

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

Address of Proposed development: Off Medical Center Parkway		
Zone(s): MED (Medical/Hospital District)		
Project Name: Kennebec Pharmacy New Facility		
Existing Build (sq. ft.): 0 sf (lease area)	Proposed Building (sq. ft.): 5,582 sf footprint	
Existing Impervious (sq. ft.): 24,780 sf	Proposed Imperv. (sq. ft.): 31,975 sf	
Proposed Total Disturbed Area of the Site: 41,770 sf Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
Owner's Name/Address: MaineGeneral Medical Center c/o Paul Stein 35 Medical Center Parkway Augusta, ME 04330 Phone #: 624-1476 Cell #: e-mail: www.mainegeneral.org	Applicant's Name/Address: Kennebec Pharmacy & Home Care c/o Mike Nowak 43 Leighton Road Augusta, ME 04330 Phone #: 626-2726 Cell #: e-mail: MNowak @KPPRX.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 1 Lots #: 2	Lot Size (acres): 161 +/- Frontage (Feet): 1130'+	Form for Evidence of Standing (deed, purchase and sale agreement, other): Lease
For Staff Use Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000 Major Development: $\$2,000 + (\text{number of sq ft over } 25,000 \times \$0.15) =$ Minor Development: $\$250 + (\text{number of sq ft over } 5,000 \times \$0.15) =$ All Development: $\text{Number of Abutters} \times (1\text{oz First Class postage fee} + \$0.15) =$ Total Fee:		
Signatures		
Applicant: <u></u>		Date: May 14, 2015
Owner: _____		Date: _____
Agent: <u></u>		Date: May 14, 2015

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)	<input checked="" type="checkbox"/>	
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)	<input checked="" type="checkbox"/>	
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	<input checked="" type="checkbox"/>	
u. Proposed fire protection plans or needs (4.5.2.22)	<input checked="" type="checkbox"/>	
v. Landscaping and buffering (4.5.2.23)	<input checked="" type="checkbox"/>	
w. Outdoor lighting plan (4.5.2.24)	<input checked="" type="checkbox"/>	
x. Freshwater wetlands (4.4.1.14)	<input checked="" type="checkbox"/>	
y. River, stream or brook (4.4.1.15)	<input checked="" type="checkbox"/>	
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	<input checked="" type="checkbox"/>	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	<input checked="" type="checkbox"/>	
l. Ground water – negative impact (4.4.1.12)	<input checked="" type="checkbox"/>	
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)	<input checked="" type="checkbox"/>	
o. Stormwater – management plans (4.4.1.16)	<input checked="" type="checkbox"/>	
p. Access to direct sunlight (4.4.1.17)	<input checked="" type="checkbox"/>	
q. State Permits – description of requirements (4.4.1.18)	<input checked="" type="checkbox"/>	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail		
Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	<input checked="" type="checkbox"/>	
t. Compliance with Plans and Policies (6.3.4.2)	<input checked="" type="checkbox"/>	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	<input checked="" type="checkbox"/>	
v. Public facilities – Utilities including stormwater (6.3.4.4)	<input checked="" type="checkbox"/>	
w. Resource protection and the environment (6.3.4.5)	<input checked="" type="checkbox"/>	
x. Performance Standards (6.3.4.6)	<input checked="" type="checkbox"/>	
y. Financial and Technical Ability (6.3.4.7)	<input checked="" type="checkbox"/>	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested
10 copies of the application form and narrative	<input checked="" type="checkbox"/>	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report	<input checked="" type="checkbox"/>	
2 copies of any traffic report	<input checked="" type="checkbox"/>	
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
10 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:		
<input type="checkbox"/> \$ _____ Application Fee Paid.	Received By (Initials): _____	Date: _____
<input type="checkbox"/> \$ _____ Abutter Notification Fee Paid.	Received By (Initials): _____	Date: _____

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

May 14, 2015

City of Augusta
Matt Nazar (Planner)
One City Center
Augusta, Maine 04330

Subject: Kennebec Pharmacy & Home Care
MaineGeneral Medical Center
Augusta, Maine

Dear Matt:

Kennebec Pharmacy & Home Care, herein called the applicant, is proposing to erect a new pharmacy on the campus of the Harold Alfond Center for Cancer Care. The applicant will lease the land and the parcel is identified as lot 2 on Tax Map 1 in the City of Augusta tax maps. The 161 acre parcel is located off Old Belgrade Road and is located in the Medical/Hospital District (MED) as shown in the City of Augusta zoning maps.

The proposed pharmacy will be built just south of where the Cancer Center parking lot expansion took place in 2007. The building and parking is shown on the attached Site Plan (C-1) and the following information is required per the Development Review Application:

- A. The proposed development will not result in undue water or air pollution. In making this determination, the following shall needs to be considered:
 1. The elevation of the land above sea level and its relation to the floodplain,
The project is not within the 100-year flood elevation and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The project will connect to the sewer system that exits the Cancer Center along the west side of the proposed pharmacy and this section is not applicable.
 3. The slope of the land and its effect upon effluents,
The project will connect to the sewer system that exits the Cancer Center along the west side of the proposed pharmacy and this section is not applicable.
 4. The availability of streams for disposal of effluents;
The project will connect to the sewer system that exits the Cancer Center along the west side of the proposed pharmacy and this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The project will connect to the sewer system that exits the Cancer Center along the west side of the proposed pharmacy and this section is not applicable.

