

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

Address of Proposed development: 125 Leighton Road		
Zone(s): Planned Development (PD)		
Project Name: Winthrop Area Federal Credit Union		
Existing Build (sq. ft.): 0 sf	Proposed Building (sq. ft.): 40 sf	
Existing Impervious (sq. ft.): 5,220 sf	Proposed Imperv. (sq. ft.): 5,910 sf	
Proposed Total Disturbed Area of the Site: 11,640 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: Winthrop Area Federal Credit Union c/o Jeffrey Seguin 99 Highland Avenue Winthrop, ME 04364 Phone #: 377-2124 Cell #: e-mail: Jeff@winthropcreditunion.org	Applicant's Name/Address: Winthrop Area Federal Credit Union c/o Jeffrey Seguin 99 Highland Avenue Winthrop, ME 04364 Phone #: 377-2124 Cell #: e-mail: Jeff@winthropcreditunion.org	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 #: 9	Lot Size (acres): 1.16	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
Lots #: 25	Frontage (Feet): 323'	
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: December 07, 2016	
Owner: _____	Date: _____	
Agent: <u></u>	Date: December 07, 2016	

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: _____



December 06, 2016

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

Subject: Agent Authorization
Winthrop Area Federal Credit Union
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 as needed. The application is for the Winthrop Area Federal Credit Union and their proposed ATM at 125 Leighton Road in Augusta, Maine.

Sincerely,

Mr. Jeff Seguin
Treasurer, Winthrop Area Federal Credit Union

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



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

December 07, 2016

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

Subject: Winthrop Area Federal Credit Union
Leighton Road
Augusta, Maine

Dear Matt:

Winthrop Area Federal Credit Union own a parcel of land identified as Lot 25 on Tax Map 9 in the City of Augusta tax maps. The 1.25 acre parcel is located on Leighton Road and is zoned in the Planned Development (PD) District. The applicant is proposing to erect an Automatic Teller Machine (ATM) on the property to provide another location for their customers. 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 as shown on the attached FIRM map and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The project does not have any plumbing associated with it and this section is not applicable.
 3. The slope of the land and its effect upon effluents,
The project does not have any plumbing associated with it and this section is not applicable.
 4. The availability of streams for disposal of effluents;
The project does not have any plumbing associated with it and this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The project does not have any plumbing associated with it and this section is not applicable.
- B. The proposed development has sufficient water available for the reasonable needs of the development.
The project does not have any plumbing associated with it and this section is not applicable.

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- C. The proposed development will not cause an unreasonable burden on an existing water supply.
The project does not have any plumbing associated with it and this section is not applicable.
- 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.
A stormwater report is included indicating that there will be an increase in impervious area of 690 sf and therefore a waiver is being sought for the project. All 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 this submission indicating that the project will result in a maximum of 29.05 peak hour trips.
- 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 does not have any plumbing associated with it and this section is not applicable.
- 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 proposed project will not create any solid waste and this section is not applicable.
- 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.
A letter is included indicating that the applicant has 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, is not in shoreland zoning nor is it near any great pond or river.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
The project does not have any plumbing associated with it and this section is not applicable.
- 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.
There are not any wetlands on the parcel and this section is not applicable.
- O. The proposed development will provide for adequate storm water management.
A stormwater report is included indicating that there will be an increase in impervious area of 690 sf and therefore a waiver is being sought for the project. The new impervious area will all drain to a ditch along the east side of Leighton Road.
- 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 ATM will not exceed 12' in height and will not impair access to direct sunlight to any abutting land owner.
- 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.
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.

The proposed exterior lights will all be full cutoff complying with the Land Use Ordinance.

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,

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

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

December 07, 2016

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

Subject: Winthrop Area Federal Credit Union
Leighton Road
Augusta, Maine

Dear Matt:

I have researched the proposed development located on Leighton Road for the parcel identified as Lot 25 on Tax Map 9 in the City of Augusta tax maps. The 1.25 acre parcel is located in the Planned Development District (PD) as shown in the City of Augusta zoning maps.

Winthrop Area Federal Credit Union, herein called the applicant is proposing to erect an ATM to provide another location for their customers. The project must comply address neighborhood compatibility per the City of Augusta Development Review Application. 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 Planned Development (PD) District and service uses are considered a permitted use within the district. There is one house to the northwest of the property with commercial uses everywhere else.
 - ii) Architectural design:
Elevation views of the ATM are included with the submission.
 - iii) Scale, bulk and building height:
The proposed ATM will rest on a 4' by 10' long concrete pad and not exceed 12' in height.
 - 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 ATM is located over 35' from the Leighton Road right-of-way line and is accessible from the east direction.

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vi) Visual integrity:

The proposed ATM will have a pitched roof and some masonry to enhance the appearance. A photograph is included below:



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

There is a house across Leighton Road whose driveway lines up with the exit from the applicant's site. However the house sits higher and to the north of the proposed exit. In addition we are installing Bufferyard "A" to shield headlights from shining towards the neighbor's house.

