

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

Address of Proposed development: 480 Western Avenue								
Zone(s): CC (Regional Business District)								
Project Name: Charlie's Subaru Vehicle Display Expansion								
Existing Building (sq. ft.): 2,585 sf (Old Candlewick Cottage)	Proposed Building (sq. ft.): 3,500 sf							
Existing Impervious (sq. ft.): 9,125 sf	Proposed Imperv. (sq. ft.): 37,308 sf							
Proposed Total Disturbed Area of the Site: <u>42,392 sf</u> 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: Shuman Family Second LLC. c/o Lou Parent 278 Memorial Drive Winthrop, ME 04364 Phone #: 622-7327 Cell #: e-mail: lou@charliesmm.com	Applicant's Name/Address: Shuman Family Second LLC. c/o Lou Parent 278 Memorial Drive Winthrop, ME 04364 Phone #: 622-7327 Cell #: e-mail: lou@charliesmm.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 #: 16 Lot #: 32	Lot Size (acres): 1.07 Frontage (Feet): 150' (Western Ave)	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed						
For Staff Use Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000 Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) = Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) = All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee:								
Signatures <table style="width: 100%;"> <tr> <td style="width: 60%;">Applicant: <u></u></td> <td style="width: 40%;">Date: <u>May 13, 2015</u></td> </tr> <tr> <td>Owner: _____</td> <td>Date: _____</td> </tr> <tr> <td>Agent: <u></u></td> <td>Date: <u>May 13, 2015</u></td> </tr> </table>			Applicant: <u></u>	Date: <u>May 13, 2015</u>	Owner: _____	Date: _____	Agent: <u></u>	Date: <u>May 13, 2015</u>
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Owner: _____	Date: _____							
Agent: <u></u>	Date: <u>May 13, 2015</u>							

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 13, 2015

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

Subject: **Charlie's Subaru Vehicle Display Expansion**
480 Western Avenue
Site Plan Review Criteria

Dear Matt:

Shuman Family Second LLC. is proposing to expand their existing Subaru display area onto lot #32 shown on tax map #16 in the City of Augusta tax maps at 480 Western Avenue in Augusta. 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 proposed 3,500 sf building will connect to public sewer via a new pump station as shown on the Site Plan (C-1). A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient sewer capacity available to support the project.
 3. The slope of the land and its effect upon effluents,
The proposed 3,500 sf building will connect to public sewer via a new pump station as shown on the Site Plan (C-1). A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient sewer capacity available to support the project.
 4. The availability of streams for disposal of effluents;
There are no streams near the project and therefore this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The proposed 3,500 sf building will connect to public water as shown on the Site Plan (C-1). A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient water capacity available to support the project.

- B. The proposed development has sufficient water available for the reasonable needs of the development.
A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient water capacity available to support the project.
- C. The proposed development will not cause an unreasonable burden on an existing water supply.
A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient water capacity available to support the 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 runoff from the parking lot expansion flows to on-site catch basins and then across Western Avenue to the Charlie's Public Wholesale parcel. Stormwater is then conveyed to the filter pond in the rear of the parcel where it is treated. All pertinent erosion control devices are depicted 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 Report is included with the application indicating that there will be only 9.5 peak hour trips for the proposed 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.
A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient sewer capacity available to support the project.
- 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 Lesley Jones of the Augusta Public Works asking if there is enough capacity in the Hatch Hill Land Fill to support the project.
- 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.
Letters were previously submitted from the Maine Historical Preservation Committee, the Maine Department of Inland Fisheries and Wildlife and the Department of Conservation regarding the project.

- 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.
This entire stretch of Western Avenue has car dealers on both sides of the street. The 1988 Growth Management Plan labels this area within the City as “Economic Growth”, which includes automobile businesses. Therefore the project complies with the 1988 Growth Management Plan. The project also conforms to the requirements of the 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.
Charlie’s Subaru has previously provided documentation 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.
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 project will connect to public water and will not have an impact on the quality or quantity 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.
All runoff from the parking lot expansion flows to on-site catch basins and then across Western Avenue to the Charlie’s Public Wholesale parcel. Stormwater is then conveyed to the filter pond in the rear of the parcel where it is treated.

- 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 area where the proposed single story building is being erected was previously wooded with tall (>30' high) pine trees. The building will be 18'-10" high with a flat roof and will not prohibit direct sunlight access.
- 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 is included in the existing Site Location of Development Permit with the MDEP.
- 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.
There are two full cutoff wall packs proposed and a cut sheet is included with this submission.

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 13, 2015

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

Subject: **Charlie's Subaru Vehicle Display Expansion**
480 Western Avenue
Site Plan Review Criteria

Dear Matt:

I have researched the proposed development located at 480 Western Avenue for **Shuman Family Second LLC.** 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 parcel is within the Regional Business District (CC), which recognizes "Automobile Businesses" as a permitted use within the district. There is a residential neighborhood located on the west and south sides of the parcel.
 - ii) Architectural design:
There is a one-story 3,500 sf building proposed that will be utilized as a showroom. This building is similar to all of Charlie's buildings in the immediate area.
 - iii) Scale, bulk and building height:
There is a 3,500 sf showroom with a maximum height of 18'-10" proposed in the southwest corner of the parcel.
 - iv) Identity and historical character:
A letter has been received by the Maine Historical Society verifying that there are no historical sites within the development.
 - v) Disposition and orientation of buildings on the lot:
The proposed building is located in the southwest corner of the parcel, which creates a barrier from the vehicle display area along the south side of the property.

