Covenants, Terms and Conditions:

The above-described Easement granted by Grantor to Grantee is subject to the terms and conditions described below, and Grantee does hereby covenant and agree as follows:

1. Any driveway constructed and located within the Easement shall be constructed and maintained at the sole risk and expense of the Grantee and shall be constructed, operated and maintained in compliance with all laws, ordinances and regulations pertaining thereto.
2. Installation of utilities shall be coordinated in advance with the Grantor.
3. The Grantee shall be responsible for the cost of relocating or raising pole structures and or wires, located within Grantor's land, if Grantor determines in its sole discretion that the (i) grade of any driveway or (ii) the use of the Easement as set forth herein interferes with said pole structures or wires, or the Grantor's maintenance thereof.
4. The Grantee will take any steps necessary to insure that erosion does not occur and will, at their sole expense, repair any erosion which may occur as a result of the exercise of the rights herein granted to the Grantee.
5. The Grantee will at their sole expense, obtain prior to any construction, and will at all times comply with and maintain the driveway in compliance with all local, state and federal permits, and will comply with all laws, ordinances, rules, regulations and requirements of all federal, state and local governments and appropriate departments, commissions, boards and officers thereof, which may be applicable to

the exercise of the rights granted herein and use of the Easement contemplated hereby.

6. The Grantee agrees to pay any and all cost for repair of damage by them or their employees, agents or contractors, caused to Grantor's land or to Grantor's transmission lines and facilities, now or hereinafter located on the Grantor's land, or equipment connected thereto, resulting from the exercise of the Easement herein granted.
7. The Easement herein granted to Grantee shall at all times be subject to and shall not in any way limit Grantor's rights in or use of Grantor's land, and nothing in this Indenture shall be construed to limit or restrict Grantor's use of its land in its operation as a public utility or otherwise, including but not limited to the installation, removal and maintenance of utility lines and wires, structures and equipment. Further, nothing in this Indenture shall be construed as conveying any right to Grantee not expressly granted herein nor shall any liability arise from Grantor's use of its land.
8. The Grantee, for itself and its heirs and assigns, hereby waive any claim they now have or may have in the future against the Grantor and or its parent corporation and affiliates and their directors, officers, employees, contractors, agents, its and their successors and assigns, which may arise out of the Grantee, its heirs and assigns, use of the Easement, pursuant to this Indenture or otherwise.
9. The Grantee, for itself and its heirs and assigns, agree to indemnify the Grantor and it's parent corporation and affiliates and it's and their directors, officers, employees, agents, contractors, successors and assigns and hold it and them harmless from and against all claims, penalties, fines, demands and actions arising out of the use of the Grantor's land by the Grantee, or its heirs, assigns, agents, contractors, invitees or others.

The terms Grantor and Grantee shall include their respective successors, affiliates, heirs or assigns.

The Gantor covenants and agrees that it will obtain the release of the interest hereby conveyed from its Indenture of Mortgage to The Bank of New York Mellon Trust Company, N.A., as Trustee, dated May 1, 2009, on or before April 30, 2011.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this Indenture, all as of the day and year first above written.

Signed, Sealed and Delivered
in presence of:

Susan Lapointe
Witness

CENTRAL MAINE POWER COMPANY

By: Kenneth Freye
Kenneth H. Freye
Manager Real Estate Services

Joe Parlow
Witness

MAINE CUSTOM WOODLANDS
By: Thomas G. Cushman
Thomas G. Cushman, President

STATE OF MAINE
KENNEBEC, ss.

March 17, 2010.
Comberland Thomas G. Cushman, President Maine Custom woodlands
The above named ~~Kenneth H. Freye, Manager Real Estate Services~~, personally appeared before me and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said ~~Central Maine Power Company~~. Maine Customwoodlands.

Wendy Furey
Notary Public

SEAL
WENDY T. FUREY
Notary Public, Maine
My Commission Expires May 13, 2011

STATE OF MAINE
KENNEBEC, ss.

March 24, 2010.

The above named Kenneth H. Freye, Manager Real Estate Services, personally appeared before me and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Central Maine Power Company.


Notary Public

Alice D. Richards
Notary Public, Maine
My Commission Expires January 4, 2011

SEAL

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Attachment 3 - Location/Zoning Maps

Z:\01 - Projects\2022\22-075 Maine Custom Woodlands\03 - Dwg\USGS\22-075 - USGS.dwg, 3/19/2024 9:56:54 AM, DWG To PDF.pc3



MAINE CUSTOM WOODLANDS
 1326 HALLOWELL RD DURHAM, ME
LOCUS MAP

CLIENT:
MAINE CUSTOM WOODLANDS, LLC
 1326 HALLOWELL RD.
 DURHAM, ME 04222



TRILLIUM
 ENGINEERING GROUP
 189 MAIN STREET SUITE 200
 YARMOUTH, ME 04096

SCALE:	NTS
DESIGNED:	-
DRAWN:	KB
DATE:	MAR 2024
PROJECT NUMBER:	22-075

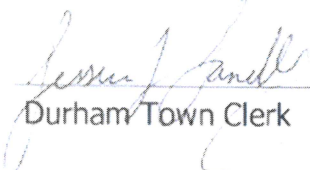
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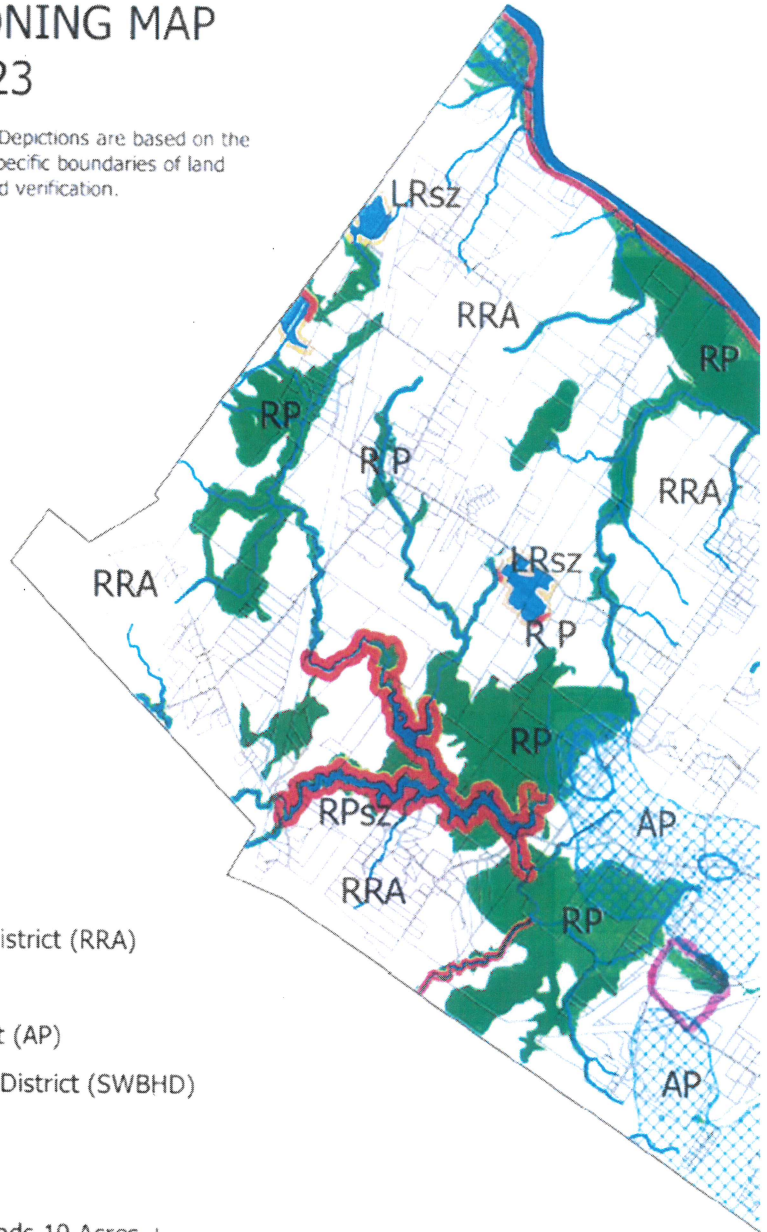
DURHAM MAINE ZONING MAP

Adopted April 1, 2023

This map is for informational purposes only. Depictions are based on the best readily available mapping inventories. Specific boundaries of land features and property boundaries require field verification.

Attested a True Copy

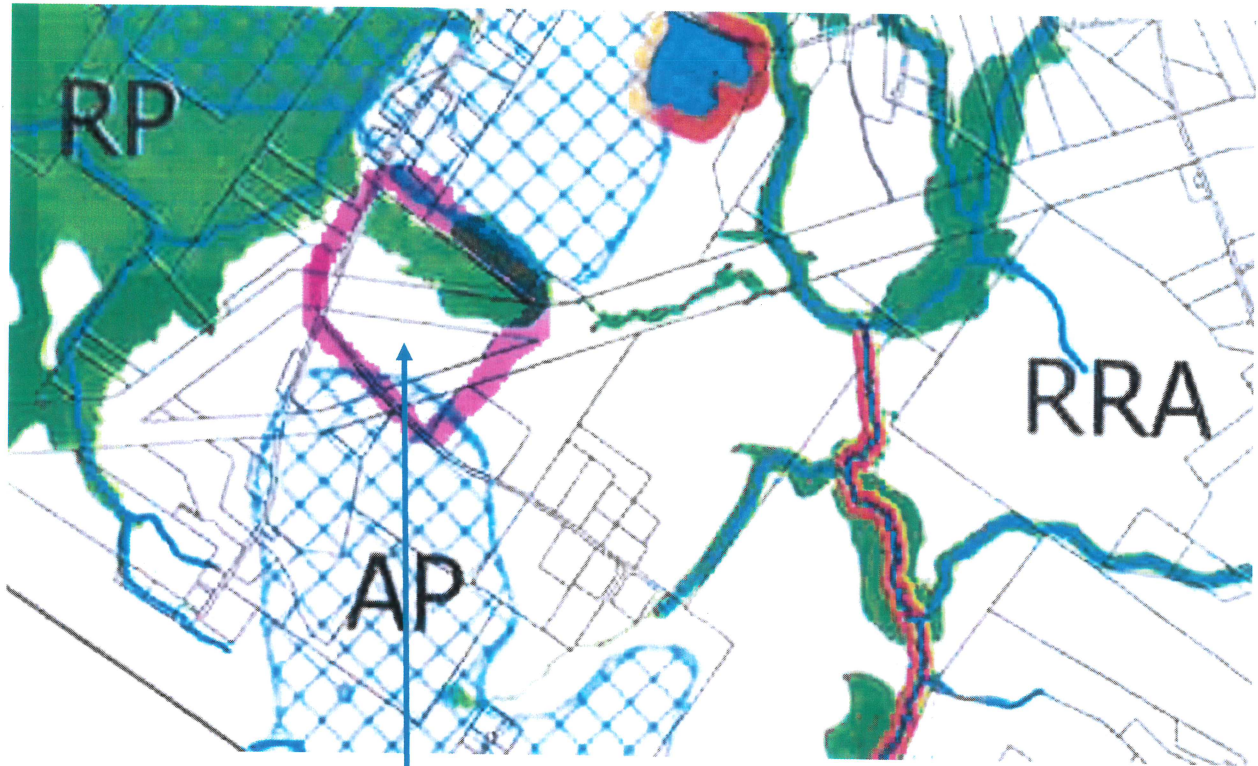

Durham Town Clerk



MAP LEGEND

- Rural Residential & Agricultural District (RRA)
- Durham Resource Protection
- Aquifer Protection Overlay District (AP)
- Southwest Bend Historic Overlay District (SWBHD)
- Durham Shoreland Zoning
 - Durham Rivers & Great Ponds
 - NWI Freshwater Emergent Wetlands 10 Acres +
 - Resource Protection Shoreland Zoning (RPSZ)
 - Limited Residential Shoreland Zone (LRSZ)
 - NRPA Regulated Streams



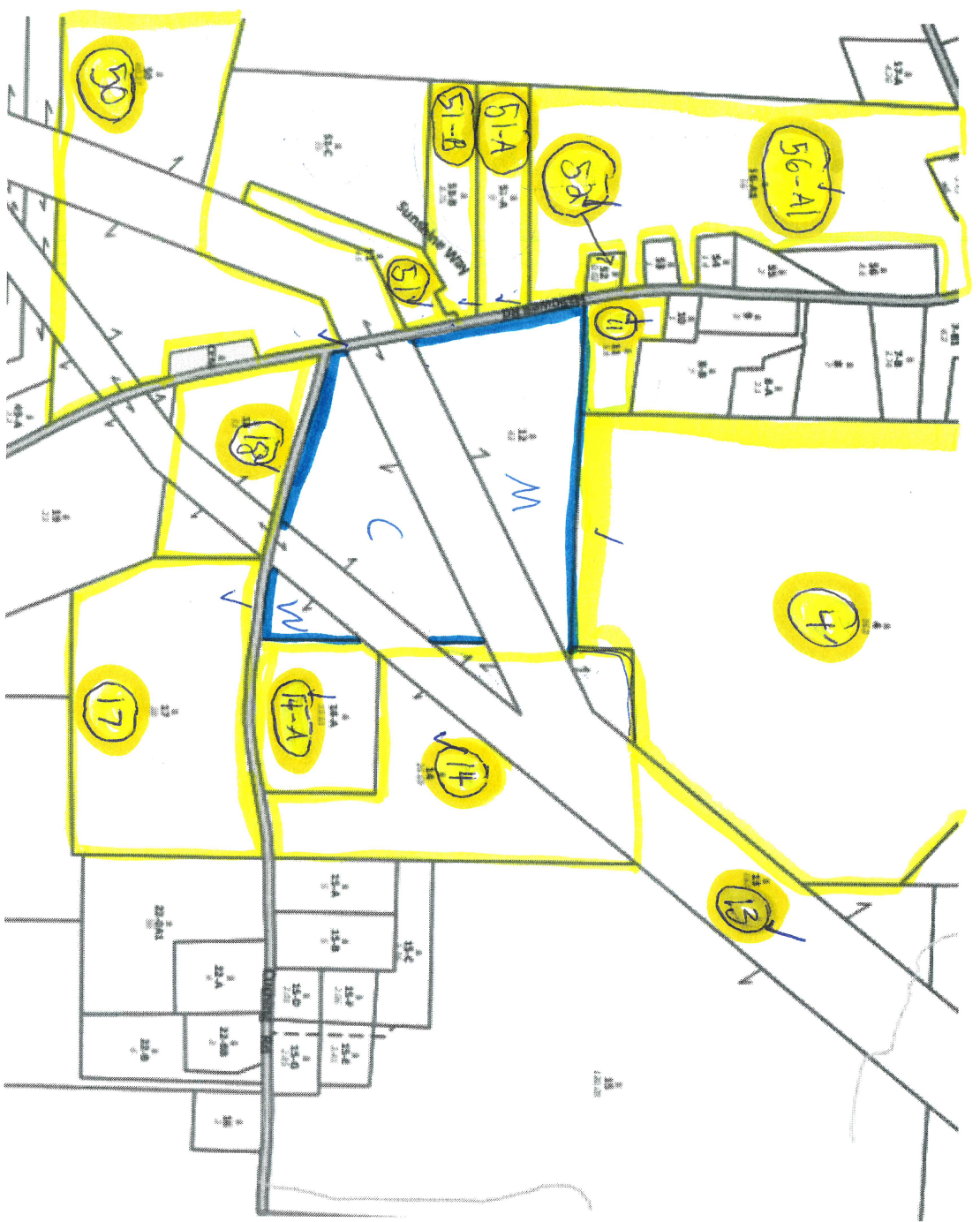


PARCEL 2

Attachment 4 - Abutter Notifications & Receipts

Maine Custom Woodlands Abutters 03.15.2024

Map Lot	Landowner	Address
008-056-0A1	Jonathan W. Benedict	36 RUNAROUND PD RD DURHAM ME 04222
008-052 & 008-011	Troy Peterson	1266 HALLOWELL RD DURHAM ME 04222
008-051-A	Timothy P. Asselyn	1293 HALLOWELL RD DURHAM ME 04222
008-051-B	Kirk Jay Asselyn	1295 HALLOWELL ROAD DURHAM ME 04222
008-051	Michelle & Matthew Heieren	1301 HALLOWELL ROAD DURHAM ME 04222
008-050	Beverly C. & Toby D. & Morgan, Rosemarie Nappi	1395 HALLOWELL RD DURHAM ME 04222
008-004	Donna W. Lapierre	236 RABBIT RD DURHAM ME 04222
008-018 & 008-017 & 008-014	Crooker Realty/Equipment, LLC	PO BOX 5001 TOPSHAM ME 04086
008-014-00A	BOWIE INC	PO BOX 356 TOPSHAM ME 04086
008-013	CENTRAL MAINE POWER COMPANY C/O AVANGRID MGMT CO-Local Tax	ONE CITY CTR - 5TH FLR PORTLAND ME 04101





MAINE CUSTOM WOODLANDS

**TIMBER HARVESTING • FOREST MANAGEMENT
EXCAVATION • GRINDING**

March 15, 2024

Mr. Jonathan Benedict
36 Runaround Pond Rd.
Durham, ME 04222

Dear Mr. Benedict,

This letter is to inform you that Maine Custom Woodlands, LLC has filed for a Conditional Use Permit in the Town of Durham to amend Maine Custom Woodlands' 2009 Conditional Use Permit. This permit application will be filed for the April 3rd, 2024 Planning Board Meeting. The lot being considered for conditional use is Map 8 Lot 12, of which you are considered an abutter.