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

While there is one house to the northwest of the site there are not any residential abutters to the property anywhere else. The site will incorporate two light poles for security purposes and utilize Bufferyard "A" on all sides of the property. There will not be any unsafe or unhealthy conditions within the neighborhood as a result of this project.

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

The State of Maine owns the property on three sides of the parcel with Leighton Road on the other side. The site has been vacant for the past few years and this project should only enhance property values in the immediate area.

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 Report is included with this submission indicating that the project will result in a maximum of 29.05 peak hour trips.
- 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 proposed exit has over 650' of site distance in each direction, which complies with the Technical Standards. The minimum radius is 15' at the entrance and exit location.
- c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?
The proposed site layout allows emergency vehicles to enter from Leighton Road and maneuver throughout 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 proposed layout provides smooth access throughout the site with adequate turning radii available and has been sized to accommodate a box truck with a 30' wheel base. There is also a by-pass lane available adjacent to the ATM.

V) PUBLIC FACILITIES:

- a) Water Supply:
The project does not have any plumbing associated with it and this section is not applicable.
- b) Sanitary Sewer:
The project does not have any plumbing associated with it and this section is not applicable.
- c) Electricity/Telephone:
A new pole will be erected on site and electricity and telecom lines will be run underground to the ATM.
- d) Storm Drainage:
A stormwater report is included indicating that there will be an increase in impervious area of 690 sf and therefore a waiver is being sought for the project.

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 not any wetlands on the parcel, nor is it within the 100 year floodplain and there are not any slopes over 15%. 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?

No State or Federal permits are needed in regard to water quality and the project does conform to the City's Land Use Ordinance. All pertinent erosion and sedimentation control devices are depicted on the Site Plan (C-1).

- 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?

There will not be any sewage or industrial wastes associated with the project and this section is not applicable.

- e) Shoreland and Wetland Districts:

As previously mentioned the project is not in any Shoreland District and there are not any wetlands on the parcel.

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 construction of the facility.

- 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 the four property lines and there will be two pole mounted lights with full cut-off fixtures. 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 cut-off lights will provide adequate light for accessing the ATM.

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 incorporates Bufferyard "A" along all four sides of the property as there are commercial uses in these areas.

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

A new sign (5' long by 4' high) with a total height of 10' will be installed with a photo depicting it below:



Y) FINANCIAL AND TECHNICAL ABILITY:

a) E.S. Coffin Engineering & Surveying has the technical ability to meet the Ordinance.

b) A letter is included indicating 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,

James E. Coffin, P.E.

(Reserved)

§ 300-316.5. Historic District.

(Reserved)

§ 300-316.6. Resource Conservation and Use District.

(Reserved)

Article IV. Site Capacity Analysis

§ 300-317. Site capacity analysis required.

The site capacity analysis is required in the Planned Development and Rural Districts when utilizing the performance zoning process.

Commentary: This article, applicable to the Planned Development and four Rural Districts, makes clear that the area of a parcel which is suitable for development is not the same as the gross area of that parcel. The site capacity calculation determines the extent to which a site is developable by "subtracting" land which does not qualify for development for any of a variety of reasons. In the event that a site has no valuable natural resource features, the site capacity or area factor and/or impervious surface factor.

Access easements and rights-of-way must be subtracted from gross site area because the land involved is unavailable for development.

Noncontiguous land consists of areas which are effectively isolated and therefore unavailable for the purpose related to the proposed use. For example, if a portion of the parcel is effectively inaccessible from the remainder of the parcel and therefore not buildable, it should be subtracted from gross site area. If it is large enough to support development independent of the other portion and/or has access to a road, its base site (buildable) area could be calculated separately or could be included in a single, combined calculation.

§ 300-318. Base site area calculations (all land uses).

[Amended 6-19-2006 by Ord. No. 103]

Table 300-318-A

Gross site area as determined by actual on-site survey within last 5 years	<u>1.16</u> acres
Subtract land constituting land within rights-of-ways of existing roads and/or access easements	<u>0</u> acres
Subtract land which is not contiguous (1 and 2):	
(1) A separate parcel which does not abut, adjoin, or share common boundaries with the rest of the development	<u>0</u> acres
(2) Land which is cut off from the main parcel by a road, railroad, existing land uses, or major stream, such that common use is hindered or that the land is unavailable for building purposes	<u>0</u> acres
Whenever both nonresidential and residential uses are proposed:	
Subtract land used or proposed for residential uses OR subtract land proposed for nonresidential use	<u>0</u> acres
(Base site area must be calculated for both uses individually)	
Subtract any land that consists of floodplain, wetland, lake or pond; associated lands zoned Resource Protection	<u>0</u> acres
Equals base site area	<u>1.6</u> acres

§ 300-319. Determining site capacity.

