



January 8, 2015

*Via FedEx*

City of Augusta  
Matt Nazar, Director of Development Services  
One City Center  
Augusta, Maine 04330

Re: Minor Development Review Application  
O'Reilly Auto Parts  
61 Western Avenue

Dear Mr. Nazar:

Please find enclosed Minor Development Review Application and supporting materials pertaining to the O'Reilly Auto Parts project located at the above address which involves a new 3,000 square foot building addition as well as some minor parking, grading and drainage modifications to accommodate same as shown on the Site Development Plans prepared by our office. Enclosed please find the following documents:

- 11 copies of the completed Minor Development Review Application and Site Plan Review Criteria Narrative Letter;
- 11 copies of the property deed (book 6656, page 169);
- Four (4) full size and seven (7) reduced (11"x17") sets of Site Development Plans dated 11/28/14 and prepared by Bohler Engineering;
- 11 copies of the owner authorization letter;
- Check #002757 for \$250 made payable to the City of Augusta (application fee);
- CD containing electronic PDFs of the application & supporting materials;

Please be advised that a waiver is being requested for the stormwater report as well as the traffic report. Impervious areas will remain the same under proposed conditions; therefore stormwater runoff rates will be maintained in the post-redevelopment condition. Also, although the proposed project will result in a very slight increase in traffic generated to and from the site, it will not have a significant negative impact on the surrounding neighborhood.

We trust the above are sufficient for your needs at this time. Please do not hesitate to call should you have any questions or wish to discuss further.

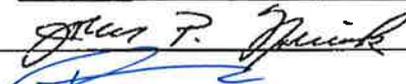
Sincerely,

**BOHLER ENGINEERING**

Randy Miron

cc: Steve Peterie, O'Reilly Auto Parts

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

<b>Address of Proposed development:</b> 61 Western Avenue		
<b>Zone(s):</b> CB (Local Business District)		
<b>Project Name:</b> O'Reilly Auto Parts		
<b>Existing Building (sq. ft.):</b> 10,634sf	<b>Proposed Building (sq. ft.):</b> 13,634sf	
<b>Existing Impervious (sq. ft.):</b> 41,230sf	<b>Proposed Impervious (sq. ft.):</b> 41,230sf	
<b>Proposed Total Disturbed Area of the Site:</b> 0.35+/- acres		
Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
<b>Owner's Name/Address:</b> New England Industrial Properties, Inc. 12 Lexington Street Lewiston, ME 04240	<b>Applicant's Name/Address:</b> New England Industrial Properties c/o Bohler Engineering 352 Turnpike Road Southborough, MA 01772 Attn: Randy Miron	<b>Consultant's Name/Address:</b> Bohler Engineering 352 Turnpike Road Southborough, MA 01772 Attn: Randy Miron
<b>Phone #:</b> 207-784-5423 <i>ext. 232</i>	<b>Phone #:</b> 508-480-9900	<b>Phone #:</b> 508-480-9900
<b>Cell #:</b> 207-740-0151	<b>Cell #:</b> 508-450-8823	<b>Cell #:</b> 508-450-8823
<b>e-mail:</b> <i>jqurk@vipauto.com</i>	<b>e-mail:</b> rmiron@bohlereng.com	<b>e-mail:</b> rmiron@bohlereng.com
<b>Tax Map #:</b> 27	<b>Lot Size (acres):</b> 1.06+/- acres	<b>Form for Evidence of Standing</b> (deed, purchase and sale agreement, other):  Deed
<b>Lot #:</b> 249	<b>Frontage (Feet):</b> 250ft	
<b>For Staff Use</b>		
<b>Fee Calculation:</b> Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
<b>Major Development:</b> \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
<b>Minor Development:</b> \$250 + (number of sq ft over 5,000 x \$0.15) =		
<b>All Development:</b> Number of Abutters x (1oz First Class postage fee + \$0.15) =		
<b>Total Fee:</b>		
<b>Signatures</b>		
<b>Applicant:</b> 	<b>Date:</b> <u>1/8/15</u>	
<b>Owner:</b> 	<b>Date:</b> <u>1-07-15</u>	
<b>Agent:</b> 	<b>Date:</b> <u>1/8/15</u>	