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- B. The proposed development has sufficient water available for the reasonable needs of the development.
The pharmacy will connect into the existing 12” diameter ductile iron pipe (DIP) that extends through the filter pond just south of the project. A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.
- C. The proposed development will not cause an unreasonable burden on an existing water supply.
A letter has been sent to the Greater Augusta Utility District (GAUD) asking if the existing water main can handle the increase in flow that the project will produce.
- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land’s capacity to hold water so that a dangerous or unhealthy condition results.
The area where the project will take place has already been permitted with the Department of Environmental Protection (DEP) as a parking lot. The permitting covers both State and local regulations in regard to stormwater. All pertinent erosion and sedimentation control devices are shown on the Site Plan (C-1).
- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.
A Traffic and Parking Impact Letter is included with this submission that states that the project will not have any significant peak hour trips associated with the project.
- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.
The project will connect to the sewer system that exits the Cancer Center along the west side of the proposed pharmacy and a letter has been sent to the GAUD asking if the project will cause any issues with the sewer system.
- G. The proposed development will not cause an unreasonable burden on the town’s ability to dispose of solid waste, if Town services are used.
A letter has been sent to Leslie Jones asking if the proposed project will create a burden at the Hatch Hill Land Fill.
- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
A letter has been sent to the Maine Historical Preservation Committee asking if there are historical or archeological sites are located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be an undue adverse effect to significant wildlife habitat. A letter has been sent to the

Department of Conservation asking if there are rare botanical features within the project area.

- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
The proposed development will conform to the comprehensive plan and land-use ordinance.

- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
The applicant has provided a letter from Key Bank indicating that they have adequate financing to complete the project.

- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
The project will not impact any wetlands as a result of the project. There is a stream along the east side of the project, which requires a 100' setback per the DEP.

- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
The project will connect to the public water system and will not affect the quantity or quality of groundwater.

- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.

- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
The wetlands have been previously delineated during the Cancer Center permitting process and are depicted on the Site Plan (C-1). No wetlands will be impacted as a result of the project.

- O. The proposed development will provide for adequate storm water management.
The area where the project will be erected has already been permitted with the Department of Environmental Protection (DEP) as a parking lot. The permitting covers both State and local regulations in regard to stormwater.
- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The new pharmacy will be 20' high to the roof and is over 300' to the south of the Cancer Center. There are no other buildings within the immediate area and access to direct sunlight will not be impaired.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
MaineGeneral Medical Center currently has an existing Site Location of Development Permit with the MDEP. Since the project area has been previously permitted as a parking lot, the project will not result in 10,000 sf of new impervious area or 20,000 sf of disturbed area and therefore does not require a SLODA Amendment with the DEP.
- R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.
The proposed exterior lights will match the existing parking lot lights being utilized in the Cancer Center parking lots.

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,



James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

May 14, 2015

City of Augusta
Attn: Matt Nazar
City Planner
One City Center
Augusta, Maine 04330

Subject: Kennebec Pharmacy & Home Care
MaineGeneral Medical Center
Augusta, Maine

Dear Matt:

I have researched the proposed development located off Old Belgrade Road for **Kennebec Pharmacy & Home Care**, herein called the applicant in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MAJOR DEVELOPMENTS). [We understand that the intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet.] Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

- a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:
 - i) Land uses:
The project is within the Medical/Hospital (MED) District and is located between the Cancer Center and Hospital. The proposed pharmacy is a complementary use to the Cancer Center and hospital.
 - ii) Architectural design:
The proposed two-story pharmacy will have a flat roof with wall panels and an entrance similar to that of the hospital.
 - iii) Scale, bulk and building height:
The proposed pharmacy will have 5,582 sf on the first floor and 3,726 sf on the second floor. The maximum building height is 26'-0" and there is a drive-up lane along the south side of the building.
 - iv) Identity and historical character:
A letter has been sent to the Maine Historical Society asking if there are any historical sites within the development.
 - v) Disposition and orientation of buildings on the lot:
The proposed pharmacy is 375' south of the main entrance of the Cancer Center and about 900' west of the hospital.

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vi) Visual integrity:

The proposed pharmacy depicts two stories from the north and one-story from the south. There are a large amount of windows with wall panels along the north and south sides.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

The proposed pharmacy is on the Alford Center for Cancer Care campus and the nearest house is located over 650' to the west. The proposed parking lot areas will be landscaped utilizing bufferyard "A" as described in the Land Use Ordinance (LUO).

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

The proposed pharmacy will not result in unsafe or unhealthy conditions within the neighborhood.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

The Cancer Center was built over 10 years ago and then the hospital was erected in 2012. Property values in the immediate area have sky rocketed due to the proximity to the campus.

T) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

The project complies with the 1988 Growth Management Plan.

U) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

A Traffic and Parking Impact Letter will be submitted in the next few days from Milone & MacBroom.

b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

The existing entrance/exit to the pharmacy is on a driveway that was put in to connect the Cancer Center to the hospital without having to travel on Old Belgrade Road.

There is adequate sight distance in this area and the radii into the site conform to the Technical Standards.

c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

The new access allows emergency vehicles to adequately maneuver into and thru the site to be able to render emergency services as needed.

(d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

The pharmacy site provides smooth access throughout the site with adequate parking available.

V) PUBLIC FACILITIES:

a) Water Supply:

A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.

b) Sanitary Sewer:

A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient sewage capacity available for the project.

c) Electricity/Telephone:

Electricity and telecom lines are being stubbed in from an existing utility pole along the driveway connecting the Cancer Center and hospital.

d) Storm Drainage:

The area where the project will take place has already been permitted with the Department of Environmental Protection (DEP) as a parking lot. The permitting covers both State and local regulations in regard to stormwater. All pertinent erosion and sedimentation control devices are shown on the Site Plan (C-1).