[Amended 6-19-2006 by Ord. No. 103]

- A. Residential. The individual site capacity is determined by calculating the net buildable site area. For single-family, single-family cluster, or performance subdivisions, the number of dwelling units permitted is determined by multiplying the density factor with the net buildable site area. Calculations are as follows:

Table 300-319-A

1. Take base site area	_____ acres
2. Multiply by district open space ratio	x _____ acres
3. Equals open space — calculation 1	= _____ acres
4. Note area of lands consisting of floodplain, wetland, lake or pond; associated lands zoned for Resource Protection	_____ acres
5. Is the amount of land in floodplain, wetland, lake or pond, or associated lands zoned for Resource Protection (line 4) equal to or exceed the amount of open space — calculation 1 (line 3), Yes or No?	
6. Open space adjustment factor: If the answer to Line 5 is Yes, then the adjustment factor is 0.50 (50%) If the answer to Line 5 is No, then the adjustment factor is 1.00 What is the open space adjustment factor?	_____ (either 0.5 or 1.0)
7. Take open space — calculation 1 from line 3	_____ acres
8. Multiply by open space adjustment factor from line 6	x _____
9. Equals required minimum open space	= _____ acres
10. Take base site area	_____ acres
11. Subtract minimum required open space	_____ acres
12. Equals net buildable area	= _____ acres
13. Take net buildable area	_____ acres
14. Multiply by district maximum density factor	x _____
15. Equals number of dwelling units (round down only)	= _____ units

Table 300-319-B

Base site area equals net buildable site area	= _____ acres
Take net buildable site area	_____ acres
Multiply by floor area factor	x _____
Equals maximum floor area	= _____ acres
Take net buildable site area	_____ acres
Multiply by impervious surface ratio	x _____
Equals maximum impervious surface	= _____ acres

- B. Nonresidential. Maximum floor area is determined by calculating the net buildable site area. Developable floor area (square feet) is determined by multiplying the floor area factor with the net buildable site area. The maximum impervious surface allowed is determined by multiplying the impervious surface ratio with the net buildable site area.

Table 300-319-C

Base site area equals net buildable site area	= <u>1.6</u> acres
Take net buildable site area	<u>.812</u> acres
Multiply by floor area factor	x <u>.63</u>
Equals maximum floor area	= <u>.512</u> acres
Take net buildable site area	<u>.812</u> acres
Multiply by impervious surface ratio	x <u>.8</u>
Equals Max. Impervious Surface	<u>0.65</u> acres



**TRANSFER
TAX
PAID**

OPR BK 12024 PGS 41 - 44 06/29/2015 01:34:29 PM
INSTR # 2015014624 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

QUITCLAIM DEED

Winthrop Area Federal Credit Union of Winthrop, County of Kennebec and State of Maine, for consideration paid releases to Winthrop Area Federal Credit Union, of Winthrop, County of Kennebec and State of Maine, the land in Augusta, County of Kennebec and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, located in the City of Augusta, on the road leading from Coombs Mills to Hallowell, Kennebec County, State of Maine, bounded and described as follows:

Beginning on the Easterly side of said road at a point which shall be twenty-one feet South of my North line; thence running Easterly two hundred ten feet to a stone post; which shall be twenty-five feet South of my North line; thence Southerly one hundred fifty feet to a stone; thence Southwesterly ninety-one feet to a stone; thence Westerly one hundred fifty-eight feet to the East line of said road; thence Northerly three hundred twenty-two feet to the point of beginning.

Being the same premises conveyed to Andrew L. Seamon by deed from Jean Pepin and Claire Pepin, Trustees of the Pepin Family Trust, u/t/d January 27, 1994 dated October 9, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7679, Page 070.

This deed is executed under the Judgment of the Augusta District Court, Docket No. AUGDC-CV-13-157. Grantee being the high bidder at the public sale on March 2, 2015. Pursuant to 14 M.R.S.A. §6323, please see Judgment of Foreclosure and Order of Sale dated September 18, 2014 and recorded in the Kennebec County Registry of Deeds in Book 11830, Page 220, and please see a copy of the Affidavit of Publication without tear sheets and a copy of the Report of Foreclosure Sale attached hereto without tear sheets.

WITNESS the hand and seal of Jeffrey Seguin, Manager/CEO, duly authorized, this ^{8th} day of June, 2015.

Terril L. Camick

Jeffrey J. Seguin
Jeffrey Seguin, Manager/CEO

STATE OF MAINE
KENNEBEC, SS.