The conditional use permit being filed is for construction of a commercial sawmill facility for Maine Custom Woodlands, LLC which is a timber harvesting, forest management, and excavation company, established in 1993.

Sincerely,

Thomas G. Cushman
Owner, Maine Custom Woodlands, LLC

TGC/cc



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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>Jonathan Benedict</u>	
Street and Apt. No., or PO Box No. <u>36 Kinnarmond Pond Rd</u>	
City, State, ZIP+4® <u>Durham, ME 04222</u>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$	
Total Postage and Fees \$	
Sent To <u>Troy Peterson</u>	
Street and Apt. No., or PO Box No. <u>1206 Hallowell Rd.</u>	
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Postage \$	
Total Postage and Fees \$	
Sent To <u>Timothy Asselyn</u>	
Street and Apt. No., or PO Box No. <u>1295 Hallowell Rd.</u>	
City, State, ZIP+4® <u>Durham, ME 04222</u>	

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Postage \$	
Total Postage and Fees \$	
Sent To <u>Kirk Asselyn</u>	
Street and Apt. No., or PO Box No. <u>1295 Hallowell Rd.</u>	
City, State, ZIP+4® <u>Durham, ME 04222</u>	

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Postage \$	
Total Postage and Fees \$	
Sent To <u>Matthew & Michelle Hieren</u>	
Street and Apt. No., or PO Box No. <u>1301 Hallowell Rd</u>	
City, State, ZIP+4® <u>Durham, ME 04222</u>	

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Total Postage and Fees \$	
Sent To <u>Beverly Nappi, Toby Nappi,</u>	
Street and Apt. No., or PO Box No. <u>Rosmarie Morgan</u>	
City, State, ZIP+4® <u>1395 Hallowell Rd</u>	
City, State, ZIP+4® <u>Durham, ME 04222</u>	

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Postage	\$
Total Postage and Fees	\$

Sent To
Donna Lapierre
Street and Apt. No., or PO Box No.
236 Rabbit Rd.
City, State, ZIP+4®
Durham, ME 04222

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Total Postage and Fees	\$

Sent To
Crooker Realty/Equipment LLC
Street and Apt. No., or PO Box No.
P.O. Box 5001
City, State, ZIP+4®
Topsham, ME 04086

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Postmark
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Postage	\$
Total Postage and Fees	\$

Sent To
Bowie, Inc.
Street and Apt. No., or PO Box No.
PO Box 356
City, State, ZIP+4®
Topsham, ME 04086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark
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Postage	\$
Total Postage and Fees	\$

Sent To
Central Maine Power
Street and Apt. No., or PO Box No.
One City Center - 5th Floor
City, State, ZIP+4®
Portland, ME 04101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

LEGEND

- UTILITY POLE
- 2" IRON PIPE FOUND
- 5/8" REBAR SET WITH CAP PLS 2070
- NOW OR FORMERLY
- TAX MAP & LOT NO.
- BOOK & PAGE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- X-X-X OLD WIRE FENCE FOUND
- BUILDING SET BACKS
- ○ ○ ○ ○ STONE WALL
- WETLANDS

Attachment 5 - Overall Boundary Survey Plan

REFERENCE DEED

ROBERT C. & MARIE E. ANDREWS TO MAINE GRAVEL SERVICES, INC., DATED 17 DECEMBER 1987 RECORDED IN BOOK 2192, PAGE 85 OF THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

NOTES

THE BOUNDARIES AS DELINEATED ON THIS PLAN ARE THE OPINION OF THIS SURVEYOR AND ARE BASED ON RECORD INFORMATION AND PHYSICAL EVIDENCE. THIS PLAN DOES NOT PURPORT TITLE OR OWNERSHIP.

CERTIFICATION

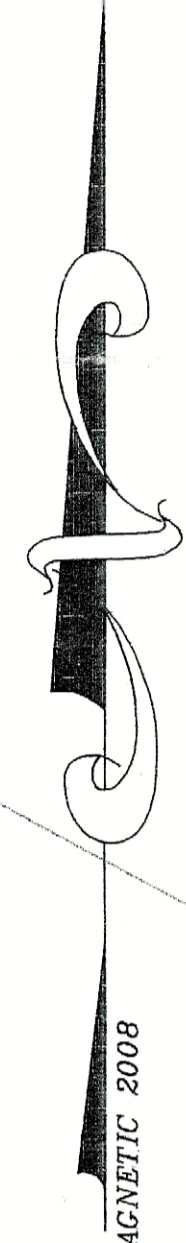
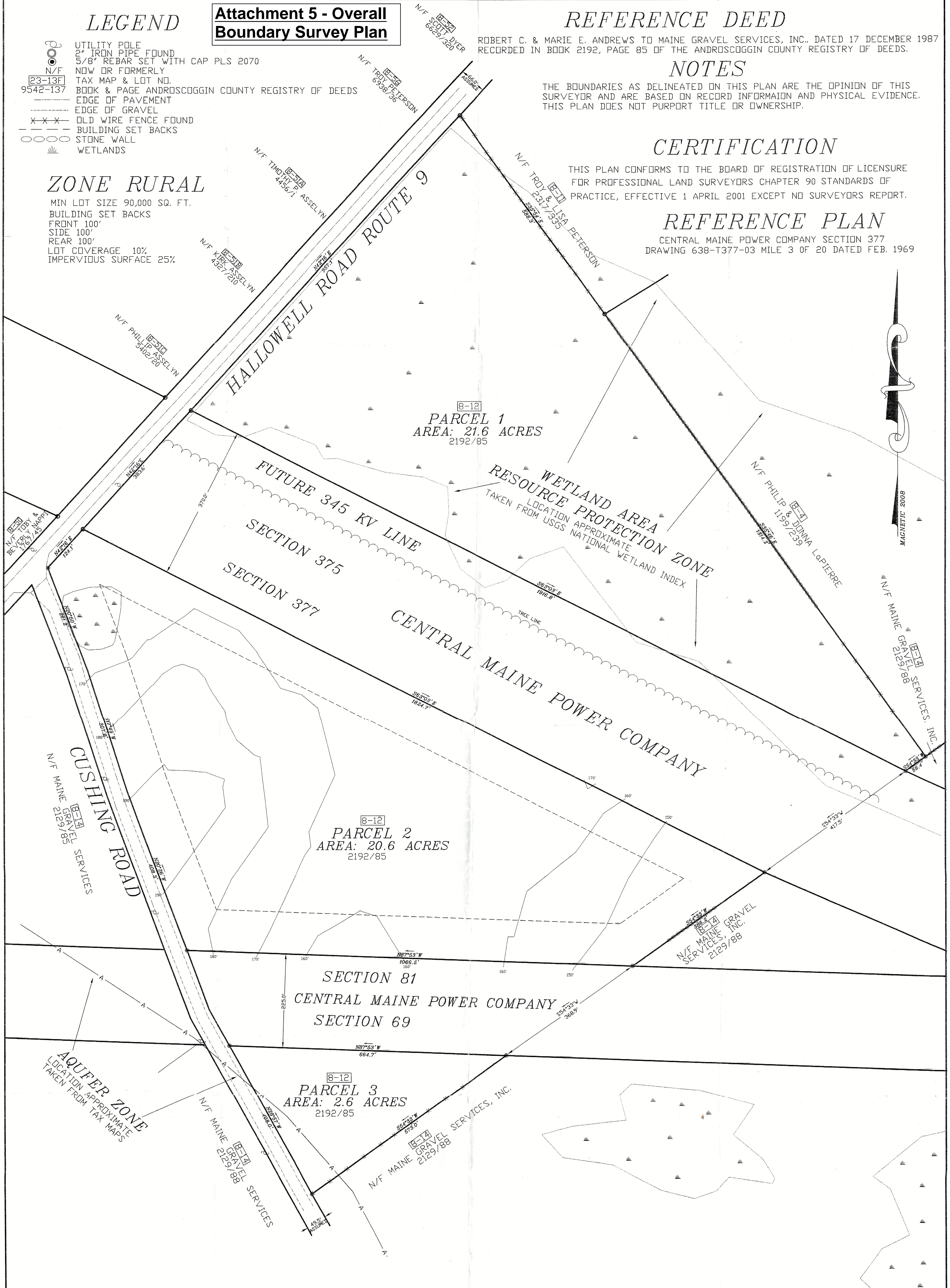
THIS PLAN CONFORMS TO THE BOARD OF REGISTRATION OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE 1 APRIL 2001 EXCEPT NO SURVEYORS REPORT.

REFERENCE PLAN

CENTRAL MAINE POWER COMPANY SECTION 377 DRAWING 638-T377-03 MILE 3 OF 20 DATED FEB. 1969

ZONE RURAL

- MIN LOT SIZE 90,000 SQ. FT.
- BUILDING SET BACKS
- FRONT 100'
- SIDE 100'
- REAR 100'
- LOT COVERAGE 10%
- IMPERVIOUS SURFACE 25%



LAND TO BE CONVEYED TO

MAINE CUSTOM WOODLANDS

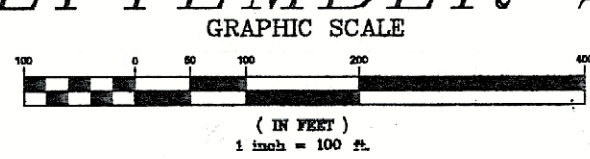
HALLOWELL ROAD & CUSHING ROAD

DURHAM MAINE
SEPTEMBER 2008

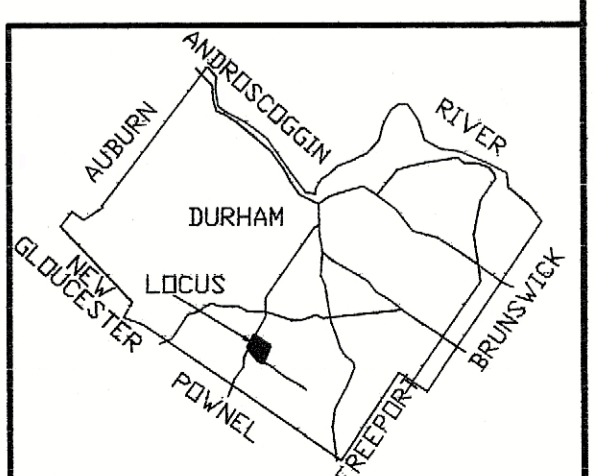
OWNER:

MAINE GRAVEL SERVICES, INC.
11 HARPSWELL ISLAND ROAD
HARPSWELL, MAINE 04079

SURVEY PERFORMED BY AND PLAN PREPARED BY
ANDREW E. BRADFORD LAND SURVEYING, INC.
297 WEBBER HILL ROAD KENNEBUNK, MAINE 04043
(207)-985-3907 JOB NO. 207



LOCATION MAP

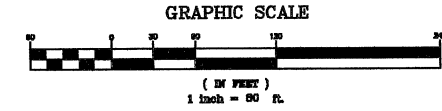


Attachment 6 - Parcel 2 Survey Plan

SIRE PLAN FOR MAINE CUSTOM WOODLANDS

HALLOWELL ROAD & CUSHING ROAD
DURHAM MAINE
SEPTEMBER 2008

OWNER:
MAINE GRAVEL SERVICES, INC.
11 HARPSWELL ISLAND ROAD
HARPSWELL, MAINE 04079



REFERENCE DEED

ROBERT C. & MARIE E. ANDREWS TO MAINE GRAVEL SERVICES, INC., DATED 17 DECEMBER 1987
RECORDED IN BOOK 2192, PAGE 85 OF THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

NOTES

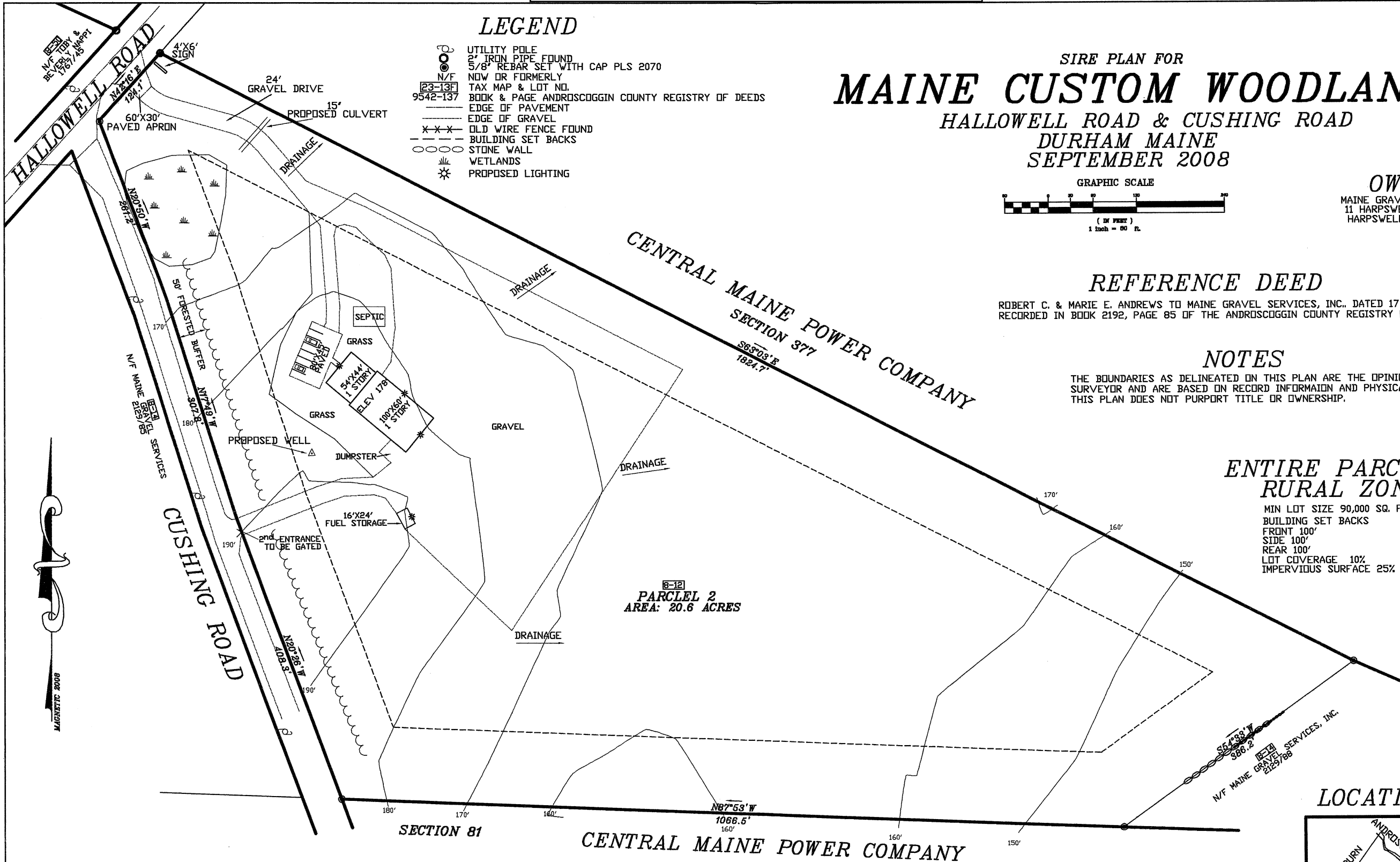
THE BOUNDARIES AS DELINEATED ON THIS PLAN ARE THE OPINION OF THIS SURVEYOR AND ARE BASED ON RECORD INFORMATION AND PHYSICAL EVIDENCE. THIS PLAN DOES NOT PURPORT TITLE OR OWNERSHIP.