W) RESOURCE PROTECTION AND ENVIRONMENT:

- a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

The wetlands have been previously delineated during the Cancer Center permitting process and are depicted on the Site Plan (C-1). No wetlands will be impacted as a result of the project.

- b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

No State DEP or Federal EPA permits are needed in regard to air quality standards as a result of the project. There may be some dust during construction, but the contractor must provide dust control in the event that this becomes problematic.

- c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

The project already conforms to the DEP with the existing SLODA permit, which addresses water quality standards. The project does conform to the City's Land Use Ordinance in regard to stormwater quantity as well.

- d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

The project will continue to utilize the public sewer system along Old Belgrade Road and a letter has been sent to the GAUD asking if the project will cause any issues with the sewer system.

e) Shoreland and Wetland Districts:

As previously mentioned there will not be any wetland impacts associated with the project.

X) PERFORMANCE STANDARDS:

a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development conforms to the Land Use Ordinance in regard to performance and dimensional standards.

b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

There will not be an issue with noise with the exception of construction vehicles during the parking lot installation and drainage work.

c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

The project incorporates bufferyard "A" along all proposed parking areas. The project will not result in intense glare or heat when completed.

d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

The proposed full cutoff lights will match the existing parking lot fixtures utilized for the Cancer Center.

e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

The new pharmacy will have a dumpster, which will be enclosed with a 6' high stockade fence as shown on the Site Plan (C-1). The project incorporates bufferyard "A" along all proposed parking areas.

f) Are all the signs in the proposal in compliance with provisions of this ordinance?

The proposed sign will comply with the LUO.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.**
- b) **A letter from Key Bank stating that the applicant has adequate financing to complete the project is included.**

The proposed project meets the requirements of land use ordinance and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,

A handwritten signature in black ink that reads "James Coffin". The signature is written in a cursive, flowing style.

James E. Coffin, P.E.



Kennebec
Pharmacy &
Home Care

April 29, 2015

Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board & DEP Submissions

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Augusta Planning Board and Department of Environmental Protection (DEP) applications as needed. The applications are for the Kennebec Professional Pharmacy and their proposed pharmacy at the Alford Center for Cancer Care Campus located off Medical Center Parkway in Augusta, Maine.

Sincerely,

Mike Nowak,
Owner Kennebec Professional Pharmacy



May 7, 2015

RE: Building Constructing on The Maine General campus

Dear Planning Board Members:

Please be advised that Michael Nowak (owner of Kennebec Pharmacy) has been a client in good standing with KeyBank since 1995.

Michael and Kennebec Pharmacy have a current banking relationship with KeyBank in excess of seven figures and have demonstrated the financial ability and equity to successfully secure financing for a project of this size.

It is the Bank's expectation to be involved in Michael's next project, at The Maine General campus.

Please contact me with any question.

Sincerely

Michael J. Chamberlain
Vice President
23 Water Street
Bangor, Maine 04401
207-262-5705

Cc Michael Nowak



35 Medical Center Parkway
Augusta, Maine 04330

www.mainegeneral.org

May 12, 2015

Dear Augusta Planning Board,

MaineGeneral Medical Center has granted permission for Mike Nowak, President/Owner of Kennebec Professional Pharmacy, to build a retail pharmacy on the Alford Center for Health site, located at 35 Medical Center Parkway, Augusta, Maine. We anticipate a long-term land lease agreement to be forthcoming soon.

We believe that having a retail pharmacy on site will benefit the community and ensure patients have access to medications when discharged from our facility. Please contact me directly if you have any questions concerning MaineGeneral Medical Center's support of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul S.", is placed above the typed name.

Chief Operating Officer
MaineGeneral Medical Center
207-626-1476

TRANSFER
TAX
PAID

QUITCLAIM DEED
WITH COVENANT

Lewis Hayden of Atascosa, Texas for consideration paid, grants to

MaineGeneral Medical Center, a nonprofit corporation organized under the laws of the State of Maine with a principal office in Augusta, Kennebec County, State of Maine, whose mailing address is 6 Chestnut Street, Augusta, Maine 04330

with QUITCLAIM COVENANTS

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in Augusta, County of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 26th day of August, 2005.


Witness


x Lewis Hayden

State of Maine
County of Kennebec, ss.

August 26, 2005

Then personally appeared the above-named Lewis Hayden and acknowledged the foregoing to be his free act and deed.

Before me,


Name: Donald E. Guild
Notary Public/Attorney-at-Law

SEAL

(4) 

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2010

EXHIBIT A

FILE NUMBER: C05-19553

The following lots or parcels of land with any buildings thereon, all situated in said Augusta, County of Kennebec and State of Maine, bounded and described as follows:

First Parcel:

The same premises conveyed to John L. Dutton by Michael Holm by deed dated February 21, 1848, recorded in Kennebec County Registry of Deeds, Book 159. Page 308.

Second Parcel:

The same premises that were conveyed to said John L. Dutton by Elbridge A. Dutton and Lucretia C. Pinkham by deed dated December 10, 1866, recorded in Kennebec Registry of Deeds. Book 262. Page 78 and subject to the right of way reserved thereon.

Third Parcel:

A certain lot bounded and described as follows: Beginning at the southwest corner of a forty acre lot formerly owned by Samuel Cummings; thence running about west southwest on the southerly line of lot numbered twenty-six about seventy rods to a stake on the west bank of the Meadow Brook; thence running northerly in the west line of said Brook to a stake and stones; thence running easterly in the northerly line of said lot about ninety rods to the northwest corner of land formerly owned by said Cummings; thence running southerly to the point begun at and being the same premises that were conveyed to said John L. Dutton by Elbridge A. Dutton.