June 8, 2015

Then personally appeared the above-named Jeffrey Seguin and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

④ Donald Gasink

Before me,

Terril L. Camick

Notary Public-Attorney at Law

TERRIL L. CAMICK
Notary Public - Maine
My Commission Expires
September 30, 2021

STATE OF MAINE

County of Kennebec
City of AUGUSTA

Being duly sworn, says he/she is Megan Robinson *Megan Robinson*
Of the Kennebec Journal a daily newspaper in the City of Augusta, State of MAINE:

**Notice of Public Sale, Augusta District Court, Division of Kennebec, Docket
No. AUG-RE-13-157 in Winthrop Area Federal Credit Union v. Andrew Seamon
and Cindy L. Seamon et al. on real estate located in Augusta, Maine at 123 Leighton
Road**

Hereto annexed has been published in the said Kennebec Journal
To wit: on 1-24, 1-31, 2-7-2015

Subscribed and sworn before me this

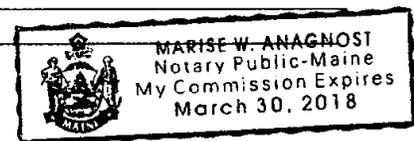
June 4, 2015
Thursday



Marise W. Anagnost
Marise W. Anagnost

My Commission Expires

Name: Donald J. Gasink Esq.
Caption: Notice of Public Sale
Ad Number: URN 15810



STATE OF MAINE
KENNEBEC, ss.

DISTRICT COURT
DOCKET NO. AUG-RE-13-157

Winthrop Area Federal Credit Union

Plaintiff

vs.

**ANDREW SEAMON and CINDY L.
SEAMON**

Defendants

and

**DOWNEAST ENERGY and TD
BANKNORTH, N.A.**

Parties-in-Interest

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**REPORT OF
FORECLOSURE SALE**

Pursuant to the Judgment of Foreclosure and Sale issued by this Court on September 18, 2014, following the expiration of the period of redemption and the publication of the sale as evidenced by the attached statement under oath from the Kennebec Journal, the foreclosure sale was conducted by the undersigned counsel for the Plaintiff on March 2, 2015 at 4:00 P.M. at 125 Leighton Road, Augusta. Present at the foreclosure sale were Larry Gove and Larry Gove, father and son, and Andrea Michaud and the undersigned counsel for the Plaintiff. Bids were received from Plaintiff and the successful bidder at public sale was Plaintiff for the property at \$145,000.00. This report is submitted pursuant to 14 M.R.S.A. §6324. On January 28, 2015, the undersigned counsel sent to Defendants and to each party-in-interest a letter enclosing a copy of the notice to be published in the Kennebec Journal, which notice confirmed the public sale to be held on March 2, 2015 at 4:00 p.m. pursuant to 14 M.R.S.A §6323(2).

RECEIPTS

Proceeds from Public Sale: \$145,00.00

DISBURSEMENTS

Expenses of Sale:

Real Estate Transfer Tax: 638.00
Publication Fee: 614.40
Interest from Judgment to Sale: 5,158.72

Legal fee from Judgment through auction,
deed and report: 945.00

TOTAL \$7,356.12

Payments to Plaintiff on Judgment:

Principal: 137,643.88

TOTAL 137,643.88

SURPLUS OR DEFICIENCY:

Judgment amount plus Expenses of sale (above)
less receipts equals deficiency or surplus:

Plaintiff does not seek a deficiency against Defendants on the first mortgage recorded in Book 8127, Page 81.

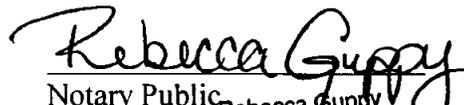
DATED: June 4, 2015


Donald J. Gasink, Esq.
Attorney for Plaintiff

STATE OF MAINE
KENNEBEC, ss.

Personally appeared before me the above-named Donald J. Gasink, who made oath to the statements in the above Report of Foreclosure Sale.