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vi) Visual integrity:

The proposed building is similar to Charlie's other buildings in the immediate area with a flat roof and facade.

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 display vehicle parking expansion will provide landscaping on the north, south and west sides of the property. These landscaped areas will conform to Bufferyard "A" in the Land Use Ordinance (LUO).

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

This parcel has recently been utilized as a staging area by Grondin Construction for the DOT Western Avenue Expansion Project. The lot is proposed to be used for displaying vehicles and will not create unsafe or unhealthy conditions within the immediate neighborhood.

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

The parcel has been vacant for the last couple of years and once the proposed modifications have been made the property should only enhance the value of adjacent properties.

T) PLANS AND POLICIES:

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

This entire stretch of Western Avenue has car dealers on both sides of the street. The 1988 Growth Management Plan labels this area within the City as "Economic Growth", which includes automobile businesses. Therefore 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 Report is included with the application indicating that there will be only 9.5 peak hour trips for the proposed project.

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 Maine Department of Transportation recently reconstructed this section of Western Avenue and the entrance/exit onto Western Avenue was retained. However with the newly constructed raised median in the middle of Western Avenue exiting vehicles can only turn right to go east and entering vehicles can only enter the curb cut from the west. In addition the applicant is proposing to utilize and widen the existing curb cut off Brann Avenue.

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 (C-1) and maintains proper traffic movement features in and around the site. There are 31 parking spaces required and 35 spaces are depicted on the proposed Site Plan (C-1).

V) PUBLIC FACILITIES:

- a) Water Supply:

A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient water capacity available to support the project.

- b) Sanitary Sewer:

A letter has been sent to Mike Morey of the Greater Augusta Utility District (GAUD) asking if there is sufficient sewer capacity available to support the project.

- c) Electricity/Telephone:

Electricity will be extended overhead off Brann Avenue to the proposed building as shown on the Site Plan (C-1).

- d) Storm Drainage:

All runoff from the parking lot expansion flows to on-site catch basins and then across Western Avenue to the Charlie's Public Wholesale parcel. Stormwater is then conveyed to the filter pond in the rear of the parcel where it is treated.

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 wetlands on site nor any known aquifers so 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?

There are no State DEP or Federal EPA permits needed in regard to air quality as a result of the project.

- 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 does comply with the existing SLODA permit with the DEP. All erosion & sedimentation control devices are depicted on the site plan. There are no hazardous substances associated with the project.

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?

All sewage will be sent to the public sewer system along Western Avenue.

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.

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 will be buffered on the north, south and west sides of the property utilizing Bufferyard "A".

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?

Two existing pole lights were installed during the DOT Western Avenue Expansion. Both of these pole lights will be modified to comply with the LUO. There are two new wall packs proposed on the building and a cut sheet has been included with this submission.

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 project will be buffered on the north, south and west sides of the property utilizing Bufferyard "A".

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

There will not be any new signs with the project.

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 has previously been submitted stating that the applicant has adequate financing to complete the project.**

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.



465 Western Ave., P.O. Box 5250

Augusta, Maine 04330-5250

SALES (207) 622-7327

FAX (207) 623-2836

February 03, 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 Submission

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 Application (Major Development). The application is for Charlie's Subaru Vehicle Display Expansion located at 480 Western Avenue in Augusta, Maine.

Sincerely,



Lou Parent, CFO

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
10/12/2011 10:30AM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

REXFORD B. SMITH and CASSIE L. SMITH of Auburn, County of Androscoggin and State of Maine, for consideration paid, grant to SHUMAN FAMILY SECOND LLC, a Maine Limited Liability Company, of Winthrop, County of Kennebec, and State of Maine, with WARRANTY COVENANTS, the land, together with the buildings thereon, situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at a point where Western Avenue and Brann Avenue intersect; thence running three hundred thirty-eight and eighty-two hundredths (338.82') feet along the boundary of Brann Avenue in a generally Southerly direction to the boundary of Lot #2 which is shown on the Plan of Brann Development, which Plan is recorded in the Kennebec County Registry of Deeds in Plan Book 16, Page 1 and which is marked as approved November 17, 1947, said Plan being signed by W.W. Hill, City Engineer; thence at an angle and in a generally Easterly direction one hundred fifty (150') feet along the boundary of Lot #2 to land now or formerly of Fred McFarland; thence in a generally Northerly direction along the boundary of land now or formerly of Fred McFarland three hundred thirty (330') feet to said Western Avenue; thence at an angle of 93° 22' generally Westerly along the said Western Avenue one hundred fifty and twenty-six hundredths (150.26') to the point of beginning. These premises being Lot #1 of the Brann Development and further description may be found in the Plan which is recorded in Plan Book 16, Page 1, Kennebec County Registry of Deeds.