ENTIRE PARCEL IN RURAL ZONE

MIN LOT SIZE 90,000 SQ. FT.
BUILDING SET BACKS
FRONT 100'
SIDE 100'
REAR 100'
LOT COVERAGE 10%
IMPERVIOUS SURFACE 25%

LEGEND

- UTILITY POLE
- 2" IRON PIPE FOUND
- 5/8" REBAR SET WITH CAP PLS 2070
- NOW OR FORMERLY
- TAX MAP & LOT NO.
- BOOK & PAGE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OLD WIRE FENCE FOUND
- BUILDING SET BACKS
- STONE WALL
- WETLANDS
- PROPOSED LIGHTING



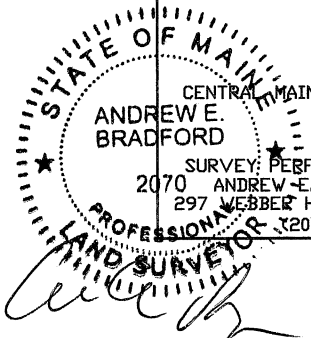
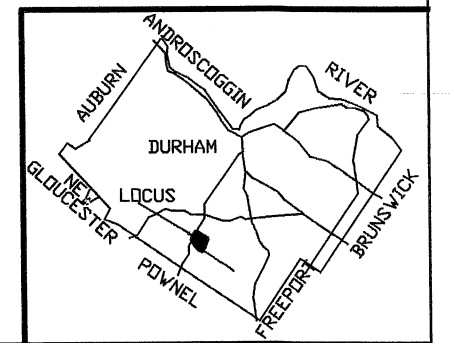
REFERENCE PLAN

CENTRAL MAINE POWER COMPANY SECTION 377 DRAWING 638-T377-03 MILE 3 OF 20 DATED FEB. 1969

CERTIFICATION

THIS PLAN CONFORMS TO THE BOARD OF REGISTRATION OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE 1 APRIL 2001 EXCEPT NO SURVEYORS REPORT.

LOCATION MAP



Attachment 7 - MIF&W Documents



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



JUDITH CAMUSO
COMMISSIONER

March 06, 2024

Sam Blatchford
Maine Custom Woodlands
sblatchford@mainecustomwoodlands.com

RE: Forest Management Plan Review - MCW property in Durham

Dear Sam Blatchford:

On behalf of the Maine Department of Inland Fisheries and Wildlife (MDIFW), the Beginning with Habitat program (BwH), and the Maine Natural Areas Program (MNAP) we have reviewed your request received on March 01, 2024. The review includes all of the resources listed in the Forest Management Plan Review Section below. Non-regulatory management recommendations are provided for natural resource features within the parcel, as well as those nearby, should the landowner wish to manage the property for important landscape-level features. Good management of natural resources is consistent with good forestry, and BwH has the tools to assist you with your habitat management goals and objectives while allowing for forest management and timber procurement. Please contact Joseph Roy, MDIFW Private Lands Wildlife Biologist, or the staff listed below with any questions or requests for assistance.

Natural Resources on the Property

The following natural resource features are located at least partially within the property. Below are management standards we recommend you follow for these natural resources.

The property includes a stream that provides habitat for Wild Brook Trout. Brook Trout prefer cool, well-oxygenated waters that benefit from intact riparian corridors. Any forest management activities planned for riparian zones should closely follow Maine's Best Management Practices ([https://www.maine.gov/ifw/docs/brook trout factsheet forestry.pdf](https://www.maine.gov/ifw/docs/brook%20trout%20factsheet%20forestry.pdf)), including appropriate buffer distances, shade retention, and minimization of sediment runoff. Sediment management and erosion control are key factors to maintaining healthy fisheries in high quality habitats. Please see the attached fact sheet for more information, visit <https://www.maine.gov/ifw/fish-wildlife/fisheries/wild-brook-trout.html>, or contact the MDIFW Fisheries Biologist in the Project Location/Contacts Table below.

Natural Resources Near the Property

The following natural resource features are within 750 feet of the property. We have included these



species and habitats to provide you with a landscape-level view of the important resources surrounding your management area. The management recommendations for these species are provided for your consideration.

The area around the property includes a stream that provides habitat for Wild Brook Trout -- see recommendations above.

Vernal pools are shallow wetlands that contain water for much of the year, often drying out by mid-late summer, and can be found as either isolated depressions in forested uplands or as basins in larger swamps. Vernal pools provide valuable habitat for frogs, salamanders, and a diversity of invertebrates that play a significant role in the local ecology of Maines forests. While vernal pools are distributed statewide, most have not yet been mapped or surveyed. Forest management is usually compatible with the conservation of vernal pool habitat if practiced in an ecologically sensitive manner. As such, MDIFW recommends that the following forest management guidelines be applied to any potentially high value vernal pools located on the subject parcel:

https://digitalmaine.com/cgi/viewcontent.cgi?article=1239&context=for_docs.

Other than those described above or listed in the Forest Management Plan Review section, no other natural resources of statewide significance have been documented in the reviewed area. The "unconfirmed presence" for Endangered, Threatened, or Special Concern Animals; Rare, Threatened, or Endangered Plants; or Rare/Exemplary Natural Communities may be due to a lack of comprehensive data rather than the absence of those resources in the reviewed area.

Thank you for using BWH, MDIFW, and MNAP in the forest management planning process. If you have questions, or if you would like more information about this site, please feel free to contact me. You can also visit our webpage: <https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/index.html>.

Sincerely,

Joseph Roy, AWB®

Private Lands Wildlife Biologist | Maine Department of Inland Fisheries and Wildlife
joseph.roy@maine.gov | Phone: (207) 592-3344



FOREST MANAGEMENT PLAN REVIEW

General Information			
Date Received	March 01, 2024	Date Reviewed	03/06/2024
Tracking #	2024-03-06-IP-03	Reviewed By	Joseph M. Roy
Applicant/Landowner	MCW	Forester	Sam Blatchford

Project Location/Contacts	
County	Androscoggin
Town	Durham
MDIFW Region A	A
Wildlife Biologist	Scott Lindsay, (207) 237-2345, scott.lindsay@maine.gov
Fisheries Biologist	Brian Lewis, (207) 657-2345, brian.lewis@maine.gov

Natural Resources	In ^a	Near ^b
Animals: Endangered, Threatened, or Special Concern (ETSC) ^c	Unconfirmed	Unconfirmed
Atlantic Salmon Critical Habitat ^d	No	No
Atlantic Salmon Stream Habitat ^e	Unknown	Unknown
Canada Lynx Habitat ^d	No	No
Deer Wintering Areas (DWA) ^e	No	No
Inland Waterfowl/Wading bird Habitat (IWWH) ^d	No	No
LUPC Protection Fish & Wildlife Zone ^e	No	No
Natural Communities: rare and/or exemplary ^c	Unconfirmed	Unconfirmed
Plants: rare, threatened, and/or endangered ^c	Unconfirmed	Unconfirmed
Tidal Waterfowl/Wading bird Habitat (TWWH) ^d	No	No
Shorebird Roosting Areas ^d	No	No
Significant Vernal Pools ^d	Unknown	Unknown
Wild Brook Trout Habitat ^e	Yes	Yes

^a. Within the property.

^b. Within 750 ft of the property.

^c. "Yes" = observation data documents the presence of a species/natural community (see itemized table below for more details). "Unconfirmed" = there is insufficient data to document presence.

^d. "Yes" = the habitat occurs there, "No" = it does not.

^e. "Yes" = this potential habitat occurs there, "Unknown" = there is insufficient data to determine whether it occurs there.

Landscape Context Features	In ^a	Near ^b
Beginning with Habitat Focus Area(s)	No	No
Conserved Land(s)	No	No
New England Cottontail Focus Area(s)	No	No
MNAP Potential Inventory Site(s):	No	No

^a. Within the property.

^b. Within 750 ft of the property.



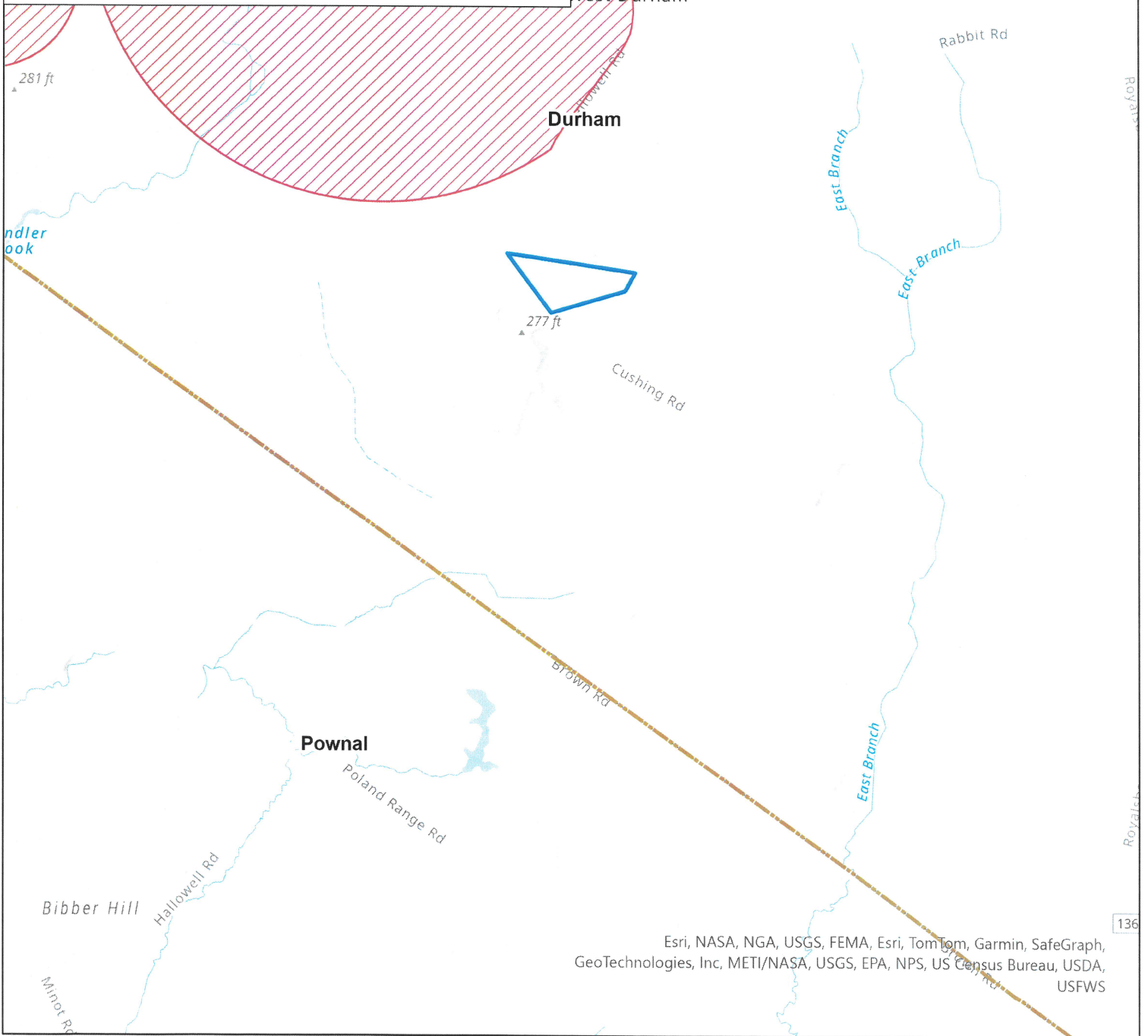
Forest Management Plan, Sam Blatchford MCW Property, Durham, Maine

-  Approximate Property Location
-  Town
-  ETSC Rare Animals
-  Inland Waterfowl and Wading Bird Habitat

0 0.25 0.5 Miles



Maine Department of Inland Fisheries and Wildlife
and Maine Natural Areas Program, March 2024



Attachment 8 - Financial Ability Documents



March 13, 2024

Town of Durham Planning board:

To whom it may concern,

With respect to Maine Custom Woodlands' sawmill project remaining budget dated 03/11/2024, please be advised that Maine Custom Woodlands is in good standing with KeyBank and Maine Custom Woodlands has sufficient funds available to complete the project.

Respectfully,



3/13/2024

Andrew Brunner

Branch Manager –Yarmouth

188 Main St. Yarmouth, ME 04096

Phone: Branch (207) 846-5501

Desk: (207) 847-8100

Fax: (207)846-1417

[Andrew S Brunner@keybank.com](mailto:Andrew.S.Brunner@keybank.com)

Project Cost Estimate for
Maine Custom Woodlands 2024 Build (as of 03.11.2024)

Item	Cost	Balance
Engineering	\$ 15,000.00	
	\$ (3,970.00)	
	\$ (2,467.50)	
		\$ 8,562.50
Excavation	Maine Custom Woodlands like kind	
Foundation	\$ 77,000.00	
		\$ 77,000.00
Building & Construction	\$ 370,000.00	
	\$ (6,000.00)	
	\$ (45,000.00)	
	\$ (122,500.00)	
		\$ 196,500.00
Electrical	\$ 42,000.00	
		\$ 42,000.00
Generator	Monthly Lease	
		\$ 324,062.50



William Hotham - Owner

87 Auburn Pownal Road
Durham, ME 04222

(207) 689-7311
sgc.hotham@gmail.com

**Maine Custom Woodlands
12/17/2023
Estimate #916**

Concrete Walls

Footer- 39 yards -\$5,850

Walls- 75 yards -\$11,250

390 pcs #5 rebar tied continuous and according to plan - \$6,240
65 galvanized anchor bolts- \$195

4 box 8" wall ties -\$400

20 gallons form release agent (summer blend)- \$400. Miscellaneous
Material- \$700

Pier Forming Material-\$600

2 pump truck use -\$2,200

Labor to form pour and strip-\$22,000

Total Wall Cost-\$49,835

Concrete Floor

Floor- 115 yards- \$17,250

240 pcs #5 rebar- \$3,840

Expansion Cuts -\$2,200

Pump truck-\$1,100

Labor to install and finish- \$18,800.

Total Floor Cost -\$27,690

Total Estimated Cost- \$77,525

* Price does not include any forming to ledge

*Price does Not include any labor for frost protection



Irishspan Industries, Inc.

Irishspan Steel Buildings
PO BOX 411 West Kennebunk, Me 04094

Tom Cushman
Maine Custom Woodlands
Durham, Maine

Irishspan Industries Inc of Arundel, Maine (Dave Fitzpatrick) enters into contract with Maine Custom Woodlands (Tom Cushman) to supply and construct one (1) 50 x 120 x 26 pre engineered steel building fabricated by Essex Structural Steel of Cortland, New York. on the property located at 1326 Hallowell Rd, Durham, Maine

50' x 120' x 26' low side

- ❖ 50' wall is the gable end with a 1:12 roof pitch.
- ❖ 24" enclosed overhang back 120' low side wall.
- ❖ Bay spacing is 6 @ 20' = 120'
- ❖ 40' jack beam right high side of the building allowing for a 24 x 6 overhead door.
- ❖ Snow girt full perimeter 36" off finish floor.
- ❖ 24 gauge standing seam roof system galvalume in color.
- ❖ 24 gauge siding and trim with full color option from sig. 200 series.
- ❖ R19 insulation system roof and walls.
- ❖ 29 gauge liner panel complete interior ceiling and walls.
- ❖ Three (3) 3070 commercial grade pass door with closure and panic bar hardware.
- ❖ Three (3) commercial grade overhead doors. 2 - 24 x 16 and 1 - 24 x 6 Carried \$32,500 in the above number.
- ❖ Stamped engineered drawings for the building.
- ❖ Building delivered to Durham, Maine
- ❖ Anchor bolts provided.
- ❖ Equipment, tools and labor to construct said building on a provided foundation.
- ❖ Building weight is approximately 64,431 lbs
- ❖ Maine state sales tax paid in the above number.
- ❖ Insurance provided and maintained.

Colors:

- Roof..... Galvalume
- Side walls: Ash Gray
- Door wrap: Forest Green
- Four corners: Forest Green
- Soffit / eve / rake /: Forest Green

Scope of work for the sum of \$369,742

Payment Schedule:

- | | | | |
|---------------------------|-----------|----------------|---------------|
| • Engineering Deposit: | \$6,000 | Check #: 25534 | Date: 6/27/23 |
| • Building Order: | \$45,000 | Check #: 26084 | Date: 10/6/23 |
| • Building Delivery: | \$122,500 | Check #: 26592 | Date: 1/5/24 |
| • Frame up: | \$105,000 | Check #: _____ | Date: _____ |
| • Continued Construction: | \$45,000 | Check #: _____ | Date: _____ |
| • Complete: | \$40,000 | Check #: _____ | Date: _____ |
| • Punch list 21 days: | \$ 6,242 | Check #: _____ | Date: _____ |
- Change orders will be billed accordantly / No Retainage or monetary damages.