Fourth Parcel:

A certain lot bounded and described as follows: Commencing at the southeast corner of land owned by Frederick W. Brann; thence running easterly in the northerly line of land owned by the estate of Reuel W. Dutton about eighty rods and continuing easterly in the northerly line of land of Henry A. Cummings about twenty rods to a fence; thence northerly by said fence about thirty rods to the southwest corner of land occupied by Charles O. Cony; thence continuing northerly in the west line of said Cony's land about thirty rods to land owned by F. W. Brann; thence westerly in the southerly line of said Brann's land about one hundred rods to the northwest corner of the land hereby conveyed, and thence southerly in the easterly line of said Brann's land about sixty rods to the first mentioned bounds, containing about forty acres, more or less, and being the westerly part of land which was conveyed to Samuel Hutchings by Wm. H. McDavid by deed dated November 9, 1867, recorded in the Registry of Deeds for Kennebec County, Book 264, Page 277.

Fifth Parcel:

A certain lot bounded and described as follows: All the premises on the north and west side of the following described dividing line between property of Reuel W. Dutton and Judith A. Pollard, et al in said Augusta, to wit: Commencing at a stake driven in the ground at the southwest corner of land of said Dutton, a distance north five hundred and eighty-five (585) feet from land of Joseph Newman, being the southeast corner of land formerly of Lendal Titcomb; thence running easterly on the north line of Morton lot and parallel with the south line of said Morton lot, a distance of eight hundred and six feet to a stake driven in the ground; thence running northerly on the easterly line of said Morton lot, and parallel with the westerly line of said Morton lot, to land of E. C. Packard. The said boundaries being the south and east boundaries of said Dutton land, and this deed was given to fix the dividing line between land of said Dutton and said Morton lot, which was formerly owned by the late Harriet H. Folger and to fix the north and west boundaries of said Morton property.

Excepting and reserving from the foregoing several parcels any real estate conveyed by quit claim deed from Reuel W. Dutton to Judith A. Pollard and George W. Folger, dated June 12, 1906, and recorded in said Registry in Book 463, Page 323, this excepted parcel, together with the fifth parcel above described being conveyances given and received for the purpose of property line adjustment.

Sixth Parcel:

Also the exclusive right to take from a spring located on land formerly of Edward E. Libby in said Augusta near the Methodist Church on the Belgrade Road, said spring being in the southwesterly part of land formerly of Edward E. Libby and being the same to which said Charles R. Dutton ran and his successors in title are now maintaining a pipe line, together with the right to enter upon said premises along said pipe line and dig therein for the purpose of making repairs upon said pipe line and to maintain and keep said pipe line in repair, and to make such repairs upon said spring as they see fit and to maintain a fence about said spring ten feet square. In case of entry upon said premises for the purpose of making such repairs or for any purpose of making such repairs or for any purpose, any trenches dug are to be properly re-filled so that the land shall be left level as original and any fences taken down are to be properly put up.

Seventh Parcel:

Also a certain lot or parcel of land situated in said Augusta on the east side of the stage road leading from Augusta to Belgrade near what is known as Brackett's Corner. bounded as follows: On the west by said road; on the south and on the east by land of the estate of Reuel W. Dutton, and on the north by land of F. W. Brann and the Methodist Church lot.

All the foregoing seven parcels are the same premises conveyed to Alonzo Dostie by Abiah A. Fenlason by his Warranty Deed dated June 29, 1948 and recorded in said Registry, Book 859, Page 226.

Excepting and reserving from the above-mentioned parcels all those premises or portion of premises located to the east of premises now or formerly of the State of Maine more commonly known as Interstate 95.

Also excepting and reserving from the above described parcels those premises conveyed to the State of Maine by Warranty Deed of Robert, Ludger, Lawrence, Raymond and Gabriel Dostie dated 12/9/59 and recorded in the Kennebec County Registry of Deeds in Book 1173, Page 418 and deed dated 12/04/59 and recorded in said Registry of Deeds in Book 1173, Page 422 and deed from Ludger and Gabriel Dostie to the State of Maine dated 12/3/79 and recorded recorded in said Registry of Deeds in Book 2265, Page 73.

Also excepting and reserving those premises conveyed to Central Maine Power Company by deed of Ludger, Raymond and Gabriel Dostie dated 9/5/72 and recorded in the Kennebec County Registry of Deeds in Book 1597, Page 99.

Also excepting and reserving those premises conveyed by Ludger and Gabriel Dostie to Ludger Dostie dated 12/3/79 and recorded in the Kennebec County Registry of Deeds in Book 2261, Page 268

Also excepting and reserving the Brackett Cemetery, so-called, now owned by the City of Augusta.

Subject to rights given to the State of Maine by deeds recorded in Kennebec County Registry of Deeds in Book 1209, Page 496 and Book 1173, Page 418.

Parcel Eight:

Also another certain lot or parcel of land with buildings thereon, if any, situated in Augusta, County of Kennebec and State of Maine located on the east side of the Old Belgrade Road, so-called, bounded and described as follows: Beginning at the Southeast corner of the bridge across Meadow Brook; thence running Southerly along the Easterly line of said Old Belgrade Road to land of one Annie McLaughlin; thence Easterly along McLaughlin's Northerly line to land now or formerly owned by one Newbert; thence Northerly along the Westerly line of said Newbert's land to land now or formerly of Alonzo and Ida Dostie; thence Westerly along said Dostie's Southerly line to point of beginning.