DATED: June 4, 2015

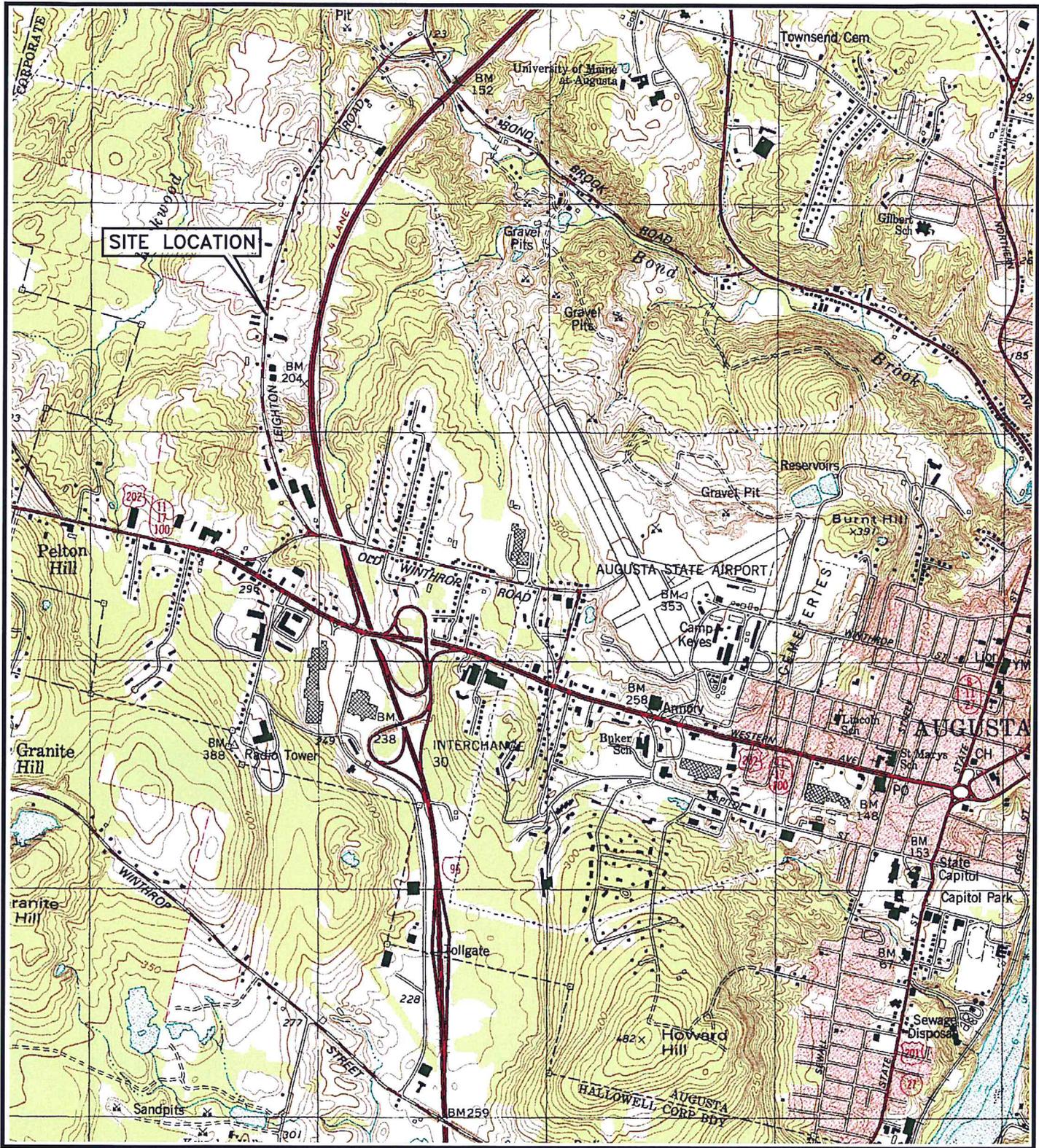

Notary Public
Rebecca Guppy
Notary Public, Maine
My Commission Expires November 14, 2019

CERTIFICATE OF SERVICE

I, Donald J. Gasink, hereby certify that a conformed copy of the foregoing Report of Foreclosure Sale, was mailed, postage prepaid, first class, to the following parties or their counsel on this date: Andrew Seamon and Cindy Seamon at 125 Leighton Road, Augusta, ME 04330, the last address known to the Plaintiff, TD Banknorth, N.A., 101 Western Ave., Augusta, ME 04330 and Downeast Energy, P.O. Box 250, Brunswick, ME 04011.

DATED: June 4, 2015


Donald J. Gasink, Esq.



LOCATION MAP
SCALE: 1"=2000'

SLM

CLIENT/PROJECT: **WINTHROP AREA
FEDERAL CREDIT UNION**

LOCATION: **LEIGHTON ROAD**

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE


E.S. COFFIN
 ENGINEERING & SURVEYING
 © 2016
 E.S. COFFIN ENGINEERING & SURVEYING, INC.
 432 Cony Road P.O. Box 4687 Augusta, Maine 04330
 Ph. (207) 623-9474 Fax (207) 623-0016 Toll Free 1-800-244-9475

SHEET TITLE: **SITE LOCATION MAP**

SCALE: 1" = 2000'

DATE: DECEMBER 5, 2016

FIG. NO. 2016-244

H:\Land Projects\3\16244\dwg\SLM.dwg 12/5/2016 4:19:37 PM



December 6, 2016

City of August Planning Board
16 Cony Street
Augusta, ME 04330

RE: Financial Capacity
Proposed Self-Service ATM Kiosk
125 Leighton Road, Augusta, ME 04330

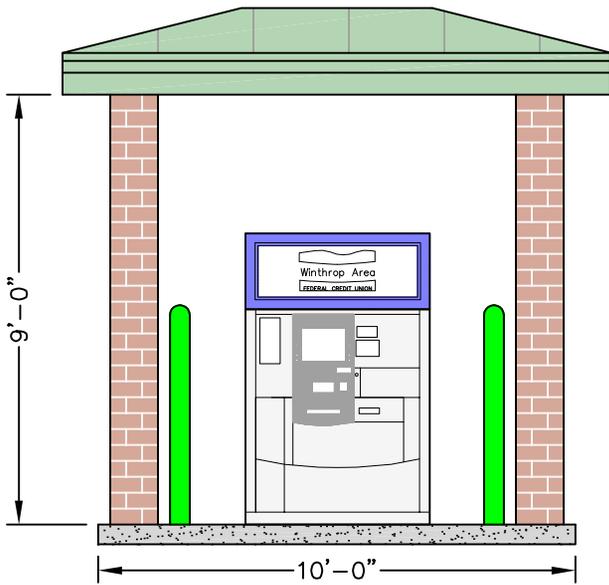
Dear City of Augusta Planning Board:

Winthrop Area Federal Credit Union is applying for a Building Permit to construct a Self-Service ATM Kiosk on property located at 125 Leighton Road, Augusta, ME.