Clarifications:

By: Irishspan Industries Inc.

- Stamped drawings for the building.
- Anchor bolts.
- All material to construct said building.
- Pass doors, overhead doors, insulation.
- All required equipment, tools and labor.
- Trash removal.
- Insurance provided and maintained.

By: Maine Custom Woodlands

- All permitting state and local
- Site work.
- Concrete work.
- Temp power.
- Payment schedule.
- Interior build out
- Plumbing
- Heating
- Electrical

Dave Fitzpatrick

Dave Fitzpatrick Irishspan Industries Inc.

Tom Cushman Maine Custom Woodlands

Dave Fitzpatrick
Irishspan Industries Inc. 207 229 2092

Brian Kelley
209 590 8914

L. M. ELECTRICAL, INC

Proposal

P. O. BOX 235
NEW GLOUCESTER, ME 04260
657-3680

Proposal Date:	Proposal #:
2/27/2024	890

Bill To:
MAINE CUSTOM WOODLAND 1326 HALLOWELL ROAD DURHAM, ME 04222

Project:

Description

UPDATE--
BUDGET NUMBER ONLY--PRICE WILL VARY DEPENDING ON WORK PERFORMED AND MATERIAL USED AND MATERIAL COST AT TIME WORK IS PERFORMED
MATERIAL AND LABOR TO WIRE A 120'X50' STEEL BUILDING TO INCLUDE:
1 200 AMP SERVICE (DOES NOT INCLUDE METER BOX)
112 GENERAL OUTLETS
3 DOOR OPENER RECEPITS
24 LED UFO 150X/4000K INSIDE LIGHTS
5 OUTSIDE 30W LED WALL PACKS
1 EXIT LIGHT
1 EMERGENCY LIGHT

NOTE: PRICE ONLY INCLUDES WORK LISTED. PRICE IS A BUDGET NUMBER ONLY. ALL WORK WILL BE DONE TIME AND MATERIAL AT AN HOURLY RATE OF \$70.00 PER MAN HOUR. BUDGET PRICE IS BASED ON WIRING METHOD SUITABLE FOR SAW MILL LOCATION.

We propose hereby to furnish material and labor complete in accordance with specifications, for the sum of: **Total** \$42,553.00

This proposal may be withdrawn by us if not accepted within 45 days. Authorized Signature: Lloyd May

Payment to be made as follows: To be determined upon acceptance.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Date of acceptance: _____ Signature _____

Attachment 9 - Technical Ability Document

Maine Custom Woodlands – Technical Ability

Thomas Cushman, President

Tom received his B.S. degree in Forest Engineering from the University of Maine and is a Maine Licensed Professional Forester and Wood Scaler. Upon graduation, he immediately launched into a career in logging, first as a procurement manager for a large logging company, and then in 1993 he formed Maine Custom Woodlands, LLC, a forest management, timber harvesting, and excavation company. Tom is also President of MCW Trucking, a sister company formed for the sole purpose of trucking forest products for Maine Custom Woodlands.

Tom has been a voice for loggers in the State of Maine since the year 2000 when he was appointed Vice President of the Professional Logging Contractors of Maine. In 2005 he was elected President of the Professional Logging Contractors of Maine, also serving as the President of The Trust to Conserve Northeast Forestlands. Tom worked on the development and creation of the Northeast Master Logger Certification Program, and in 2001, Maine Custom Woodlands was one of the first 23 companies to be certified in the in the State of Maine.

Elizabeth Cushman, Vice President

Beth received her B.S. degree in Forestry, M.S. in Science Education, and C.A.S. in Administration from the University of Maine. She has 40 years experience in forestry education and administration, and is a Maine Licensed Professional Forester. Prior to her position at Maine Custom Woodlands she was the Executive Director of The Trust to Conserve Northeast Forestlands where she administered the Northeast Master Logger Certification Program, and certifications for a FSC® Chain of Custody Group and a FSC® Forest Management Group. She has harvested wood with her family's business, taught middle school science and high school forestry, biology and English, and has 13 years of high school administrative experience. She was involved with her local Soil and Water Conservation District for 15 years as a supervisor and treasurer; is a member of Maine TREE (Maine Timber Research and Environmental Education Foundation), acting as secretary and President; and is involved with several other professional forestry organizations.

Attachment 10 - Sound Level Testing

Maine Custom Woodlands

Sound Level Testing

2024

To determine approximate sound levels of the proposed sawmill at 1326 Hallowell Rd, three active sample sawmills were tested to determine each mill's level of sound. In addition, the generator which will be used to power Maine Custom Woodlands' sawmill was also tested for sound level.

Testing was done in accordance with Town of Durham's sound ordinance standards with a Reed Model R8080 sound testing instrument. It is important to note that Maine Custom Woodlands' closest property line, as far as sound is concerned, is Cushing Road and it is 750 feet away from the proposed insulated sawmill building. Also, the closest residence, located across Hallowell Road to the west, is 1350 feet from the proposed insulated sawmill building.

Sound test levels are as follows:

Oxford Timber East Oxford Rd, Oxford Maine non insulated building:

600 Feet: 48 dB

Maschino Lumber New Gloucester, Maine non insulated building:

750 Feet: 51dB, a higher reading of 55dB was recorded when truck traffic was passing on Morse Road.

Medomak River Lumber Washington, Maine insulated building:

600 Feet: 48 dB

Milton Cat Londonderry New Hampshire, Model 330 Atlas Copco generator:

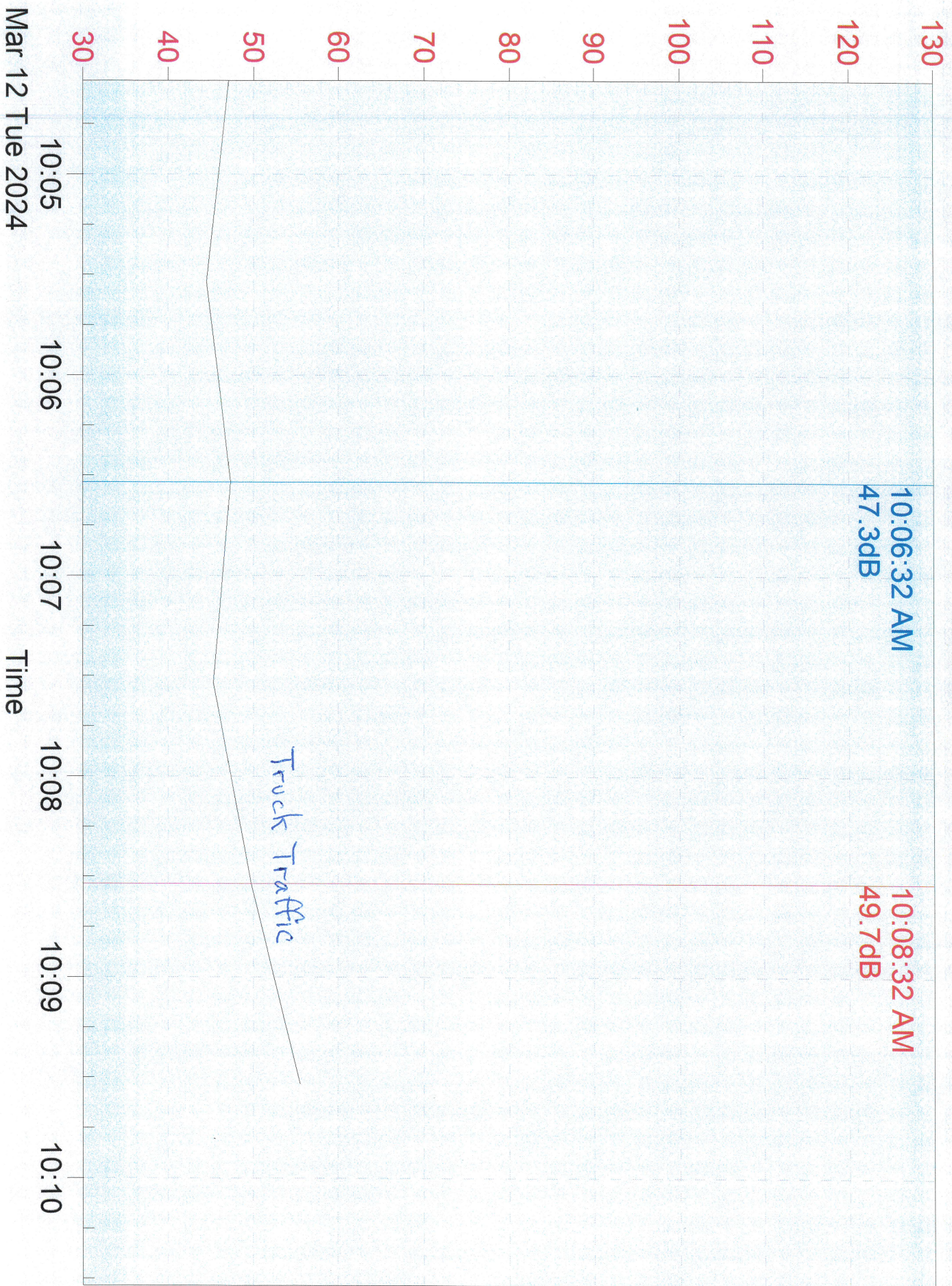
250 Feet: 49 dB running at 1800 RPM

In conclusion, all three sawmills sampled for sound are below the Durham Town Ordinance sound level maximum of 55dB, two of which are uninsulated buildings. The generator sampled is also well below the town threshold and at a much closer distance than Maine Custom Woodlands' closest property line of 750 feet.

Note: Sampling was performed by Thomas Cushman with witnesses at each location.