Excepting and reserving therefrom all that portion of premises located to the east of Interstate 95.

Also excepting and reserving those premises conveyed to the State of Maine by deed of Robert D. Dostie dated 12/4/59 and recorded in the Kennebec County Registry of Deeds in Book 1173, page 288.

Also excepting and reserving from the above-described parcels those premises conveyed to Richard and Rachel Violette by deed of Robert D. Dostie dated 1/17/55 and recorded in the Kennebec County Registry of Deeds in Book 988, Page 164.

Excepting and reserving from the above-described parcels those premises conveyed to Richard R. and Rachel

R. Violette by Warranty Deed of Richard R. Violette and Rachel R. Violette dated August 7, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6581, Page 071.

Excepting and subject to the taking by the State of Maine recorded in Kennebec County Registry of Deeds in Book 6877, Page 28.

Subject to the drainage easement conveyed to Rene B. Rodrigue and Constance A. Rodrigue, dated 1978, recorded in said Registry in Book 2323, Page 308.

Meaning and intending to convey the same premises described in the deed from Richard R. Violette and Rachel R. Violette to Lewis Hayde, dated October 16, 2003 and recorded in the Kennebec County Registry of Deeds in book 7695, Page 165.

Received Kennebec SS.
08/31/2005 8:24AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

EXHIBIT A

Certain lots or parcels of land situated in the City of Augusta, County of Kennebec, State of Maine bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land situated on the easterly side of the Middle Road, so-called, in said Augusta bounded and described as follows:

Beginning at a 5/8-inch iron rebar with identification cap #2157 set on the easterly sideline of said Middle Road at the northwest corner of land of Steven R. Gagne described in the deed recorded in Kennebec County Registry of Deeds in Book 3816, Page 27, said rebar being located North 23° 26' 11" East a distance of 225.00 feet from a 3/4-inch iron pipe found at the southwest corner of said land of Steven R. Gagne;

Thence North 23° 26' 11" East along the easterly sideline of said Middle Road a distance of 66.00 feet to a similar rebar set at the southwest corner of land of Reginald J. Gagne described in the deeds recorded in said Registry in Book 2155, Page 7 and Book 8258, Page 18 (retained parcel);

Thence South 66° 33' 49" East along a southerly line of said land of Reginald J. Gagne a distance of 604.42 feet to a similar rebar set;

Thence North 22° 46' 55" East along the easterly line of said land of Reginald J. Gagne a distance of 511.93 feet to a similar rebar set on the southerly line of land of Richard J. Theriault and June M. Theriault described in the deed recorded in said Registry in Book 8213, Page 82;

Thence South 80° 09' 48" East along the southerly line of said land of Theriault a distance of 168.51 feet to a similar rebar set at the southwesterly corner of land of Caleb A. Smith and Lisa A. Smith described in the deed recorded in said Registry in Book 7223, Page 314;

Thence continuing South 80° 09' 48" East along the southerly line of said land of Smith a distance of 450.00 feet to a similar rebar set at the southwesterly corner of land of Jean P. Theberge and Joan I. Theberge described in the deed recorded in said Registry in Book 1380, Page 89;

Thence continuing South 80° 09' 48" East along the southerly line of said land of Theberge a distance of 1525.35 feet to a similar rebar set on the westerly sideline of Interstate #95, Southbound, so-called, said rebar being South 19° 24' 54" West a distance of 168.62 feet from a Highway Monument found marking Station 217+00 Southbound;

Thence South 19° 24' 54" West along the westerly sideline of said Interstate #95, Southbound, a distance of 579.05 feet to a point, said point being South 75° 05' 15" West a distance of 0.94 feet from a 3/4-inch iron rebar found at land of Central Maine Power Company described in the deed recorded in said Registry in Book 1607, Page 286;

Thence South 75° 05' 15" West along the northerly line of said land of Central Maine Power Company a distance of 545.27 feet to a similar rebar set at land of MaineGeneral Medical Center described in the deed recorded in said Registry in Book 8571, Page 81;

Thence North 79° 12' 32" West along the northerly line of said land of MaineGeneral Medical Center a distance of 902.78 feet to a similar rebar set;

Thence continuing North 79° 12' 32" West along the northerly line of said land of MaineGeneral Medical Center a distance of 27 feet, more or less, to the westerly edge of Stone Brook, so called;

Thence in a general southwesterly direction along the westerly edge of said Stone Brook and the westerly line of said land of MaineGeneral Medical Center a distance of 888 feet, more or less, to a point on the northerly line of said land of Central Maine Power Company, said point being South 75° 05' 15" West a distance of 77.93 feet from a similar rebar set, said rebar being South 29° 38' 32" West a distance of 549.49 feet from the last referenced rebar set;

Thence South 75° 05' 15" West along the northerly line of said land of Central Maine Power Company a distance of 886.92 feet to a 5/8-inch iron rebar with identification cap #2216 found at the southeasterly corner of land of Christians at The Gospel Hall described in the deed recorded in said Registry in Book 6149, Page 79;

Thence North 05° 23' 42" West along easterly line of said land of Christians at The Gospel Hall a distance of 165.56 feet to a similar rebar found at the northeasterly corner of said land of Christians at The Gospel Hall;

Thence North 64° 30' 59" West along the northerly line of said land of Christians at The Gospel Hall a distance of 117.80 feet to a 5/8-inch iron rebar with identification cap #2157 set at the southeasterly corner of land of Richard J. Dumont and Gemma M. Dumont described in the deed recorded in said Registry in Book 2192, Page 78;