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

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

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

### Application Materials

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

<b>Paper Copies</b>	<b>Included</b>	<b>Waiver Requested</b>
11 copies of the application form and narrative	x	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	x	
3 copies of any stormwater report		x
2 copies of any traffic report		x
7 reduced-sized copies of the complete plan set on 11" x 17" size paper	x	
4 full-sized copies of the complete plan set on ANSI D or E size paper	x	
11 copies of a letter authorizing the agent to represent the applicant	x	
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.)	x	
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	x	

#### For Official Use:

\$ \_\_\_\_\_ **Application Fee Paid.**                      Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_  
 \$ \_\_\_\_\_ **Abutter Notification Fee Paid.**                      Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_



January 8, 2015

City of Augusta  
Matt Nazar, Director of Development Services  
One City Center  
Augusta, Maine 04330

RE: Minor Development Review Application – Site Plan Review Criteria Narrative  
O'Reilly Auto Parts  
61 Western Avenue

Dear Mr. Nazar:

Below, please find our responses to the Site Plan Review Criteria that's required as part of the Minor Development Review Application being submitted for the subject project. For clarity, the Site Plan Review Criteria is shown in italics, with responses in normal font.

*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 existing facility is already connected to public sewer, therefore this section is not applicable.

*3. The slope of the land and its effect upon effluents,*

The existing facility is already connected to public sewer, therefore this section is not applicable.

*4. The availability of streams for disposal of effluents;*

The existing facility is already connected to public sewer, therefore this section is not applicable.

*5. The applicable state and local health and water resources rules and regulations.*

The existing facility is already connected to public sewer as well as public water, therefore this section is not applicable.

*B. The proposed development has sufficient water available for the reasonable needs of the development.*

The proposed project is merely maintaining an existing water connection and no significant increase in water usage is anticipated from the proposed project.



- C. *The proposed development will not cause an unreasonable burden on an existing water supply.*  
The proposed project is merely maintaining an existing water connection and no significant increase in water usage is anticipated from the proposed project.
- 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.*  
All erosion and sedimentation control devices are depicted on the Site Plans as well as the appropriate construction details. Stormwater runoff rates for the proposed redevelopment will be maintained as the project proposes to maintain impervious areas in the proposed condition.
- 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.*  
Please note that the curb cuts to the site are being maintained, however additional traffic safety signs and controls are proposed as part of the project, therefore this project will not create an unsafe condition with respect to public roads.
- 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 proposed project is merely maintaining an existing sewer connection and no significant increase in solid waste disposal is anticipated.
- 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.*  
The existing facility currently exists today and no significant increase in solid waste disposal are anticipated.
- 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.*  
Please note that the proposed project is a redevelopment that involves a new building addition. The overall developable area will remain as it exists today, therefore no adverse effects are anticipated on scenic or natural beauty, aesthetics, historic sites, archeological sites or significant wildlife habitat.
- 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 redevelopment will conform to the comprehensive plan and land-use Ordinance as noted on the enclosed Site Plans. Retail sales is allowed within the local business district.



- 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 adequate financing and capacity to complete the project and meet all review criteria contained in the ordinance.

- 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.*

There are no wetlands, streams, ponds, etc. on site and therefore this section is not applicable.

- L. *The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.*

The existing facility is currently connected to public water and sewer 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.*

No freshwater wetlands will be impacted as a result of the project.

- O. *The proposed development will provide for adequate storm water management.*

The proposed re-development will maintain impervious areas in the proposed condition, therefore stormwater runoff rates will be maintained for all storm events and potentially be reduced due to the addition of the infiltration trench and drywell.

- 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 proposed building addition will not impact access to direct sunlight for solar energy systems.

- 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.*

The proposed development will not trigger a Site Location of Development Permit to the MDEP and therefore this section is not applicable.



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.*

Outdoor lighting is being maintained as part of the proposed redevelopment and no additional site lights are proposed.

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 parcel is within local business district (CB) in which Retail Sales is a permitted use. The only residential neighbors are located on the northwest side of the site, where the existing building is proposed to remain. The building expansion is located on the south side of the parcel that's adjacent to commercial uses.

ii) *Architectural design:*

The proposed building addition consists of a pre-engineered metal building.

iii) *Scale, bulk and building height:*

The proposed building addition will match the height of the existing building and have a footprint of approximately 3,000 sf.

iv) *Identity and historical character:*

As the site is already developed, it is not anticipated to have any historical significance.

v) *Disposition and orientation of buildings on the lot:*

The new building addition is proposed on the south side of the site facing Western Ave, the main point of access to the site.

vi) *Visual integrity:*

Existing wooded/landscape areas will remain as part of the proposed project.