Oxford Timber

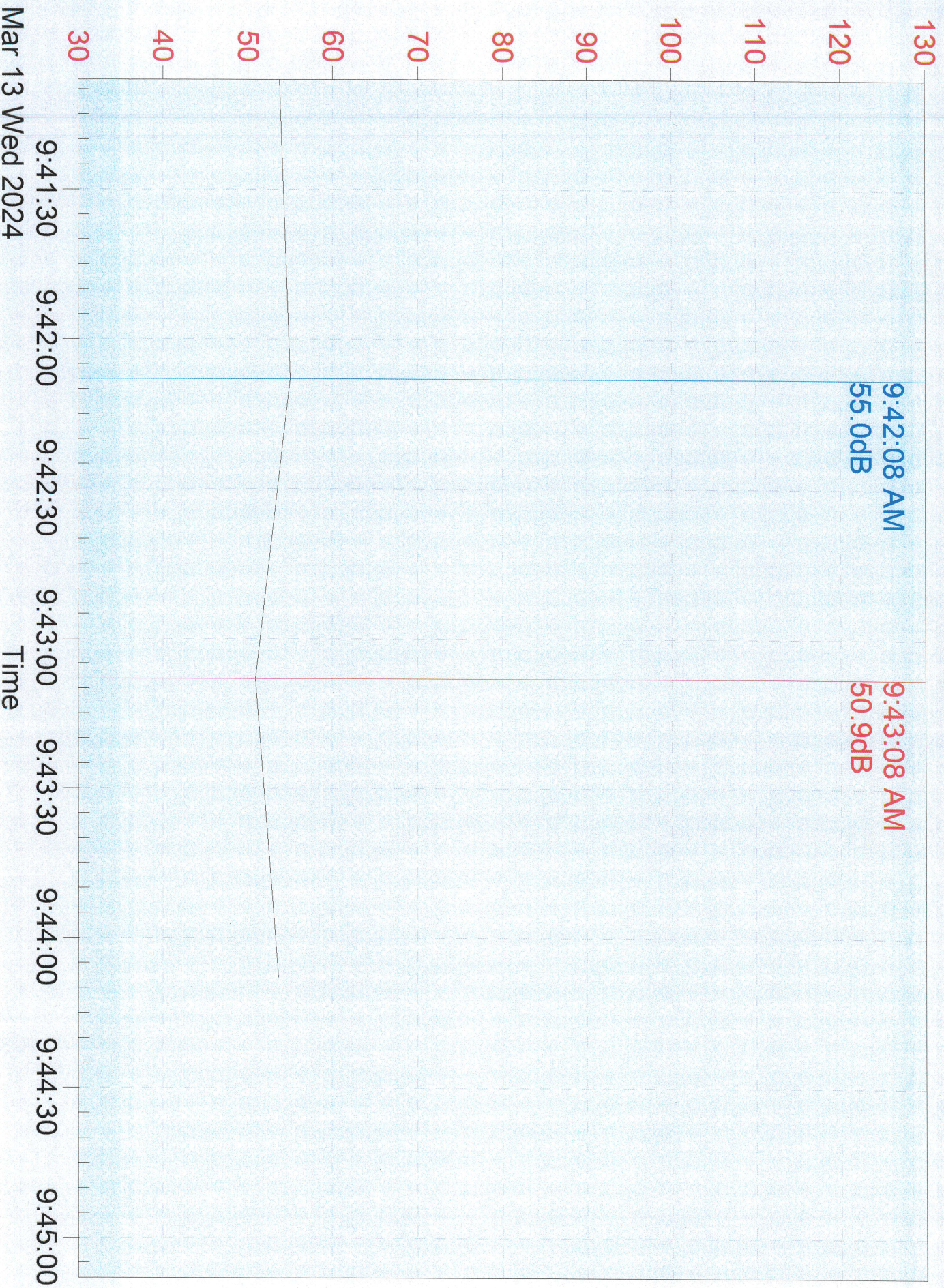
600 Feet



Mar 12 Tue 2024

Maschino Lumber

750 Feet

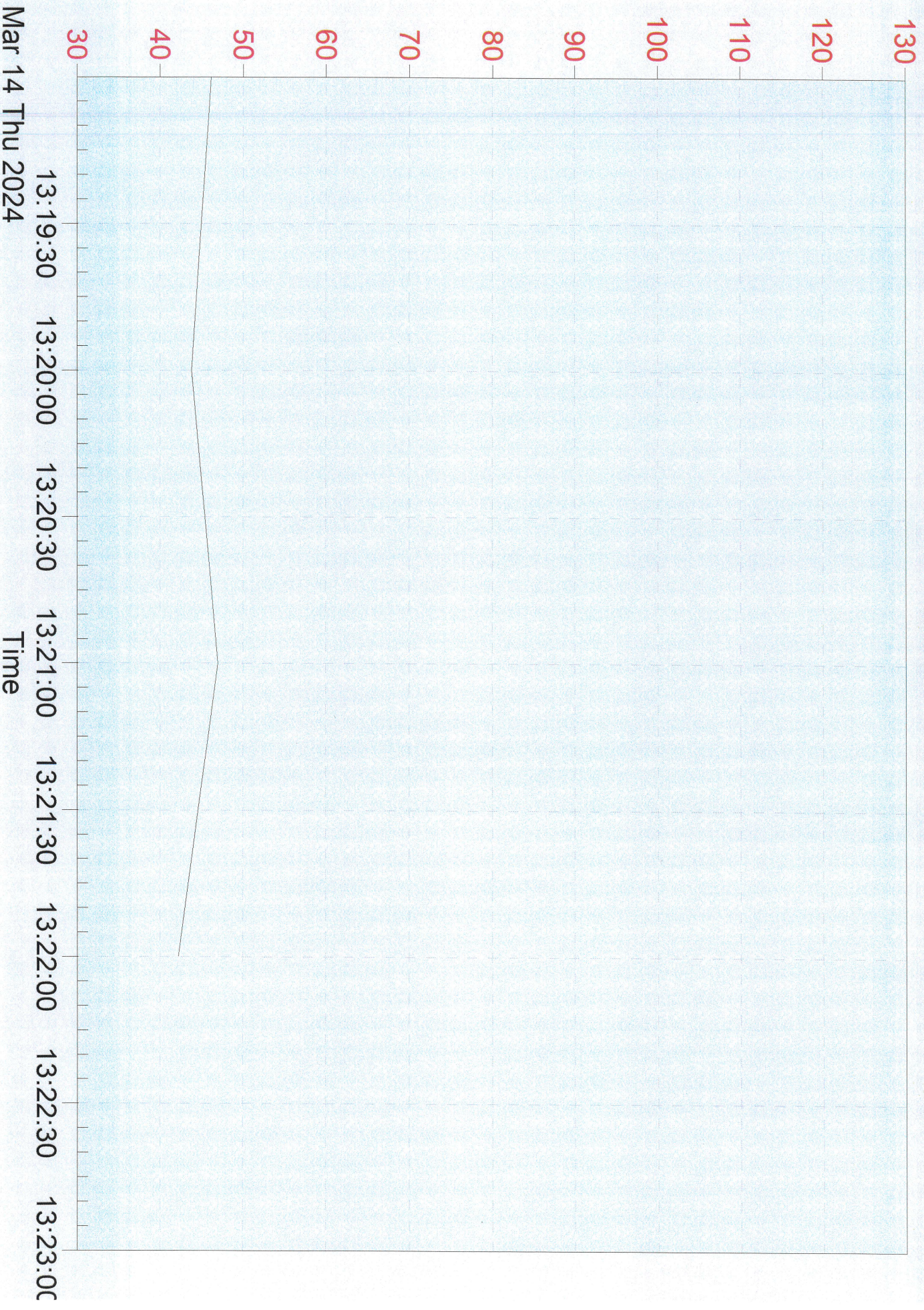


Mar 13 Wed 2024

Time

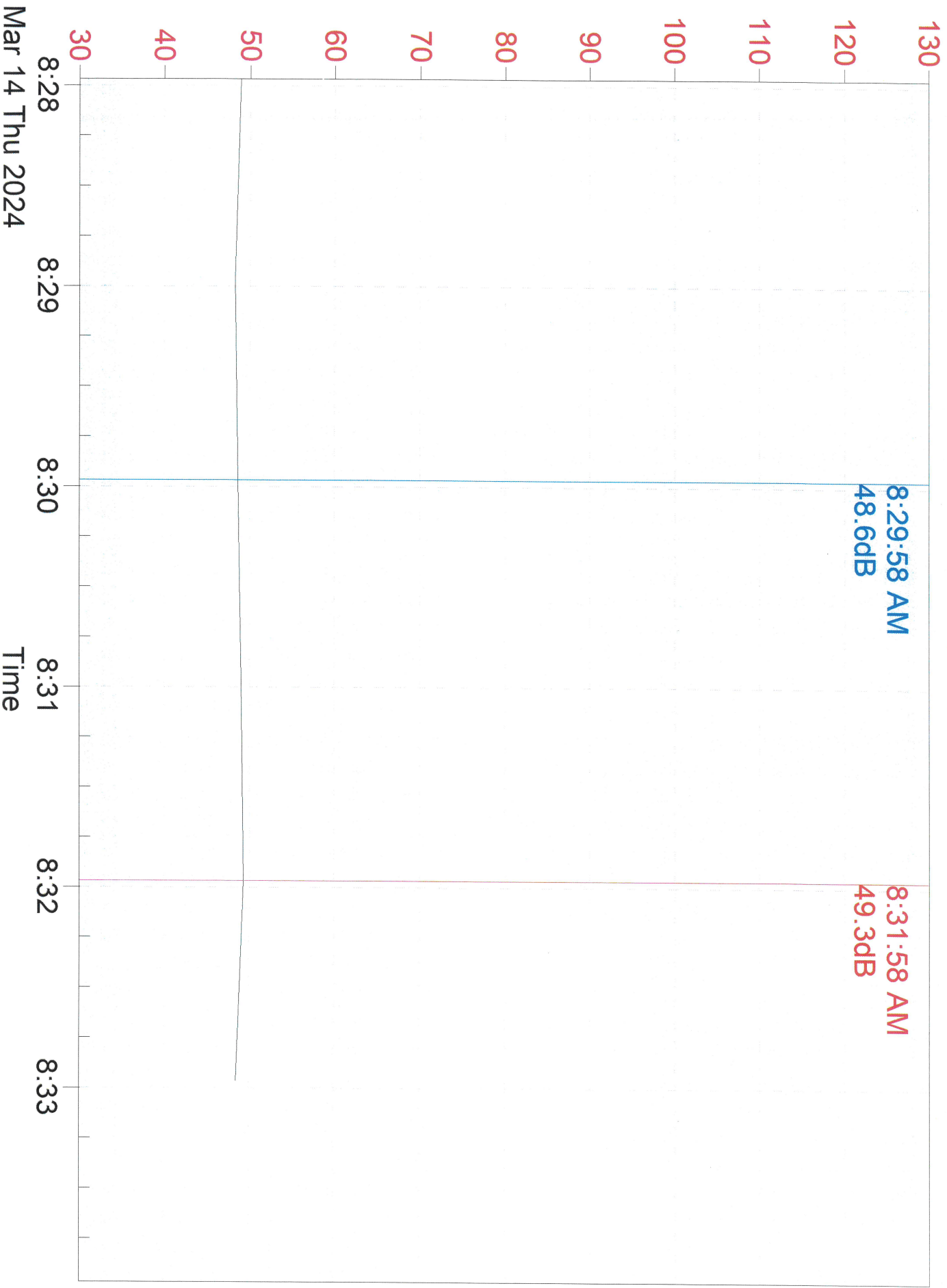
Medomak River Lumber

600 Feet



Milton Cat Generator Test

250 Feet



Attachment 11 - Generator Specifications

QAS 250-330 JD T4F

Mobile Generator



Standard Scope of Supply

The Atlas Copco QAS 250 & QAS 330 JD T4F generators are prime power, multi-voltage, sound attenuated, mobile generators. They are powered by a JD T4 Final liquid-cooled, six-cylinder diesel engine.

The units consist of an alternator, diesel engine, cooling system, electrical distribution and control systems - all enclosed within a sound attenuated enclosure fabricated from powder coated steel.

A broad range of undercarriage formats and options are available.

Special attention has been given to the overall product quality, user friendliness, ease of serviceability, and economical operation to ensure best in class total cost of ownership.

Available Models

QAS 250 JD

Multiple voltage, 50/60Hz switchable - 250kVA prime power – JD engine

QAS 330 JD

Multiple voltage, 50/60Hz switchable - 330kVA prime power – JD engine

Standard Features

- Compact, sound attenuated, corrosion resistant, with single point lifting and 110% fluid containment
- Dual axle trailer as standard, available as a skid mounted unit with forklift pockets as an option
- Heavy Duty alternator with AREP excitation and marine grade protection
- Single side service with long run filters and 500-hour service intervals
- John Deere 6090HFG06 with Variable Speed Fan and ETM system
- Voltage selector switch (4 positions)
- Battery Charger (24V, 12A)
- External Fuel Tank connections (3-way valve) located inside the enclosure
- Internal Lights
- Identical enclosures and maintenance points between models
- Emergency Stop
- Remote signal Start / Stop

Benefits

- Extremely durable and environmentally sensitive, designed to be used for everything from the oil field to special event power
- Versatility, giving you the flexibility to match your machine to the correct application
- Start-up power for the most demanding sites with 300% overload starting capabilities
- Heavy duty oil, air and fuel filters extend the maintenance interval to 500 hours for reduced total cost of ownership
- Proven engine platform with high reliability and durability, along with VSF and Exhaust Temperature Management system that minimizes the risks of wet stacking
- Simple voltage change within seconds
- On board charger to ensure the battery is always ready for service
- Flexibility to work with an external and larger fuel tank for extended autonomy
- Safety and convenience when servicing the unit
- Reduces stock of service kits and inventory of parts with rental ROI kept in mind
- External, recessed emergency stop for increased safety
- Allows connection as a critical back-up unit via a 2-wire dry contact connection in the distribution panel

QAS 250-330 JD T4F – Product Reference

Technical Data¹

Generator	Units	QAS 250 JD		QAS 330 JD	
		50	60	50	60
Frequency	Hz	50	60	50	60
Rated Prime Power @ 400V/50Hz & 480V/60Hz 3Ø	kW / kVA	200/250	200/250	224/280	264/330
Rated Standby Power @ 400V/50Hz & 480V/60Hz 3Ø	kW / kVA	220/275	220/275	246/308	290/363
3Ø Power Factor		0.8	0.8	0.8	0.8
3Ø Voltage @ 480V 60Hz (Series Star w/Neutral)	V	-	480Y/277	-	480Y/277
Amp Capacity @ 480V 60Hz 3Ø	A	-	301	-	397
3Ø Voltage @ 240-208V 60Hz (Parallel Star w/ Neutral)	V	-	240Y/139 – 208Y/120	-	240Y/139 – 208Y/120
Rated Prime Power @ 240V 3Ø 60Hz	kW / kVA	-	200/250	-	264/330
Amp Capacity @ 240V 60Hz 3Ø	A	-	600	-	794
Rated Prime Power @ 208V 3Ø	kW / kVA	-	173/216	-	231/288
Amp Capacity @ 208V 60Hz 3Ø	A	-	600	-	800
Rated Prime Power 1Ø @ 120-240V 60Hz	kW / kVA	-	144 / 144	-	192 / 192
1Ø Power Factor		-	1.0	-	1.0
1Ø Voltage @ 120-240V 60Hz (Zig-Zag)	V	-	240/120	-	240/120
Amp Capacity @ 240V 60Hz 1Ø	A	-	600	-	800
Amp Capacity @ 120V 60Hz 1Ø	A	-	2 x 600	-	2 x 800
3Ø Voltage @ 400V 50Hz (Series Star w/Neutral)	V	400Y/231	-	400Y/231	-
Amp Capacity @ 400V 50Hz 3Ø	A	361	-	404	-
Performance Class (acc. ISO 8528-5:1993)		G2	G2	G2	G2
Single Step Load Acceptance (0-PRP)	kW (%)	140 (56%)	159 (79%)	121 (54%)	163.7 (62%)
Sound Pressure Level @ 23'(7 m) @ 75% Load ²	dB(A)	70	73	70	73
Alternator (4 Pole, 12 Wire)	Leroy Somer	LSA 46.2 L6		LSA 46.2 L9	
Excitation system		AREP (auxiliary winding)		AREP (auxiliary winding)	
AVR - Automatic Voltage Regulator model		R450 (std) / DVC 550 (parallel option)		R450 (std) / DVC 550 (parallel option)	
AVR's AC voltage regulation accuracy	%	±0.5% (R450) / ±0.25% (DVC 550)		±0.5% (R450) / ±0.25% (DVC 550)	
Insulation		Class H		Class H	
Main Breaker – Rated Current In	A	800		1000	
Power Distribution – Terminal Board		5 Wire (L1, L2, L3, N, Ground)		5 Wire (L1, L2, L3, N, Ground)	
Terminal Board Connections		Bare Wire Terminals		Bare Wire Terminals	
Maximum Terminal Cable Size		350MCM		350MCM	
Convenience Receptacles ³		N/A	(2) NEMA 5-20R GFCI & (2) 125/250V 50A CS6369	N/A	(2) NEMA 5-20R GFCI & (2) 125/250V 50A CS6369

Engine	Units	QAS 250 JD		QAS 330 JD	
		John Deere		John Deere	
Model		6090HFG06		6090HFG06	
US EPA Family		MJDXL09.0313		MJDXL09.0313	
US EPA Tier		Tier 4 Final		Tier 4 Final	
Displacement	L	9		9	
Cylinders	#	6		6	
Continuous Engine Power Output	HP (kW)	334 (249)		399 (298)	
Gross Engine Power Output	HP (kW)	366 (273)		437 (326)	
Rated Speed	RPM	1800		1800	
Engine Control		ECU		ECU	
Aspiration		Turbocharged w/ Intercooler		Turbocharged w/ Intercooler	
Engine oil capacity ⁴	US Gal (L)	10.6 (40)		10.6 (40)	
Engine coolant capacity	US Gal (L)	13.6 (51)		13.6 (51)	
Maximum Ambient Temperature (@ Sea Level) ⁵	°F (°C)	122 (50)		122 (50)	
Min. Starting Temp (w/o heater)	°F (°C)	14 (-10)		14 (-10)	
Minimum Starting Temperature (with heater) ⁶	°F (°C)	-13 (-25)		-13 (-25)	
Electrical System (Negative Ground)	V	24		24	
Engine Alternator Output	A	60		60	
Battery Capacity (Cold Cranking Amps)	A	(2) 1100		(2) 1100	

Fuel & DEF Systems	Units	QAS 250 JD		QAS 330 JD	
		50Hz / 60Hz	50Hz / 60Hz	50Hz / 60Hz	50Hz / 60Hz
Fuel Consumption @ 25% load	US Gal/hr (L/hr)	4.4 (16.6)	4.47 (16.9)	5.1 (19.2)	6.10 (23.09)
Fuel Consumption @ 50% load	US Gal/hr (L/hr)	6.4 (24.4)	7.11 (26.8)	7.8 (29.5)	9.48 (35.88)
Fuel Consumption @ 75% load	US Gal/hr (L/hr)	10.2 (38.5)	10.16 (38.4)	11.9 (44.9)	13.55 (51.29)
Fuel Consumption @ 100% load	US Gal/hr (L/hr)	13.5 (51.3)	14.23 (53.9)	15.2 (57.7)	18.29 (69.23)
Fuel Type		Ultra-Low Sulfur Diesel ONLY ⁷		Ultra-Low Sulfur Diesel ONLY ⁷	
Fuel Tank Capacity	US Gal (L)	385 (1457)		385 (1457)	
Fuel Autonomy @ 75% load and 90% of fuel capacity	Hr	34.1	34.1	29.1	25.6
DEF Tank Capacity	US Gal (L)	25 (94.6)		25 (94.6)	

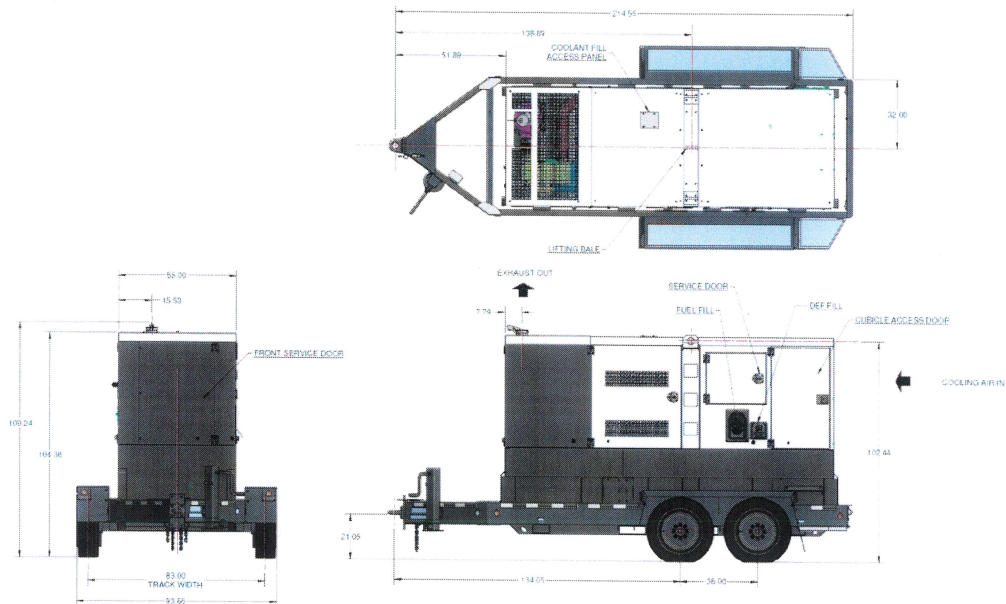
¹ All ratings are at a reference condition of 0' altitude and 20°C (72°F)
² Measured in accordance with ISO 2151 under free field conditions @ 7m distance
³ Please see receptacle voltage configuration in Power Distribution section on page #5
⁴ Engine oil to meet CJ-4 (low ash oil)
⁵ Please see "Derate Table" for altitude and temperature calculations on page #4
⁶ Coolant Heater (120V 1000W) is a standard feature.
⁷ Engine and emissions require the use of Ultra Low Sulfur Diesel in accordance to ASTM-D975 Grade No.1-D S15 & No.2-D515



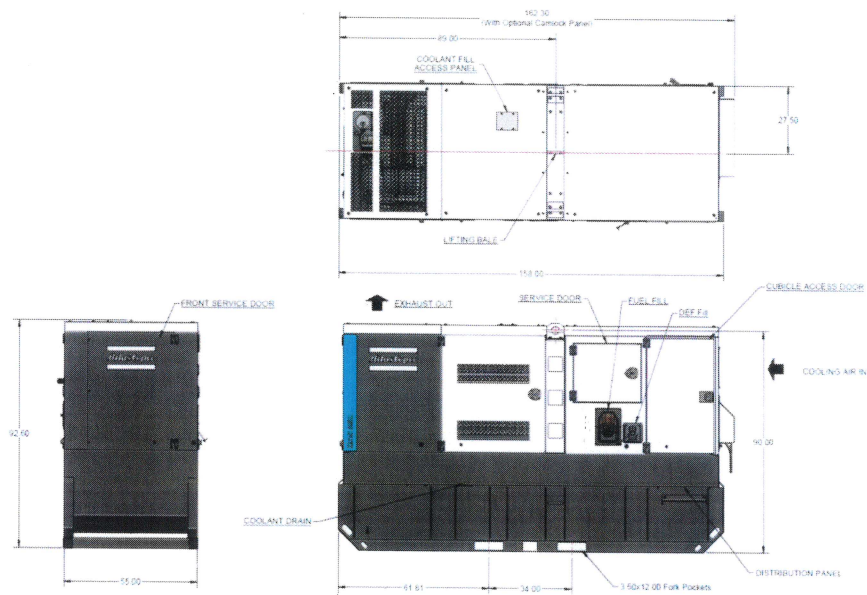
QAS 250-330 JD T4F

Dimensions

Trailer Mounted



Skid Mounted



Weight

	Units	QAS 250 JD	QAS 330 JD
Trailer Mounted – Wet (ready to operate)	lbs (Kg)	14,175 (6,430)	14,355 (6,511)
Trailer Mounted – Dry	lbs (Kg)	10,950 (4,967)	11,125 (5,046)
Skid Mounted – Wet (ready to operate)	lbs (Kg)	12,266 (5,564)	12,446 (5,645)
Skid Mounted – Dry	lbs (Kg)	9,041 (4,101)	9,216 (4,180)

Dimensions

Trailer Mounted (L x W x H)	Inches	218 x 94 x 109
Skid Mounted (L x W x H)	Inches	158* x 55 x 93

*162.3 inches with camlock panel

Principle Data

Alternator

The Leroy Somer LSA alternators are designed for heavy duty continuous applications, with marine winding protection and Leroy Somer's AREP excitation system.