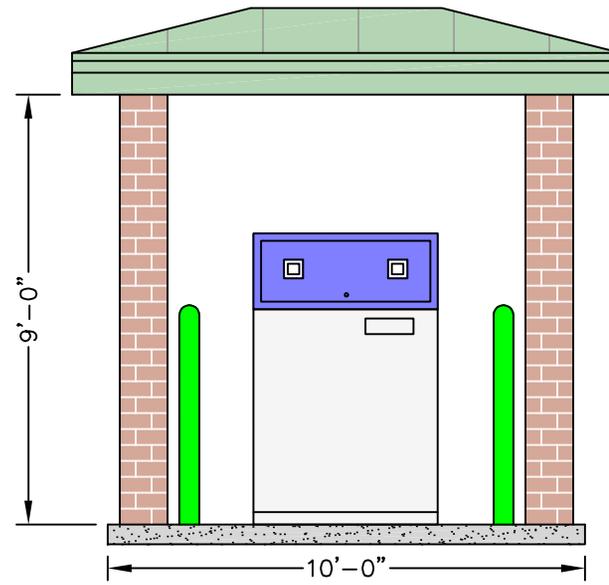
On the basis of the preliminary information we have received, the anticipated project cost should be under \$200,000. The Credit Union possesses the financial capability to complete construction of such a project.

Respectfully submitted,

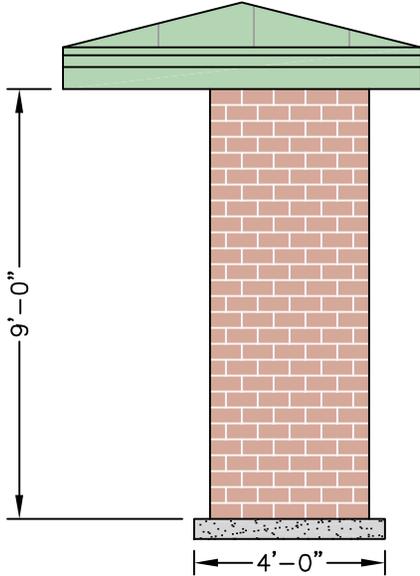
Jeffrey J. Seguin, CEO
Winthrop Area Federal Credit Union



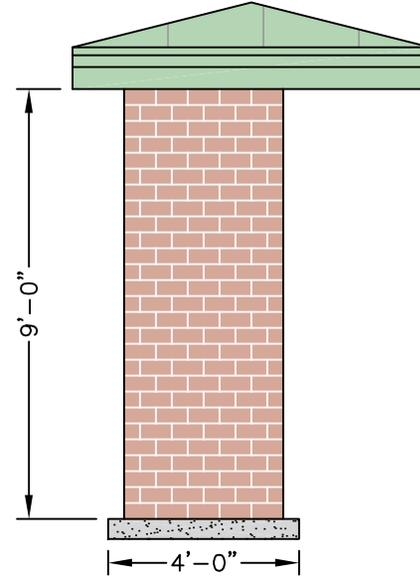
EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE

CLIENT & PROJECT WINTHROP AREA FEDERAL CREDIT UNION	SUBJECT TITLE PROPOSED ELEVATIONS	
	SCALE: 1/4" = 1'-0"	DRAWN BY: JJK
LOCATION: LEIGHTON ROAD	DATE: DECEMBER 6, 2016	CHECKED BY: REM
TOWN: AUGUSTA	CONSTR: KENNEBEC	STATE: MAINE

National Flood Hazard Layer FIRMette

44°19'57.91"N

69°49'21.95"W



USGS The National Map: Orthoimagery

69°48'42.87"W

44°19'31.06"N



Legend

- Cross-Sections
- Base Flood Elevations
- Flood Hazard Zones**
- 1% Annual Chance Flood
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



LOMRs

- Effective

Map Panels

- Digital Data
- Unmodernized Maps
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

The NFHL is a living database, updated daily, and this map represents a snapshot of information at a specific time.

Flood risks are dynamic and can change frequently due to a variety of factors, including weather patterns, erosion, and new development. FEMA flood maps are continually updated through a variety of processes. Users should always verify through the Map Service Center (<http://msc.fema.gov>) or the Community Map Repository that they have the current effective information.

NFHL maps should not be created for unmapped or unmodernized areas.



FEMA



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

December 6, 2016

James Coffin
E.S. Coffin
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: Job #2016-244, Winthrop Area Credit Union,
Leighton Rd, Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received December 6, 2016 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Cameron", with a long, sweeping underline.