BEING THE SAME premises conveyed to Rexford B. Smith and Cassie L. Smith by Warranty Deed from Charles Shuman and Nancy B. Shuman dated February 12, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5310, Page 27.

WITNESS our hands this 11th day of October 2011.

Warren E. Winslow, Jr.
Warren E. Winslow, Jr.

Rexford B. Smith
Rexford B. Smith
Cassie L. Smith
Cassie L. Smith

STATE OF MAINE
Kennebec, ss.

October 11, 2011

Then personally appeared the above named Rexford B. Smith and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Warren E. Winslow, Jr.
Attorney at Law/Notary Public
Printed Name: Warren E. Winslow, Jr.

Pierce Atwood

Submitted by Swaney Lighting



Job Name:

Catalog Number:
LLC-250P8-1-LP

Notes: lamp included

Type:

WP1

SLA10-16176

**LAREDO
SERIES**
LLC SERIES

Cat.#	Approvals	
Job	Type	

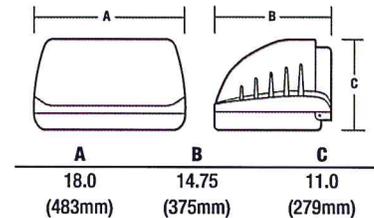


APPLICATIONS

- Full Cutoff, StarView compliant perimeter lighting. Typical mounting height is 15-30 feet.

SPECIFICATIONS

- Decorative die cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life.
- Flat, tempered, impact resistant clear glass lens protects optics.
- HID units have mogul base socket. Electronic fluorescent units have universal four-pin socket.
- Multi-piece specular reflector produces high performance with wide spread. Pulse Start MH units have vertical mogul socket for maximum lamp output / life and comfort shield for reduced forward brightness. Shield is removable if greater forward throw is desired. HPS has horizontal lamp. Two-lamp CFL are base-up with universal electronic four pin sockets for either 2x32 or 2x26 watt lamps.
- Three-point lag mount to flat surfaces provides rigid mounting. Template provided to ease installation.
- Wiring can be made from recessed junction boxes or 1/2" surface conduit with hubs provided on top and sides.
- Systems include Pulse Start MH, HPS, Metal Halide and two-lamp CFL. CFL unit is available with battery back up for both lamps providing an integral, redundant system for egress applications.
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes, Dark Bronze, Black, White, Gray and Platinum
- Optional features include EM socket for remote power, QST time delay quartz stand-by, TL Touch latch for tool-free entry and LP lamp included with fixture.



LISTINGS

- All units are CSA certified to UL 1598 for use in wet locations and are IDA compliant



ORDERING INFORMATION

ORDERING EXAMPLE

LLC	320P 8	1	PC1
Series	Wattage/Source/Voltage	Finish	Options

SERIES

LLC Laredo Large Cutoff

WATTAGE/SOURCE/VOLTAGE

PULSE START METAL HALIDE

250P 8	250 watt 120/277V
250P 5	250 watt 480V
250P 6	250 watt Tri-Tap® 120,277,347V
320P 8	320 watt 120/277V
320P 5	320 watt 480V
320P 6	320 watt Tri-Tap® 120,277,347V
320P 6	320 watt 120/277V
350P 5	350 watt 480V
350P 6	350 watt Tri-Tap® 120,277,347V
400P 8	400 watt 120/277V
400P 5	400 watt 480V
400P 6	400 watt Tri-Tap® 120,277,347V

ELECTRONIC FLUORESCENT

64F 8 2x26W/2x32W/120-277V

HIGH PRESSURE SODIUM

250 S 8	250 watt 120/277V
250 S 5	250 watt 480V
250 S 6	250 watt Tri-Tap® 120,277,347V
250 S V	250 watt Five Tap
400 S 8	400 watt 120/277V
400 S 5	400 watt 480V
400 S 6	400 watt Tri-Tap® 120,277,347V
400 S V	400 watt Five Tap

FINISH

1	Bronze
2	Black
3	Gray
4	White
5	Platinum

OPTIONS

PC1 ¹	Button photocontrol 120V
QST	Time delay quartz stand-by
EM	DC bayonet socket only (use 150W max. lamp)
TL	Touch Latch
BBUXXX ²	Battery back up rated -4°F for one CFL lamp
2BBUXXX ²	Battery back up rated -4°F for two CFL lamp
BOCXXX ²	Battery back up rated 32°F for one CFL lamp
2BOCXXX ²	Battery back up rated 32°F for two CFL lamp
LP	Lamp included with fixture (on CFL specify LP52 or LP64)

¹Available on 250W fixtures and below.

²Specify 120 or 277 volt.

ACCESSORIES

LLC-SPC	Polycarbonate shield
PBT-1 ¹	120V button photocontrol
PBT-234 ¹	208/240/277V button photocontrol
PTA-1	External photocontrol 120V (use for 320 watt and above)
PTA-8	External photocontrol 120-277V (use for 320 watt and above)
PTA-5	External photocontrol 480V (use for 320 watt and above)

¹Use for 250P of 64F units.