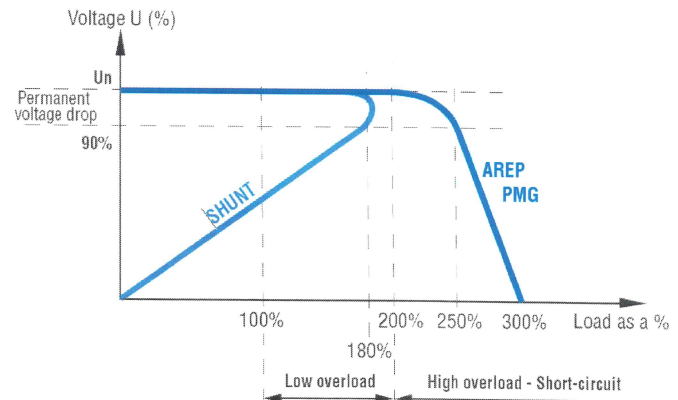
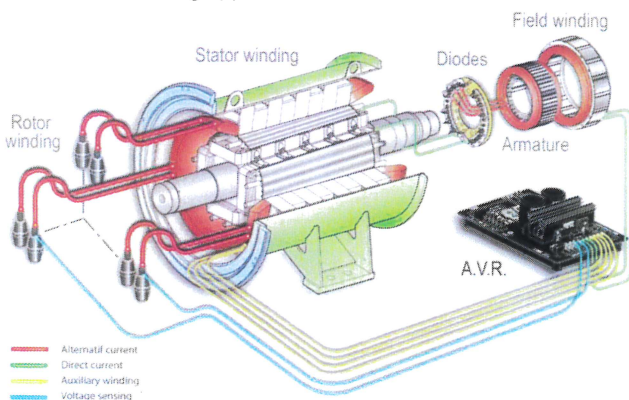
- AREP Excitation for superior motor starting capabilities
- Marine grade (relative humidity >95%) protection
- External multi-voltage selector switch (4-position)
- 4 pole brushless design with single bearing, Class H insulation and IP23 rating
- Voltage regulation +/- 0.5%
- Full Load acceptance of prime power rating

The AREP system uses 2 independent auxiliary windings located in the main stator to send supply voltage to the AVR:

- The voltage delivered by the first auxiliary winding H1 is proportional to the alternator output voltage (shunt characteristic).
- The voltage delivered by the second auxiliary winding H3 is proportional to the current drawn by the alternator and is a function of the applied load (compound characteristic – booster effect).
- The resulting phase-to-phase voltage supplies power to the AVR.

This power supply to the AVR power circuit is independent of the voltage sensing measured on the alternator output terminals. Therefore, the excitation current delivered by the AVR to the alternator exciter is independent of any voltage distortions (harmonics) due to the load.

The AREP system gives the alternator a high overload capacity (load impact or starting electric motors) and a short-circuit capability (300% - 10 s) in order to provide discriminating protection: the alternator with AREP excitation is shorter than the one with PMG excitation. It is particularly suitable for demanding applications.



Performance @ Altitude and High Ambient Conditions

When using at altitude and high ambient conditions the engine and alternator will de-rate as per chart below.

QAS 250-330	Temperature °C (°F)										
	0 (32)	5 (41)	10 (50)	15 (59)	20 (68)	25 (77)	30 (86)	35 (95)	40 (104)	45 (113)	50 (122)
Height m (Feet)											
0	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%	90%
500 (1640)	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%	90%
1000 (3280)	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%	90%
1500 (4921)	100%	100%	100%	100%	100%	100%	95%	95%	95%	90%	90%
2000 (6561)	100%	100%	100%	100%	100%	100%	90%	90%	90%	85%	85%
2500 (8202)	95%	95%	95%	95%	95%	95%	85%	85%	85%	80%	75%
3000 (9842)	95%	95%	95%	95%	95%	95%	85%	85%	85%	80%	75%
3500 (11,482)	90%	90%	90%	90%	90%	90%	75%	75%	75%	75%	70%
4000 (13,123)	90%	90%	90%	90%	90%	90%	75%	75%	75%	75%	70%
4500 (14,764)	85%	85%	85%	85%	85%	85%	70%	70%	70%	65%	65%
5000 (16,404)	80%	80%	80%	80%	80%	80%	70%	70%	70%	65%	65%

Power Distribution

The main power is connected from the alternator through a 4-position voltage selector switch to the main power cubicle. The cubicle incorporates all power distribution, controls, sensing and protection devices.

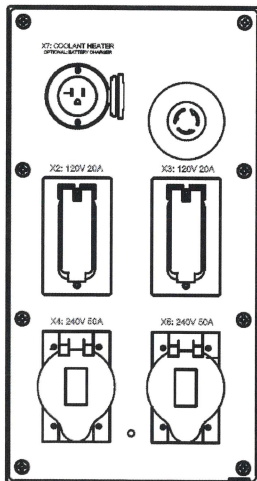
- ✓ 4-position Voltage Selector Switch (VSS)
- ✓ Current transformer x 3 (1 each leg)
- ✓ Single main breaker w/shunt trip
- ✓ Individual breakers for each receptacle
- ✓ Convenience receptacles located on outside of unit for easy access
- ✓ Terminal board for hard wiring
- ✓ Cam-Lock external quick connect (available as option)
- ✓ External emergency stop switch (recessed)
- ✓ Neutral bonded to Ground with a removable bonding link accessible in the control cubicle

Please refer to the chart below for power distribution and voltages. NOTE: All voltages below are subject to change, depending on set point of "Fine Voltage Adjustment" potentiometer and Voltage Selector Switch.

		120V Receptacle NEMA 5-20R	125/250V Receptacle CS6369	Terminal Board
Fine Voltage Adjustment	Voltage Selector Switch Position			
	 1 240/120V 1Ø 60Hz	120V	240/120V	
	 2 240/139V 3Ø 60Hz	139V	240/139V	
	 2 240/139V 3Ø 60Hz	120V	208/120V	
	 3 480/277V 3Ø 60Hz	139V	240/139V	
	 4 400/231V 3Ø 50Hz	N/A	N/A	

*All voltages are adjustable with the "Fine Voltage Adjustment" potentiometer located on the control panel. Therefore, voltage may be different than what is shown in the above table. All voltages should be verified before connection to the unit.

Convenience Receptacles



Receptacle	Type
X2, X3	120V - NEMA 5-20R GFCI (outlets)
X4, X5	125/250V - CS6369 (outlets)
X7	120V - NEMA 5-15P (shore power inlet for coolant heater and battery charger)

Controller - Standard

The QAS 250 and QAS 330 come equipped with a DeepSea 7310 control module. This is a fully diagnostic ECU controller with large 3" display, that is intuitive and easy to operate with all functions conveniently at your fingertips. The controller also manages the engine ECU operating system, and a number of safety warnings and shutdowns on various parameters (listed below).

The controller is powered by a main on/off switch located next to unit.

DeepSea 7310 Controller Functionality:

Home Page (displayed while running, scrolling every 3seconds)

- ✓ Generator voltage (ph-ph)

Status Page

- ✓ Generator voltage (ph-N)
- ✓ Generator voltage (ph-ph)
- ✓ Generator frequency
- ✓ Generator kw
- ✓ Generator power factor
- ✓ Generator amperage

Generator Page

- ✓ Generator current (A)
- ✓ Generator earth current
- ✓ Generator load (kw)
- ✓ Generator load (KVA)
- ✓ Generator power factor
- ✓ Generator load (KVAr)
- ✓ Generator load (kWh, kVAh, kVArh)
- ✓ Generator phase sequence
- ✓ Dual mutual status

Event Page

- ✓ Displays the last 15 events

Remote Start/Stop

- ✓ Automatic start/stop via 2 wire dry contact connection

Operational Buttons

- ✓ Start button
- ✓ Stop button
- ✓ Automatic mode (external remote start)
- ✓ Up/Down arrows

Info Page

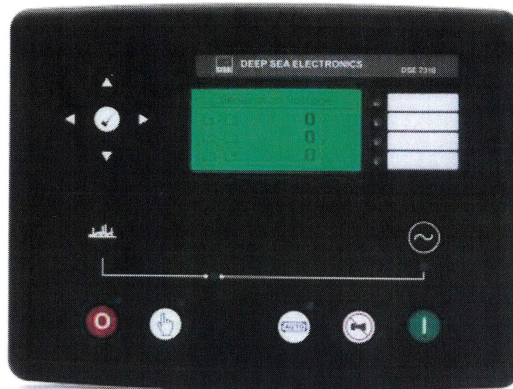
- ✓ Model number
- ✓ USB identification number
- ✓ Configured engine type
- ✓ Module date and time
- ✓ Scheduler setting

Engine Page

- ✓ Engine speed
- ✓ Oil pressure
- ✓ Coolant temperature
- ✓ Engine battery volts
- ✓ Run Time
- ✓ Oil Temperature
- ✓ Fuel Temperature
- ✓ Turbo Pressure
- ✓ Fuel Pressure
- ✓ Fuel Consumption
- ✓ Fuel Used
- ✓ Fuel Level
- ✓ Auxiliary Sensors
- ✓ Engine Maintenance Due
- ✓ Engine ECU Link

Engine DTC Page

- ✓ This page contains any active Diagnostic Trouble Codes that the engine ECU is currently generating. These alarms are conditions detected by the engine ECU and displayed on the DSE controller.



Controller – Paralleling Option

The QAS 250 and QAS 330 are also available as an option with a Qc4004 controller and Qd0701 capacitive touch screen display. This is a fully diagnostic ECU controller with large 7" diagonal (800 x 480 pixel) touch screen display that is intuitive and easy to operate with all functions conveniently at your fingertips. The controller also manages the engine ECU operating system, and a number of safety warnings and shutdowns on various parameters.

Additionally, our Power Management System (PMS) enables the optimization of fuel consumption and expands the generator lifetime. PMS manages the quantity of generators running in parallel with load demand, starting and stopping units in line with increases or decreases in load. This ensures the demand on each generator remains at a level which optimizes fuel consumption. This also eliminates the need for generators to run with low load levels, which can cause engine damage and shorten the life expectancy of the equipment.

Qc4004 Controller Benefits:

Modular Plant Capacity

- ✓ The Qc4004 controller allows up to 32 generators to be coupled in parallel to fit the power requirement of any application.

Remote communication capability

- ✓ The Qc4004 supports serial communication protocols including Modbus (RS-485, USB, and TCP/IP) and Profibus allowing you to supervise and control your genset/plant remotely.

User friendly rental interface

- ✓ Rental companies will benefit from the standardized user interfaces. The controller has been designed with ease of operation in mind, and rental companies can easily set and lock parameters to ensure full protection of their equipment.

Available Modes:

- ✓ **Island mode** - Power plant with synchronizing generators or a stand-alone generator. Also applicable in critical power plants.
- ✓ **Automatic Mains Failure** - Critical power/emergency standby plants, black start generator.
- ✓ **Fixed power** - Power plant with fixed kW set point (including building load).
- ✓ **Peak shaving** - Power plant where generator supplies peak load demand paralleled to the mains.
- ✓ **Load takeover** - Plant mode where the load is moved from mains to generator, for example peak demand periods or periods with risk of power outages.
- ✓ **Mains power export** - Power plant with fixed kW set point (excluding building load).
- ✓ **Remote maintenance** - Used when the generator must supply the load while a distribution transformer is disconnected for service.

* All modes are configurable, and it is possible to change the plant mode on the fly both in single and in power management applications.



Engine

John Deere

JD Tier 4 Final, turbo charged, intercooled, six-cylinder, liquid-cooled diesel engine provides ample power to operate the generator continuously at full-load.

Meets all US EPA, CARB and Environment Canada exhaust legislations with Tier 4 Final compliance. The engine utilizes a Selective Catalytic Reduction (SCR) and Diesel Exhaust Fluid (DEF) to meet final Tier 4 emissions. All functionality of the engine is controlled automatically on the controller.

The engine has the capability to start the generator at 14°F (-10°C) with standard glow-plug aid. A 1000W, 110V coolant heater comes as standard and allows a minimum starting temperature of -13°F (-25°C) when using cold weather option (including 0W40 synthetic engine oil).

The 385 Gal (1457L) fuel tank is sufficiently sized to operate the unit at full-load condition for long run times (see the *Technical Data* table for specifications).

The engine operates on a 24V negative ground electrical system with a charging alternator and lockable battery cutoff switch.

The cooling system is suitably designed for continuous operation in ambient conditions up to 122°F (50°C), with canopy door closed.

Fuel System

A large 385 US Gal (1457L) fuel tank provides safe diesel storage while eliminating tank corrosion contaminants from being introduced to your fuel system. With integrated fuel water separator and filter, the system is designed to help maintain clean and trouble-free diesel supply to the engine for reliable trouble-free operation.

- Pad-lockable diesel fill cap
- Fuel / Water separator
- Inline priming pump (w/ filter)
- Fuel pre-filter
- Fuel supply pump (w/ strainer)
- Fuel level sensor
- Low fuel shut down feature (programmable level)
- External fuel connections w/ 3-way valve and quick-connections

Scheduled maintenance

Standard equipped with filters sized and designed to allow 500-hour service intervals under normal operating conditions. Extended time between services reduces down time and total cost of ownership of the unit over its lifetime.

- | | |
|------------------------------|-------------------------------|
| • 500 Hour Service Interval: | • 1000 Hour Service Interval: |
| ✓ Oil filter | ✓ Air filter |
| ✓ Fuel filter | ✓ Oil filter |
| ✓ Fuel / water separator | ✓ Fuel filter |
| | ✓ Fuel / water separator |

NOTE: Site specific operating conditions such as; poor fuel quality and low load profile may require more frequent service intervals.

Enclosure & Frame

The generator enclosure is designed for extreme applications to provide superior performance and reliability.

The enclosure is made of carbon steel which is zinc rich primed, powder coated for corrosion resistance and salt spray tested for 6000 hours. The enclosure and frame are fully sealed from the radiator to the back of the unit, providing a true 110% containment of all fluids.

- ✓ 14 Ga carbon steel, zinc rich primed, powder coated enclosure, 6000-hour salt spray tested
- ✓ Heavy duty, 3/16" thick steel base frame
- ✓ 110% fluid containment
- ✓ Superior level of rain ingress protection and design features
- ✓ Pad-lockable doors and fuel cap
- ✓ Engine fluid plumbed to exterior of frame for ease of service
- ✓ Central lifting point
- ✓ Sound dampening material and design to allow quiet operation at 73 dB(A)

Undercarriage

The QAS 250 and QAS 330 are available with two undercarriage alternatives, providing utmost flexibility in installation, site handling or towing. Both the skid frame and the trailer mount the same way and can be interchanged for versatility.