Thence North 23° 06' 39" East along easterly line of said land of Dumont and the land of Norman J. Rodrigue described in the deed recorded in said Registry in Book 5695, Page 233, a distance of 344.87 feet to a 5/8-inch iron rebar found;

Thence North 23° 28' 32" East along the easterly line of said land of Rodrigue a distance of 148.96 feet to a 1½-inch iron pipe found on the southerly line of land of Roger J. Daniels and Danny R. Daniels described in the deed recorded in said Registry in Book 8731, Page 66;

Thence South 66° 23' 21" East along the southerly line of said land of Daniels a distance of 8.00 feet to a ¾-inch iron pipe found at the southeasterly corner of said land of Daniels;

Thence North 23° 35' 47" East along the easterly line of said land of Daniels a distance of 306.89 feet to a ¾-inch iron pipe found at the southeasterly corner of land of Richard J. Lombard and Dorothy E. Lombard described in the deed recorded in said Registry in Book 8164, Page 138;

Thence South 66° 25' 16" East along the southerly line of land retained by Reginald J. Gagne in the deed recorded in said Registry in Book 8258, Page 18 a distance of 200.00 feet to a 5/8-inch iron rebar with identification cap #2157 set at the southeasterly corner of said land of Reginald J. Gagne;

Thence North 22° 46' 55" East along the easterly line of said land of Reginald J. Gagne a distance of 227.07 feet to a similar rebar set;

Thence North 66° 33' 49" West along said land of Reginald J. Gagne, said land of Lombard and said land of Steven R. Gagne a distance of 605.17 feet to the point of beginning, containing 54.92 acres, more or less.

A portion of the above-described Parcel One is burdened by an easement and right of way excepted and reserved in the deed recorded in said Registry in Book 8258, Page 22, said portion being bounded and described as follows:

Beginning at a 5/8-inch iron rebar with identification cap #2157 set on the easterly sideline of said Middle Road at the northwest corner of land of Steven R. Gagne described in the deed recorded in Kennebec County Registry of Deeds in Book 3816, Page 27, said rebar being located North 23° 26' 11" East a distance of 225.00 feet from a 3/4-inch iron pipe found at the southwest corner of said land of Steven R. Gagne;

Thence North 23° 26' 11" East along the easterly sideline of said Middle Road a distance of 66.00 feet to a similar rebar set at the southwest corner of land of Reginald J. Gagne described in the deeds recorded in said Registry in Book 2155, Page 7 and Book 8258, Page 18 (retained parcel);

Thence South 66° 33' 49" East along a southerly line of said land of Reginald J. Gagne a distance of 604.42 feet to a similar rebar set;

Thence continuing South 66° 33' 49" East a distance of 3.58 feet to a point;

Thence South 23° 26' 11" West a distance of 66.00 feet to a point;

Thence North 66° 33' 49" West a distance of 2.83 feet to a 5/8-inch iron rebar with identification cap #2157 set;

Thence North 66° 33' 49" West along said land of Reginald J. Gagne, land of Richard J. Lombard and Dorothy E. Lombard described in the deed recorded in said Registry in Book 8164, Page 138 and said land of Steven R. Gagne a distance of 605.17 feet to the point of beginning.

Also subject to the easement rights conveyed to Central Maine Power Company and Verizon New England in Book 8081, Page 127 and to Richard J. Lombard and Dorothy E. Lombard in Book 8164, Page 138.

PARCEL TWO: A certain lot or parcel of land situated easterly of but not adjacent to the Old Belgrade Road, so called, in said Augusta bounded and described as follows:

Beginning at a point on the northerly line of land of Patricia Dostie described in the deed recorded in Kennebec County Registry of Deeds in Book 6072, Page 36, said point being South 32° 41' 18" West a distance of 157.52 feet from 5/8-inch iron rebar with identification cap #2216 found at the southeast corner of the land of Christians at The Gospel Hall described in the deed recorded in said Registry in Book 6149, Page 79;

Thence North 75° 05' 15" East along the southerly line of land of Central Maine Power Company described in the deed recorded in said Registry in Book 1607, Page 286, a distance of 853.60 feet to a point on the westerly edge of Stone Brook, so called, being a westerly line of land of MaineGeneral Medical Center described in the deed recorded in said Registry in Book 8571, Page 81, said point being South 75° 05' 15" West a distance of 39.55 feet from a 5/8-inch iron rebar with identification cap #2157 set;

Thence in a general southwesterly direction along the westerly edge of said Stone Brook, and being a westerly line of said land of MaineGeneral Medical Center a distance of 443 feet, more or less, to a point on a northerly line of said land of MaineGeneral Medical Center;

Thence North 78° 58' 08" West along a northerly line of said land of MaineGeneral Medical Center a distance of 27 feet, more or less, to a similar rebar set, said rebar being South 14° 56' 02" West a distance of 389.81 feet from the last referenced rear set;

Thence continuing North 78° 58' 08" West along a northerly line of said land of MaineGeneral Medical Center a distance of 575.00 feet to a ¾-inch iron pipe found at the northeasterly corner of said land of Dostie;

Thence North 79° 29' 32" West along the northerly line of said land of Dostie a distance of 201.20 feet to a ¾-inch iron pipe found;

Thence continuing North 79° 29' 32" West along the northerly line of said land of Dostie a distance of 0.42 feet to the point of beginning, containing 3.46 acres, more or less.