Don Cameron | Ecologist | Maine Natural Areas Program
207-287-8041 | don.s.cameron@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: 2016-244, Winthrop Area Federal Credit Union, Leighton Rd, Augusta, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
American Ginseng						
	E	S3	G3G4	1907-07-28	18	Hardwood to mixed forest (forest, upland)
Awned Flatsedge						
	SC	S2	G5	2012-09-28	11	Non-tidal rivershore (non-forested, seasonally wet)
Broad Beech Fern						
	SC	S2	G5	1897-08-30	9	Hardwood to mixed forest (forest, upland)
	SC	S2	G5	1998-06-25	1	Hardwood to mixed forest (forest, upland)
	SC	S2	G5	1895-08-17	12	Hardwood to mixed forest (forest, upland)
Dwarf Bulrush						
	T	S1	G5	2003-10-03	6	Open wetland, not coastal nor rivershore (non-forested, wetland)
Eaton's Bur-marigold						
	SC	S2	G2G3	2013-10-04	29	Tidal wetland (non-forested, wetland)
Estuary Bur-marigold						
	SC	S3	G4	2013-10-04	30	Tidal wetland (non-forested, wetland)
Fall Fimbry						
	SC	S2S3	G5	2003-10-03	20	Open wetland, not coastal nor rivershore (non-forested, wetland)
Freshwater Tidal Marsh						
	<null>	S2	G4?	2013-09-10	16	Tidal wetland (non-forested, wetland)
Indian Grass						
	E	S1	G5	1933-07-12	9	Non-tidal rivershore (non-forested, seasonally wet)
Meadow Sedge						
	T	S1	G5	2014-05-30	4	<null>
Mountain Honeysuckle						

Rare and Exemplary Botanical Features within 4 miles of Project: 2016-244, Winthrop Area Federal Credit Union, Leighton Rd, Augusta, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	E	S2	G5	1975-pre	1	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Northern Hardwoods Forest						
	<null>	S5	G3G5	1998-06-25	4	Hardwood to mixed forest (forest, upland)
Parker's Pipewort						
	SC	S3	G3	2013-10-04	16	Tidal wetland (non-forested, wetland)
Raised Level Bog Ecosystem						
	<null>	S4	GNR	2004	4	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Sandbar Willow						
	E	S1	G5	2012-09-28	4	Non-tidal rivershore (non-forested, seasonally wet)
Showy Lady's-slipper						
	SC	S3	G4	1874-07-04	36	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Showy Orchis						
	E	S1	G5	1941	15	Hardwood to mixed forest (forest, upland)
Stiff Arrowhead						
	SC	S2	G5	2002-08-03	12	Tidal wetland (non-forested, wetland)
White Adder's-mouth						
	E	S1	G5	1878-06	15	Forested wetland
Wild Garlic						
	SC	S2	G5	2002	18	Forested wetland,Hardwood to mixed forest (forest, upland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered and Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>

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



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

December 07, 2016

City of Augusta
Mr. Lionel Cayer, City Engineer
One City Center
Augusta, Maine 04330

Subject: Stormwater Report
Winthrop Area Federal Credit Union
Leighton Road

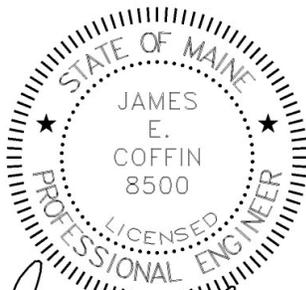
Dear Lionel,

I have reviewed the existing and proposed plans for the Winthrop Area Federal Credit Union and found that there will be a negligible increase in impervious area for the project. Today there is 5,220 sf of impervious area on site and the proposed plans will result in there being 5,910 sf of impervious area. This will result in 690 sf of new impervious area associated with the project. With the small increase in impervious area, we are asking for a waiver in regard to stormwater management associated with the project and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE



A handwritten signature in black ink that reads "James Coffin".

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



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

December 07, 2016

Mr. Lionel Cayer, City Engineer
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: Winthrop Area Federal Credit Union
Traffic Impact

Dear Lionel,

Winthrop Area Federal Credit Union own a parcel of land identified as Lot 25 on Tax Map 9 in the City of Augusta tax maps. The 1.25 acre parcel is located on Leighton Road and is zoned in the Planned Development (PD) District. The applicant is proposing to erect an Automatic Teller Machine (ATM) on the property to provide another location for their customers. The Land Use Ordinance requires that traffic be evaluated for the proposed project.