- Trailer mounted:
 - ✓ Tandem axle trailer
 - ✓ Electric brakes
 - ✓ DOT/Federal MVSS 49CFR571 approved light package and 6 pin plug
 - ✓ Adjustable height pintle hitch (3" lunette)
 - ✓ 16" Rims w/ ST235/80R16 Tires for trailer use
 - ✓ Heavy Duty torsion axles
 - ✓ 3/8" Safety chains with clevis slip hook and safety latch
 - ✓ Screw jack leveling, with pad foot
 - ✓ Single point lifting structure
 - ✓ Tie down points x4
- Skid mounted:
 - ✓ Sub-frame skid with integrated forklift pockets
 - ✓ Heavy duty design for use in extreme conditions
 - ✓ Built-in locations for straps or chains to secure the unit for transport
 - ✓ Single point lifting structure

Factory Options Available

- Trailer stabilizer jacks
- Trailer mounted toolbox
- Spare Tire & mount
- Skid mount
- Cold weather kit (PAROIL E ULTRA - 0W40 synthetic engine oil)
- Parallel Cubicle (includes Qc4004 controller + Touch Screen Display, Motorized Breaker, Digital AVR)
- Camlock quick connections (5 x 400A) – standard on RS* and PRS** models
- External Fuel Tank connection (3-way valve) with Racor Dual Fuel Filter – standard on PRS** models

*RS = Rental Spec

**PRS = Premium Rental Spec

QAS 250-330 JD T4F – Product Reference

Manufacturing & Environmental Standards

The **QAS 250** and **QAS 330 JD T4F** are manufactured following stringent ISO 9001 9001 Quality Management requirements, and by a fully implemented Environmental Management & Occupational Health and Safety Systems fulfilling ISO 14001 & ISO 45001 requirements.



Attention has been given to ensure minimum negative impact to the environment.

The **QAS 250** and **QAS 330 JD T4F** meets all current US EPA, CARB and Environment Canada exhaust and noise emission directives.



Supplied Documentation

The unit is delivered with documentation regarding:

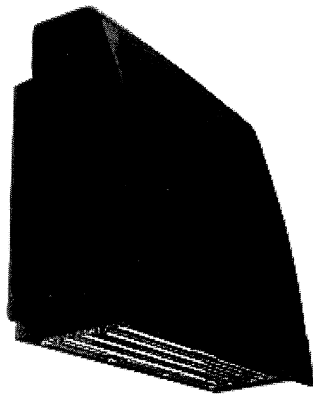
- Hard copies of the Atlas Copco Operators Safety and Instruction Manual, Atlas Copco Parts Book, JD Engine Manual and Parts book, in English as well as electronic copies available on request.
- Warranty Registration card for engine and Atlas Copco Generators (Units must be registered upon receipt).

Warranty Coverage

Atlas Copco Generator: Warrantied to be free from defects with regard to material and workmanship for the period of eighteen (18) months from date of shipment from the factory, or twelve (12) months from date of initial startup, whichever occurs first, without limitation of running hours.

John Deere Engine: John Deere Diesel engines are warrantied to be free from defects with regard to materials and workmanship for the period of twelve (12) months without limitations in running hours, or twenty-four (24) months prior to the accumulation of 2,000 hours from the date of invoicing from Atlas Copco.

Leroy Somer Alternator: Warrantied to be free from defects with regard to material and workmanship for the period of twenty-seven (27) months from date of shipment from the factory, or twenty four (24) months from date of initial startup or 10,000 hours, whichever occurs first.



Color: Bronze

Weight: 3.0 lbs

Project:

MCW

Type:

NEW

Prepared By:

C.May

Date:

2/23/2024

Driver Info

Type	Constant Current
120V	0.25A
208V	0.20A
240V	0.15A
277V	0.12A
Input Watts	29.4/28.4/29.7W

LED Info

Watts	30W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3540/3813/3768 lm
Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL8HS37YLUB0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 175W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Surge Protection:

L-N:2.5KV,L/N-GND:2.5KV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :

Max Power Temp Rating: 50°C (122°F)
Middle Power Temp Rating: 50°C (122°F)
Low Power Temp Rating: 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Note:

All values are typical (tolerance +/- 10%)

Technical Specifications (continued)

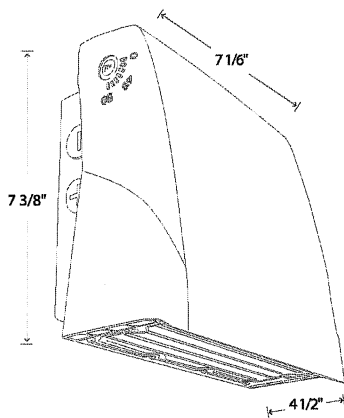
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ

15 = 15W ADJ = Angle Adjustable
 30 = 30W

Attachment 13 - Structural Docs



Essex Structural Steel Co., Inc.
Penn Yan Manufacturing
607 Route 13
Cortland, NY 13045
(800) 323-7739 (607) 753-9384
Fax: (607) 753-6272

IRISHSPAN INDUSTRIES

RE: S-202394
MAINE CUSTOM WOODLANDS
1326 HALLOWELL ROAD
DURHAM, MAINE 04222

The pre-engineered steel building for the above referenced project was designed and will be fabricated in accordance with the order documents and in general accordance with the latest procedures and design criteria of the following specifications.

1. AISC: Specification for the Design of Structural Steel for Buildings/ 15TH Ed.
2. AISI: Specification for Design of Cold Formed Steel Structural Members/ 2012 Ed.
3. MBMA: Low Rise Building Systems Manual/ 2012 Ed.
4. AWS: American Welding Standards D1.1/ 2015 Ed.

Building Code:	IBC 2015
Roof Live Load:	20.0 psf
Ground Snow Load:	60.0 psf
Roof Snow Load:	42.0 psf
Frame Dead Load:	15.25 psf
Roof Collateral Load:	5.0 psf
Wind Load:	115 mph (Exposure B)
Seismic Design Category:	"B"
Load Combinations:	Per IBC 2015
Importance Factor:	Snow = 1.0; Wind = 1.0; Seismic = 1.0
Thermal Factor:	1.0 (Heated Building)

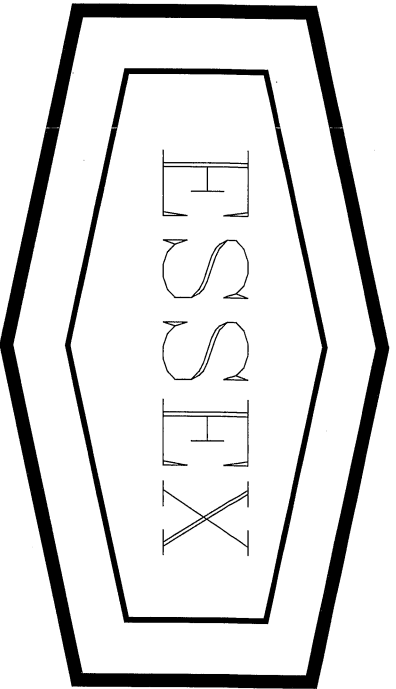
Certification by Engineer

I Richard T Smith, a licensed engineer in the State of Maine, certify that I have reviewed the design criteria for the steel building system described above and to the best of my knowledge all components have been designed to meet the applicable criteria as specified in the Order Documents.

Engineer's signature
PE

09/07/23
Date

SEAL



ESSEX STRUCTURAL STEEL CO., INC.

**607 ROUTE 13
CORTLAND, NEW YORK 13045**

**PROJECT: s-202394
MAINE CUSTOM WOODLANDS
1326 HALLOWELL ROAD
DURHAM, MAINE 04222**

**CONTRACTOR:
IRISHSPAN INDUSTRIES
P.O. BOX 411
WEST KENNEBUNK, MAINE 04094**

BUILDING LOADS / DESCRIPTION:

WIDTH: 50 LENGTH: 120 HEIGHT: 26 / 30.17
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED
AND APPLIED AS REQUIRED BY: IBC'15.

SITE CLASS: D

OCCUPANCY CATEGORY: II - Normal

SEISMIC DESIGN CATEGORY: B

DEFLECTION LIMITS:

EW COL: 180
EW RAF LIVE: 180
EW RAF WIND: 180
WALL GIRT: 90
PURL LIVE: 180
PURL WIND: 150
WALL PANEL: 60
ROOF PANEL LIVE: 60
ROOF PANEL WIND: 60
RF HORIZONTAL: 60
RF VERTICAL: 180
WIND BENT: 60
RF CRANE: 100
RF SEIS: 50
WIND BENT SEIS: 50

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY
WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD: 2.000 PSF (ROOF PANELS & PURLINS)

COLLATERAL LOAD: 5 PSF SNOW EXPOSURE: 1.0000

ROOF LIVE LOAD: 20.00 PSF WIND EXPOSURE: B

ROOF SNOW LOAD: 42 PSF INTERNAL PRESSURE COEFF.: 0.18 / -0.18

GROUND SNOW LOAD: 60 PSF SPECTRAL RESPONSE COEFF.: 0.26

BASIC WIND SPEED: 115 MPH Sds 0.13

SEISMIC ZONE: B Sd1 0.13

THERMAL FACTOR: 1.00

MAPPED SPECTRAL RESPONSE ACC.

Ss 0.24

Sr 0.08

IMPORTANCE FACTORS:

WIND LOAD 1.00

SNOW LOAD 1.0000

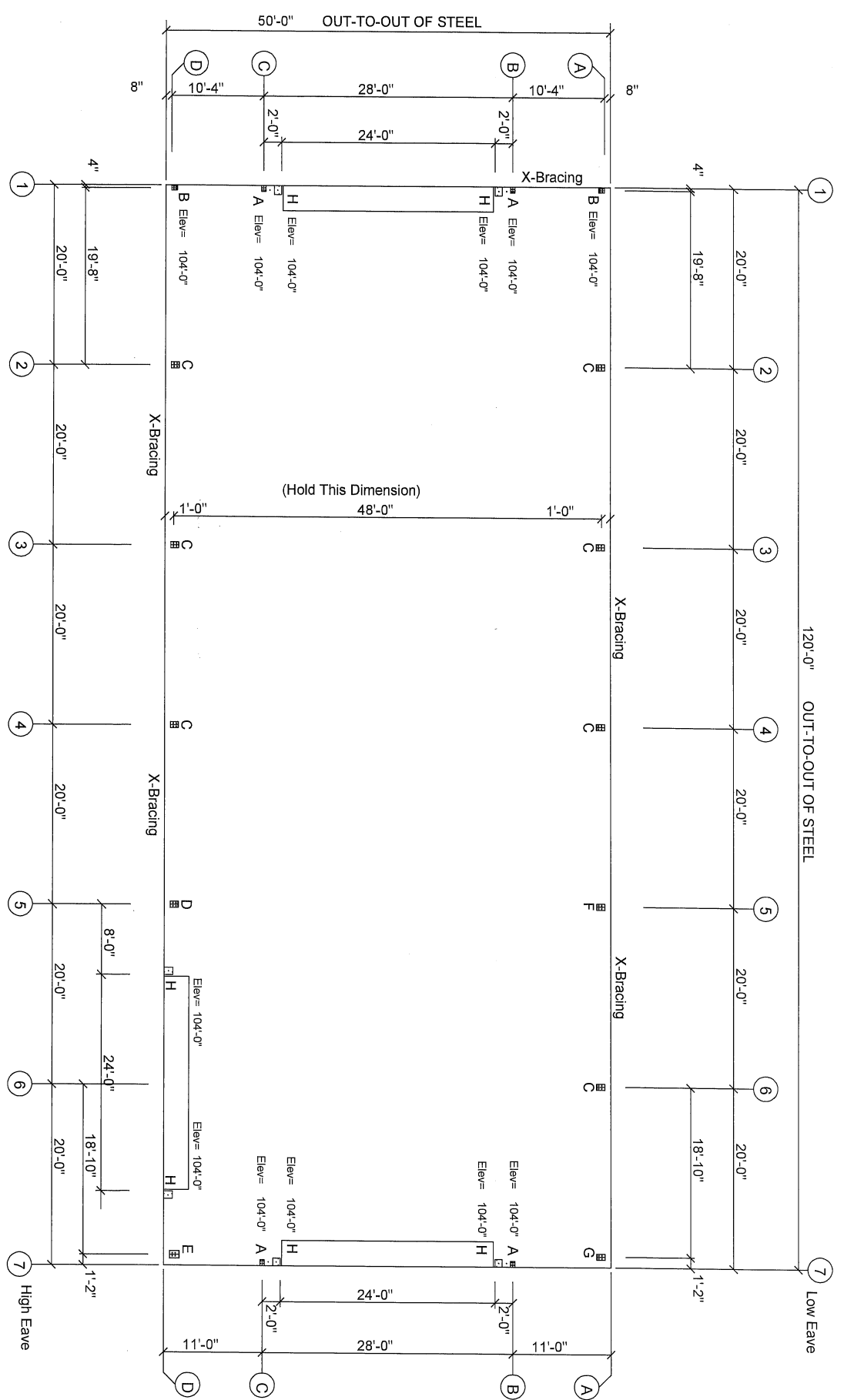
SEISMIC LOAD 1.00

DESIGN BASE SHEAR, V:

EXPANDED FORMULA $0.667 \cdot \frac{1}{2} \cdot \rho \cdot F_a \cdot S_s \cdot W / R$

LONGITUDINAL 9.48

TRANSVERSE 9.72



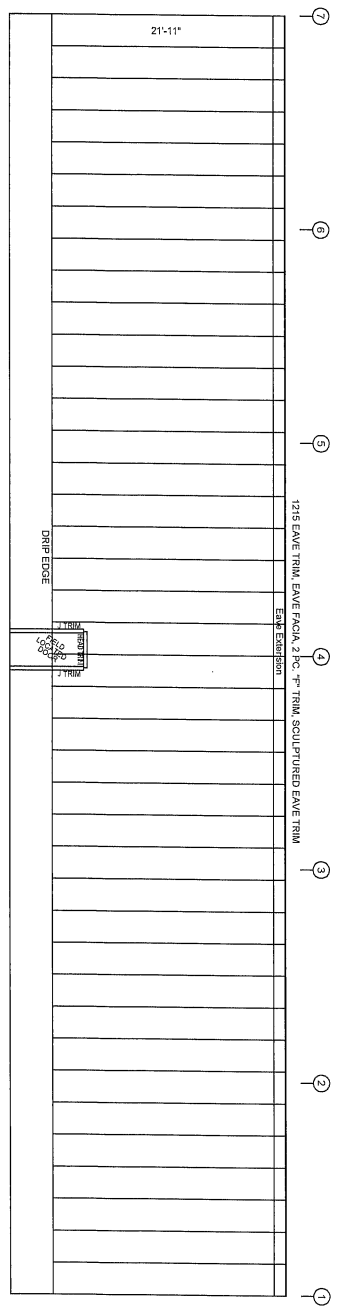
ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)

ERECTION REQUIRES MINOR ADJUSTMENTS

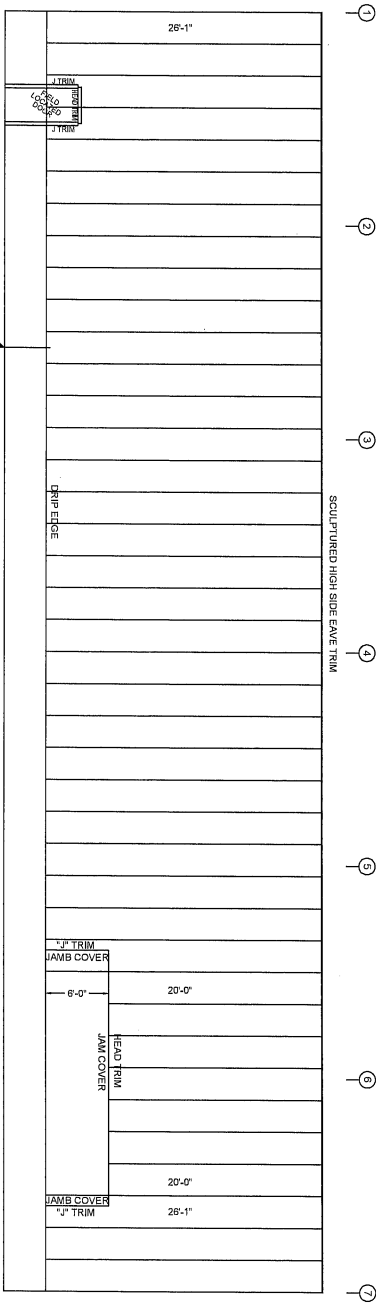
ESSEX STRUCTURAL STEEL CO., INC.
 ORFORD, NEW YORK 13945