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

Existing wooded/landscape areas will remain as part of the proposed project.

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

The site is already developed and the project consists of a building addition with some minor parking modifications, which will not impact the neighborhood.

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

The proposed O'Reilly Auto Parts addition will not have a detrimental effect on adjacent properties.

T) *PLANS AND POLICIES:*

a) *Is the proposal in accordance with the current plans and policies of the City of Augusta?*

As a result of the review and approval process, it will be confirmed that the project will be in compliance with plans and policies of the City of Augusta.



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?*

Although the proposed building addition will result in a very slight increase in traffic generated trips to and from the site, it will not have a significant negative impact on the surrounding neighborhood.

- 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 project proposes to reuse existing curb cuts and includes the addition of striping and signage to help provide safe entering and exiting.

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

The design of the site allows emergency vehicles to adequately maneuver 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 existing site is depicted on the Site Plan and maintains proper traffic movement features in and around the site. The site provides for the same required number of parking spaces indicated within the ordinance as well as maintains adequate space for loading and unloading of persons, materials and goods that currently exists today.

V) *PUBLIC FACILITIES:*

- a) *Water Supply:*

The proposed project is merely maintaining an existing water connection to the public water supply and no significant increase in water usage is anticipated.

- b) *Sanitary Sewer:*

The proposed project is merely maintaining an existing sewer connection to the public sewer system and no significant increase in sewer usage is anticipated.

- c) *Electricity/Telephone:*

The project is maintaining existing electrical and telephone connections.

- d) *Storm Drainage:*

The proposed re-development will maintain imperious areas in the proposed condition, therefore stormwater runoff rates will be maintained for all storm events.



*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?*

There are no such areas on the proposed site and therefore this section is not applicable.

- 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?*

There are no State DEP or Federal EPA water quality permits needed as a result of the project. There are no hazardous substances associated with the project, while erosion and sediment controls are shown on the site plans.

- 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 is already connected to the public sewer system and all sewer wastes will be treated to applicable standards.

- e) Shoreland and Wetland Districts:*

The project is not near any shoreline and will not incur any wetland impacts.

*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, with the exception of the existing non-conformities outlined in the Zoning Analysis Table and as depicted on the site plans.

- 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 any significant noise generated as a result of this project with the exception of typical construction noise.



- 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 does not involve intense glare or heat.

- 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 project will maintain all existing site lighting that currently exists.

- 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?*

All existing landscape and wooded areas will remain as part of the proposed project.

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

Sign permits will be obtained by the owner at a later date.

*Y) FINANCIAL AND TECHNICAL ABILITY:*

The applicant had adequate financing and capacity to complete the project and meet all review criteria outlines in the ordinance.

We trust the above are sufficient for your needs at this time. Please do not hesitate to call should you have any questions or wish to discuss further.

Sincerely,

Bohler Engineering

Randy Miron

When recorded mail to:  
First American Title Insurance Company  
attn: M. Martinez  
3200 E. Camelback Road, Suite 105  
Phoenix, AZ 85018  
Escrow no. 1363151

6656PG169

TRANSFER  
TAX  
PAID

Maine Deed

108

WARRANTY DEED  
029615

V.I.P., INC., formerly L & A Tire Co., Inc., a Maine corporation of Lewiston, Maine, for consideration paid, grants to NEW ENGLAND INDUSTRIAL PROPERTIES, INC., a Delaware corporation, with a business address of 12 Lexington Street, Lewiston, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in AUGUSTA, County of KENNEBEC, and State of MAINE, more particularly bounded and described in Exhibit A annexed hereto.

Also conveyed herewith are all of Grantor's rights as lessor to all leases, if any, related to the real estate described herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22 day of September, 2001.

[Signature]  
Witness

V.I.P., Inc.

By: [Signature]  
John P. Quirk, President

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Worcester

September 22, 2001

Then personally appeared the above-named John P. Quirk and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of V.I.P., Inc.