PARCEL THREE: A certain lot or parcel of land situated on the westerly side of Interstate #95, Southbound, so-called, in said Augusta, bounded and described as follows:

Beginning at a 5/8" iron rebar with identification cap #2157 set on the westerly sideline of Interstate #95, Southbound, so-called, at the northeast corner of land of MaineGeneral Medical Center described in the deed recorded in Kennebec County Registry of Deeds in Book 8571, Page 81, said rebar being North 19° 24' 54" East a distance of 312.59 feet from a highway monument found marking Station 204+00 Southbound;

Thence North 79° 12' 32" West along a northerly line of said land of MaineGeneral Medical Center a distance of 109.61 feet to a similar rebar set at land of Central Maine Power Company described in the deed recorded in said Registry in Book 1607, Page 286;

Thence North 75° 05' 15" East along the southerly line of said land of Central Maine Power Company a distance of 131.22 feet to a point on the westerly sideline of said Interstate #95, Southbound, said point being South 69° 44' 20" West a distance of 1.47 feet from a ¾-inch iron pipe found;

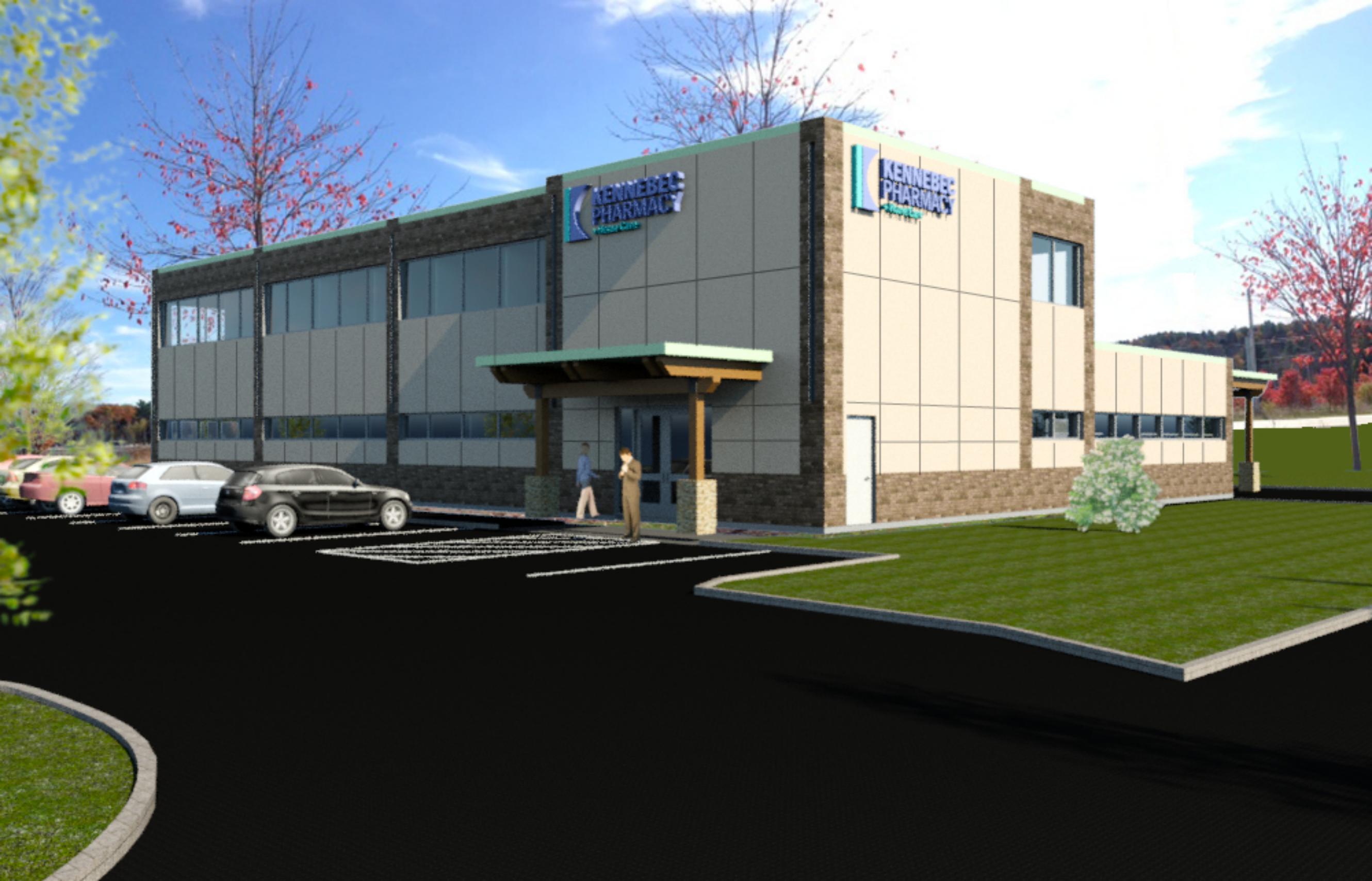
Thence South 19° 24' 54" West along the westerly sideline of said Interstate #95, Southbound, a distance of 57.56 feet to the point of beginning, containing 0.07 acres, more or less.

Reference is made to a Boundary Survey for a Proposed Conveyance to MaineGeneral Medical Center, Middle Road, Augusta, Maine, prepared by Morin Land Surveying, File #AU053K, Plan #263, dated January 26, 2007. Bearings referenced above are based on Grid North, ME 2000 Zone West - NAD83 (1996).