PROJECT: MAINE CUSTOM WOODLANDS
 1326 HALLOWELL ROAD
 DURHAM, MAINE 04222
 CONTRACTOR: IRISHSPAN INDUSTRIES
 PROJECT NO.: S-202394

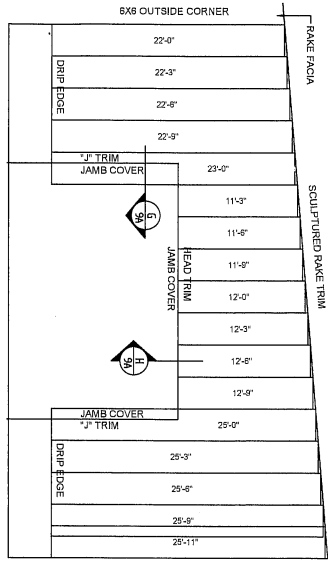
TITLE:	ANCHOR BOLT LAYOUT	SHEET:	1
DRAWN BY:	JCK	DATE:	07/7/23
SCALE:	DMS		



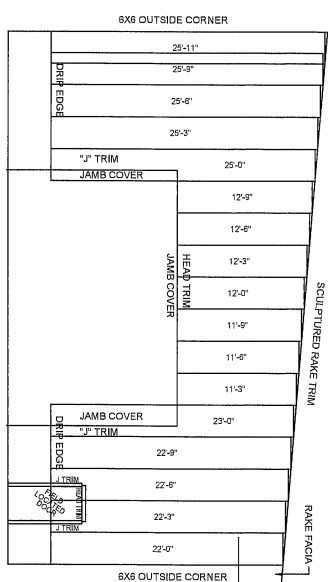
SIDEWALL SHEETING & TRIM: FRAME LINE A
 PANELS: 28 GA. RFR-ASH GRAY
 ALL TRIM TO BE FERRO GREEN
 INSULATION R-19 - BT OTHERS



SIDEWALL SHEETING & TRIM: FRAME LINE D
 PANELS: 28 GA. RFR-ASH GRAY
 ALL TRIM TO BE FERRO GREEN
 INSULATION R-19 - BT OTHERS



ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS: 28 GA. RFR-ASH GRAY
 ALL TRIM TO BE FERRO GREEN
 INSULATION R-19 - BT OTHERS

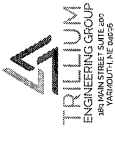


ENDWALL SHEETING & TRIM: FRAME LINE 7
 PANELS: 28 GA. RFR-ASH GRAY
 ALL TRIM TO BE FERRO GREEN
 INSULATION R-19 - BT OTHERS

ERECTION REQUIRES MINOR ADJUSTMENTS

ESSEX STRUCTURAL STEEL CO., INC.
 ORLAND, NEW YORK 13045

REVISIONS	PROJECT:	MAINE CUSTOM WOODLANDS
	CONTRACTOR:	1326 HALLOWELL ROAD DURHAM, MAINE 04222
	PROJECT NO.:	IRISHSPAN INDUSTRIES 5-40294
	TITLE:	WALL PANEL AND INSULATION PLAN
	DRAWN BY:	JCK
	DATE:	8/17/23
	SCALE:	DMS
	SHEET:	7



CLIENT: MAINE CUSTOM WOODLANDS
 1326 HALLOWELL ROAD
 DURHAM, ME 04222



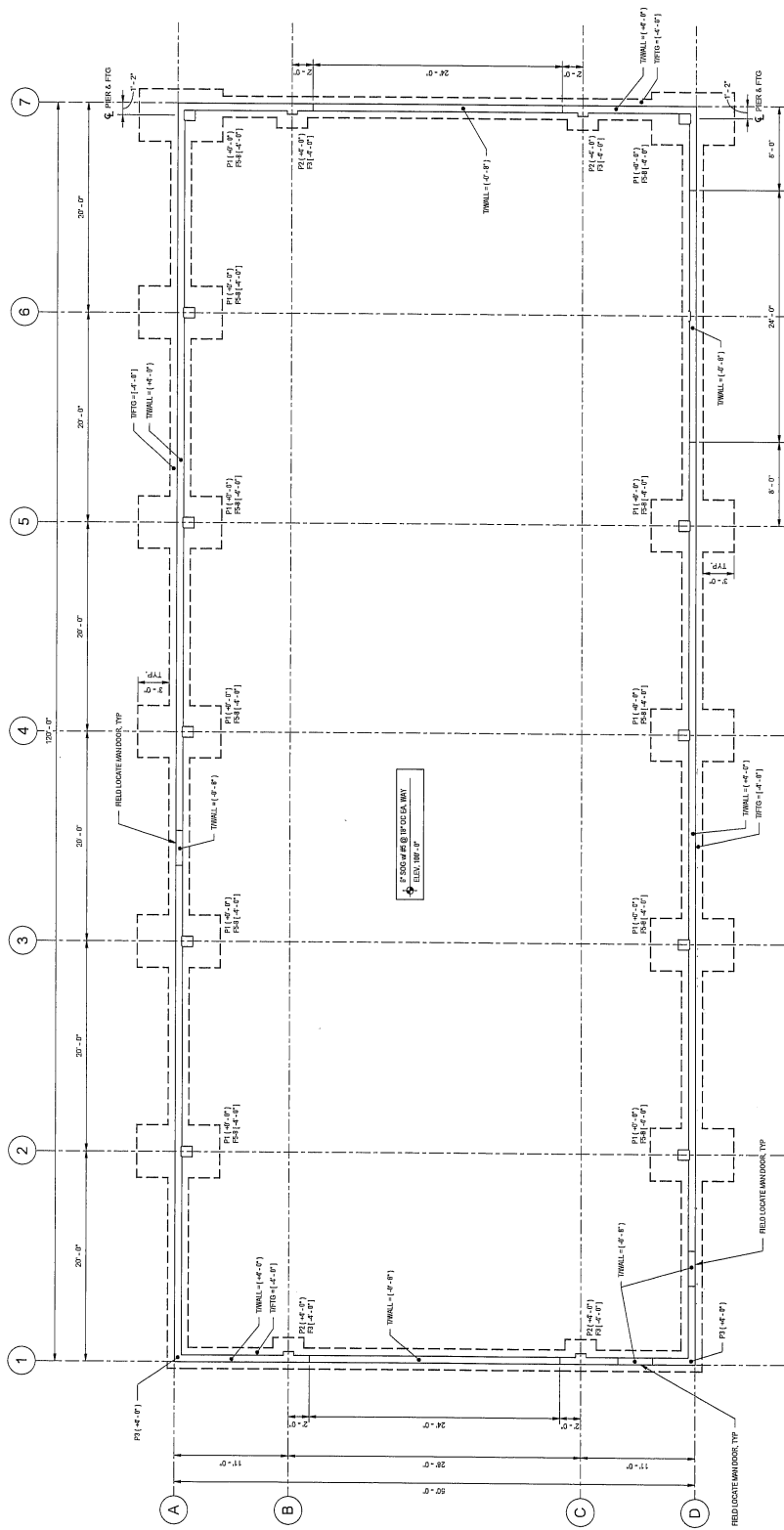
MAINE CUSTOM WOODLANDS
 1326 HALLOWELL ROAD
 DURHAM, ME 04222

ISSUED	
NUMBER	DATE
0	11-14-23
ISSUED FOR CONSTRUCTION	
BY	TJD

FOUNDATION PLAN
 SHEET TITLE

DESIGNED BY: TJD
 DRAWN BY: TJD
 PROJECT NUMBER: 23019

S1.1



FOOTING SCHEDULE			
MARK	LENGTH	WIDTH	THICKNESS
F3	3'-0"	3'-0"	1'-0"
F5-8	8'-0"	5'-0"	1'-0"

REINFORCEMENT		REMARKS
(#) #5 BAR	EW	
(6) #5 LONG & (10) #5 SHORT	BOTT	
(7) #5 LONG & (10) #5 SHORT	BOTT	

- FOUNDATION NOTES
- SEE PLAN FOR ALL DIMENSIONS - SEE "A"
 - TOP OF CONCRETE ELEVATIONS ARE LISTED IN X-Y-Z FROM REFERENCE ELEVATION
 - SEE PLAN FOR ALL DIMENSIONS - SEE "A"
 - SEE PLAN FOR ALL DIMENSIONS - SEE "A"

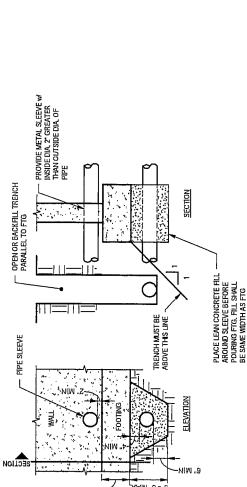
FOUNDATION PLAN
 3/16" = 1'-0"

ISSUED	
NUMBER	DESCRIPTION
0	ISSUED FOR CONSTRUCTION
BY	TJD
DATE	11-14-23

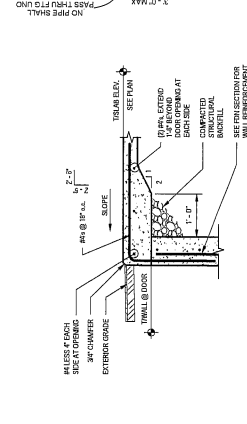
SHEET TITLE
TYPICAL FOUNDATION DETAILS

DESIGNED BY: TJD
 DRAWN BY: TJD
 PROJECT NUMBER: 23015

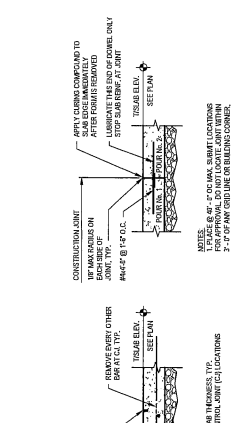
S2.1



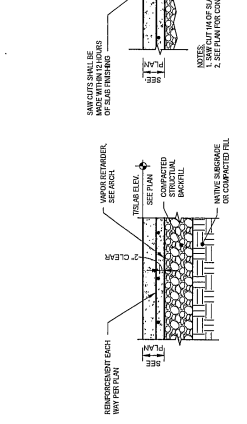
① TYPICAL SLAB-ON-GRADE DETAILS
 3/4" = 1'-0"



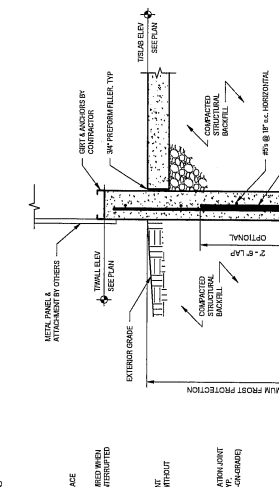
② TYPICAL SLAB DETAIL AT DOOR



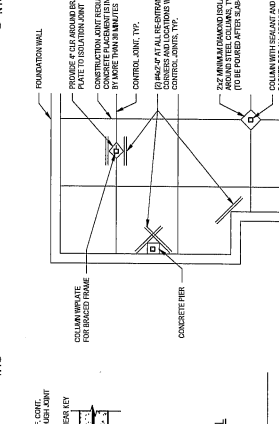
③ TYPICAL THROUGH WALL PENETRATION DETAIL



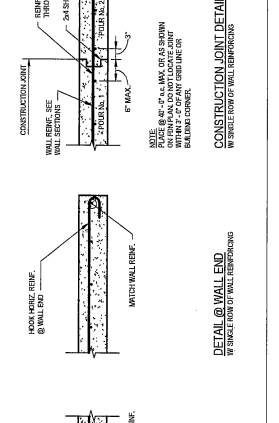
④ TYPICAL FOUNDATION WALL DETAIL @ PIER



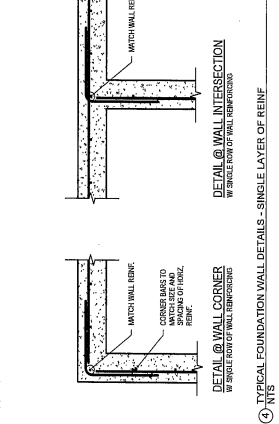
⑤ TYPICAL Slab CONTROL JOINT LAYOUT



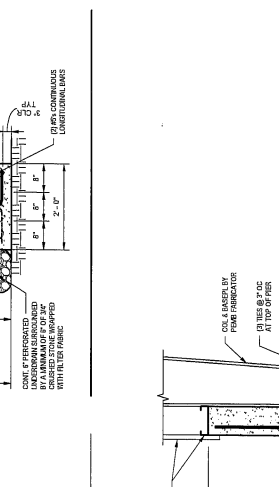
⑥ PIER DETAILS



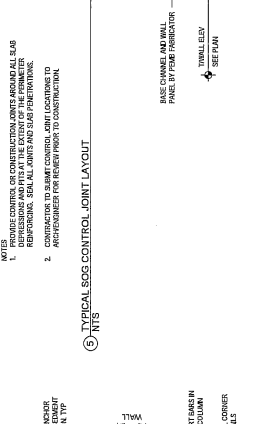
⑦ TYPICAL Slab CONTROL JOINT LAYOUT



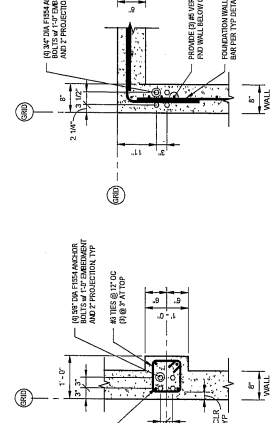
⑧ TYPICAL FOUNDATION WALL DETAIL @ PIER



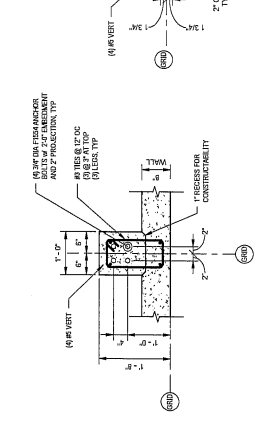
⑨ TYPICAL Slab CONTROL JOINT LAYOUT



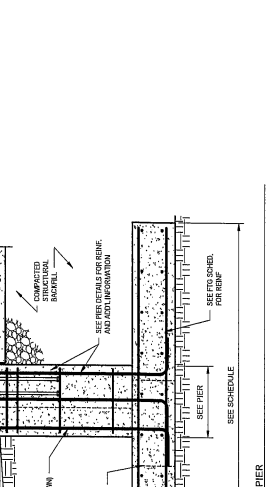
⑩ TYPICAL FOUNDATION WALL DETAIL @ PIER



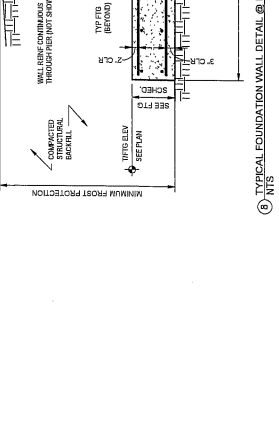
⑪ TYPICAL Slab CONTROL JOINT LAYOUT



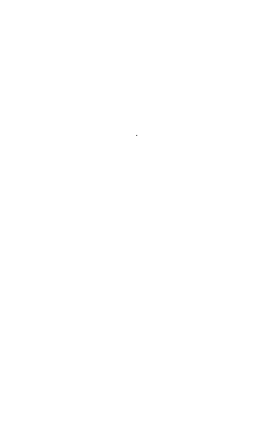
⑫ TYPICAL FOUNDATION WALL DETAIL @ PIER



⑬ TYPICAL Slab CONTROL JOINT LAYOUT



⑭ TYPICAL FOUNDATION WALL DETAIL @ PIER



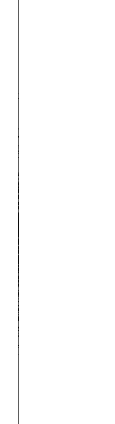
⑮ TYPICAL Slab CONTROL JOINT LAYOUT



⑯ TYPICAL FOUNDATION WALL DETAIL @ PIER



⑰ TYPICAL Slab CONTROL JOINT LAYOUT



⑱ TYPICAL FOUNDATION WALL DETAIL @ PIER



⑳ TYPICAL Slab CONTROL JOINT LAYOUT



㉑ TYPICAL FOUNDATION WALL DETAIL @ PIER

NOTES:
 1. PROVIDE CONTROL OR CONSTRUCTION JOINTS AROUND ALL SLAB PERPENDICULAR JOINTS AND ALL PERPENDICULAR WALLS.
 2. CONSIDER TO SUBMIT CONTROL JOINT LOCATIONS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.