Before me,

[Signature]  
Notary Public/Attorney at Law  
Print Name: Sharon M. McNally  
My Commission Expires: 11-6-2003

d:\Users\DALE\NL CLIENTS VIP Quirk Deed Augusta.doc

(61 Western Avenue, Augusta, Maine)



②  
D. Butler

8001-2925  
 61 Western Avenue  
 Augusta, Maine  
 County of Kennebec

**"EXHIBIT A"**

A certain lot or parcel of land with any buildings thereon, situated in Augusta, County of Kennebec and State of Maine.

A certain lot or parcel of land, situated in said Augusta, on the north side of Western Avenue, and bounded and described as follows, to wit: Commencing at the southeasterly corner of the Holway lot, so-called, as shown on plan of Milliken Lots made by Henry F. Hill, C.E., said plan being dated October 1924 and being on file in Kennebec County Registry of Deeds; thence continuing in an easterly direction along the northerly line of said Western Avenue, and along the southerly side of Lots 4 and 5 as shown on said plan, a distance of one hundred and thirty (130) feet to the southeasterly corner of said Lot 4; thence at about right angle and continuing in a northerly direction along the easterly line of said Lot 4, a distance of one hundred and fifty (150) feet to the Northeasterly corner of said Lot 4; thence continuing in a northerly direction in a projection of the easterly line of said Lot 4 to a point where said projection intersects the southerly line of Lot 11 as shown on said plan; thence at about right angle and continuing in a westerly direction along the southerly line of said Lot 11 a distance of thirty (30) feet, more or less, to the southeasterly corner of Lot 10 according to said plan; thence at about right angle and continuing in a northerly direction one hundred (100) feet along easterly line of Lot 10 to the southerly line of Lincoln Street; thence at about right angle and continuing in a westerly direction along the southerly line of said Lincoln Street, and along the northerly line of Lots 9 and 10 a distance of one hundred and twenty (120) feet to the northwesterly corner of Lot 9; thence at about right angle and continuing in a southerly direction along the westerly line of Lot 9, a distance of one hundred (100) feet; thence continuing in a southerly direction along the easterly line of Lot 7 on said plan, a distance of twenty-three (23) feet, more or less, thence continuing in a southerly direction along the easterly line of Lot 6 according to said plan, a distance of 61.7 feet; thence continuing in a southerly direction along the easterly line of the Holway lot a distance of 180.5 feet to the point of beginning. Meaning and intending hereby to convey Lots numbered 4, 5, 9 and 10 according to said plan, and also, the center area lying between said Lots 4 and 5 on the South, and Lots 9 and 10 on the North, but subject to any legally existing rights of way, if any there are, extended through said property.

RECEIVED KENNEBEC SS.

OCT 11 AM 9:49

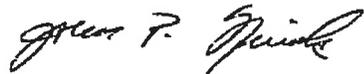
ATTEST: *Anna Reed*  
 REGISTER OF DEEDS

January 6, 2015

To Whom It May Concern,

Please allow this letter to serve as authorization for employees of Bohler Engineering to apply for and represent New England Industrial Properties, Inc. in the filing of any applications for required permits and/or approvals to the City of Augusta. The proposed project is located at 61 Western Avenue in the City of Augusta, Maine.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John P. Quirk".

John P. Quirk

**New England Industrial Properties, Inc.**

**BOHLER ENGINEERING MA, LLC**

▼ PLEASE DETACH AND RETAIN FOR YOUR RECORDS ▼

INVOICE NUMBER	DATE		VOUCHER NO.	AMOUNT
BOHLER JOB #	W141020	Minor Development Review Application		\$250.00

THIS DOCUMENT IS PROTECTED BY A MICRO-PRINT SIGNATURE LINE, FLUORESCENT PAPER FIBERS, A WATERMARKED BACKER, TONER ADHESION, AND IS REACTIVE TO CHEMICAL ALTERATION

**BOHLER ENGINEERING MA, LLC**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
(508) 480-9900



01/07/15

NO. **002757**

PAY Two hundred and fifty DOLLARS AND .00 CENTS \$ 250.00

VOID AFTER 180 DAYS

TO THE ORDER OF CITY OF AUGUSTA

PER *[Signature]*

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**BOHLER ENGINEERING MA, LLC**

Minor Development Review Application  
\$250.00