Meaning and intending to convey the premises described in the deeds from Reginald J. Gagne to Lewis Hayden, dated December 23, 2004, recorded in Kennebec County Registry of Deeds, Book 8258, Pages 18 and 22.

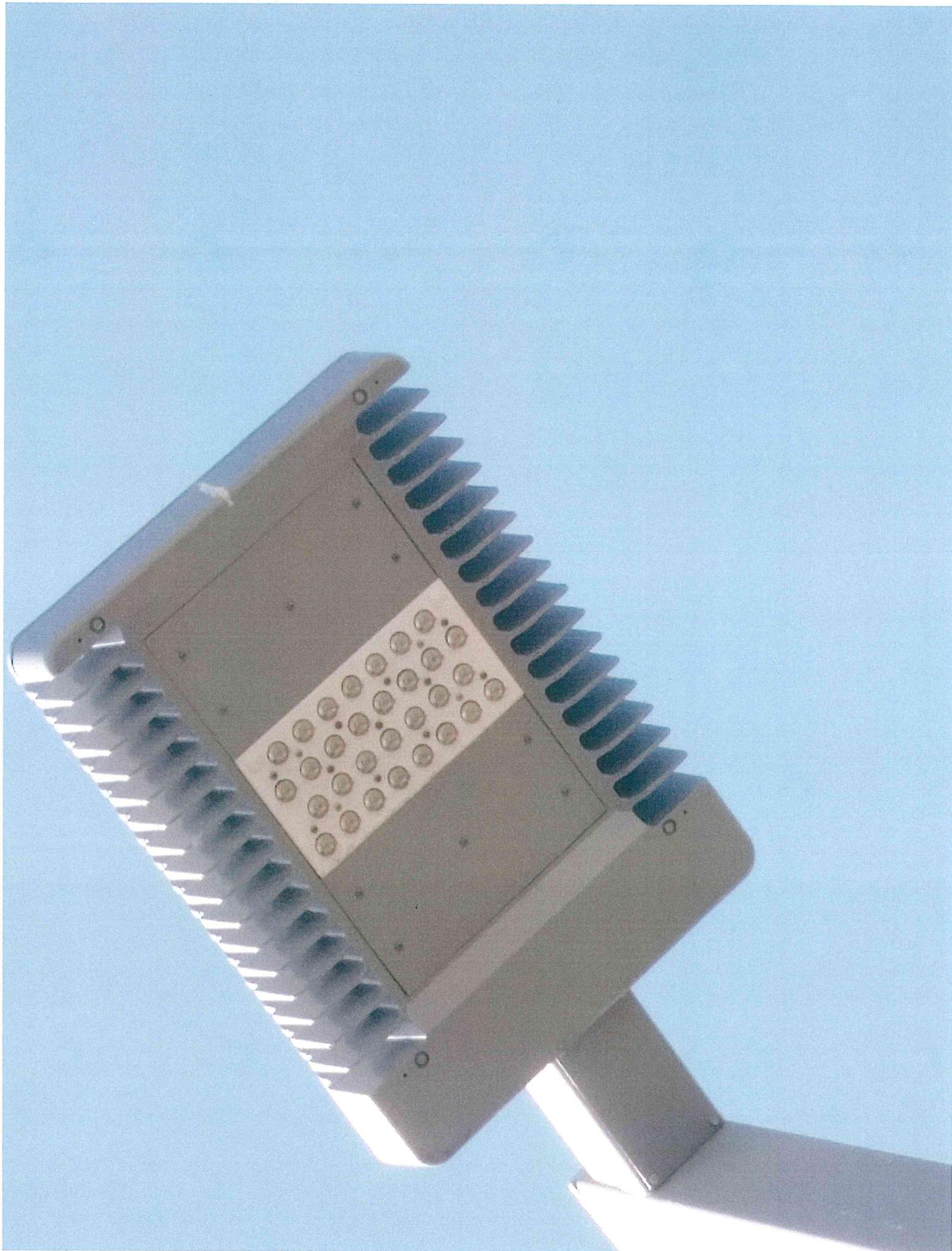
Also hereby conveying the easement rights conveyed to Lewis Hayden by deed of MaineGeneral Medical Center, dated January 23, 2006, recorded in Kennebec County Registry of Deeds in Book 8777, Page 237.

Received Kennebec SS.
01/04/2008 3:14PM
Pages 6 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS



**KENNEBEC
PHARMACY**
Your Care

**KENNEBEC
PHARMACY**
Your Care



City of Augusta, Maine

Bureau of Public Works



Bureau of Solid Waste

May 12, 2015

James Coffin, P. E.
E. S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687
432 Cony Road
Augusta, ME 04330

RE: Kennebec Professional Pharmacy
Medical Center Parkway
Augusta, Maine

Dear Jim,

This is in response to your request for information for solid waste disposal capacity for the proposed new Kennebec Professional Pharmacy building and associated parking to be located on leased land of Maine General Hospital property off the Old Belgrade Road - Lot 2, Map 1 in the City of Augusta tax maps.

The City of Augusta owns and operates the Hatch Hill Solid Waste Facility located on South Belfast Avenue. This is a regional facility that serves Augusta and eight surrounding communities. Approximately 28,000 tons of material are received and either landfilled or recycled annually. In 2001 the City started placing waste in Expansion III, which has an estimated remaining life of 15 years based on current waste volumes. Sufficient capacity is available in Expansion III to accommodate the waste that will be generated from this new hotel. If you have any questions or need more information, please feel free to contact me at 626-2435.

Sincerely,

Lesley Jones, P. E.

Director of Public Works