ATM's are not listed in the Institute of Transportation Engineers (ITE) Manual, but the Department of Transportation (DOT) utilizes "Drive-In Lanes" under the Drive-In Bank Use as a close representation. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Drive-In Lanes" and are shown below:

Based on One Drive-In Lane:

AM Peak Hour Rate = 21.64

1 Lane x 21.64 = 21.64 peak hour trips.

PM Peak Hour Rate = 29.05

1 Lane x 29.05 = 29.05 peak hour trips.

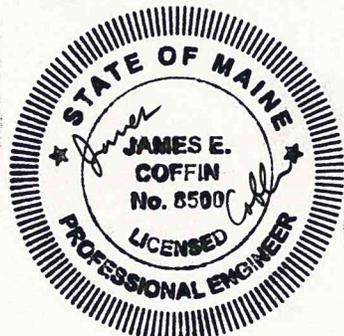
Maximum Peak Hour Trips = 29.05 (PM)

The maximum generator for both uses occurs during the PM peak hour (29.05 peak hour trip) for the proposed project. The project will not require a turning movement permit from the MDOT because there are not more than 100-trips, nor will it require a traffic study with the City of Augusta as there are less than 35 peak hour trips. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE



Professionals Delivering Quality Solutions

Drive-in Bank (912)

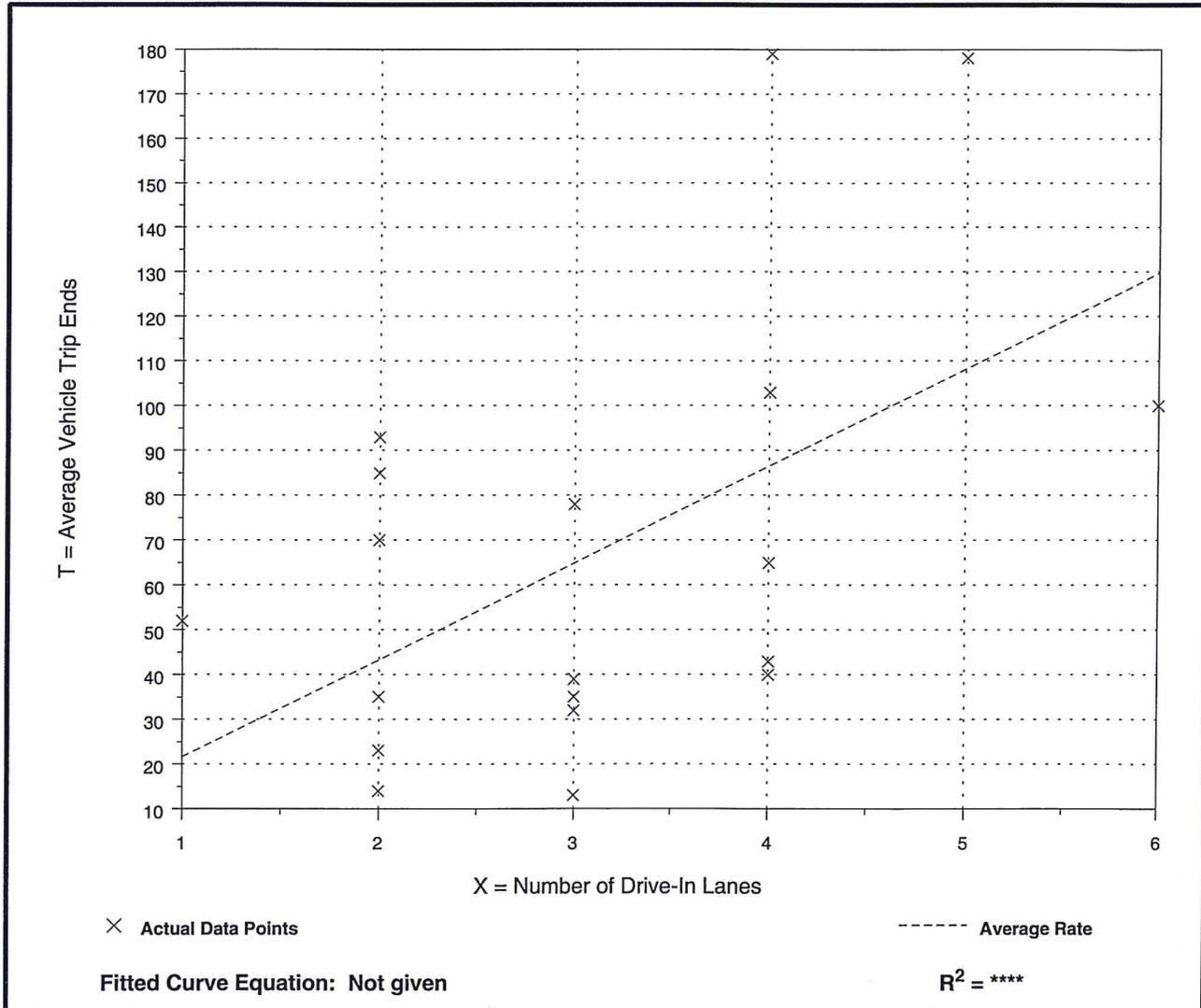
Average Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 19
 Avg. Number of Drive-In Lanes: 3
 Directional Distribution: 56% entering, 44% exiting

Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
21.64	4.33 - 52.00	13.89

Data Plot and Equation



Drive-in Bank (912)

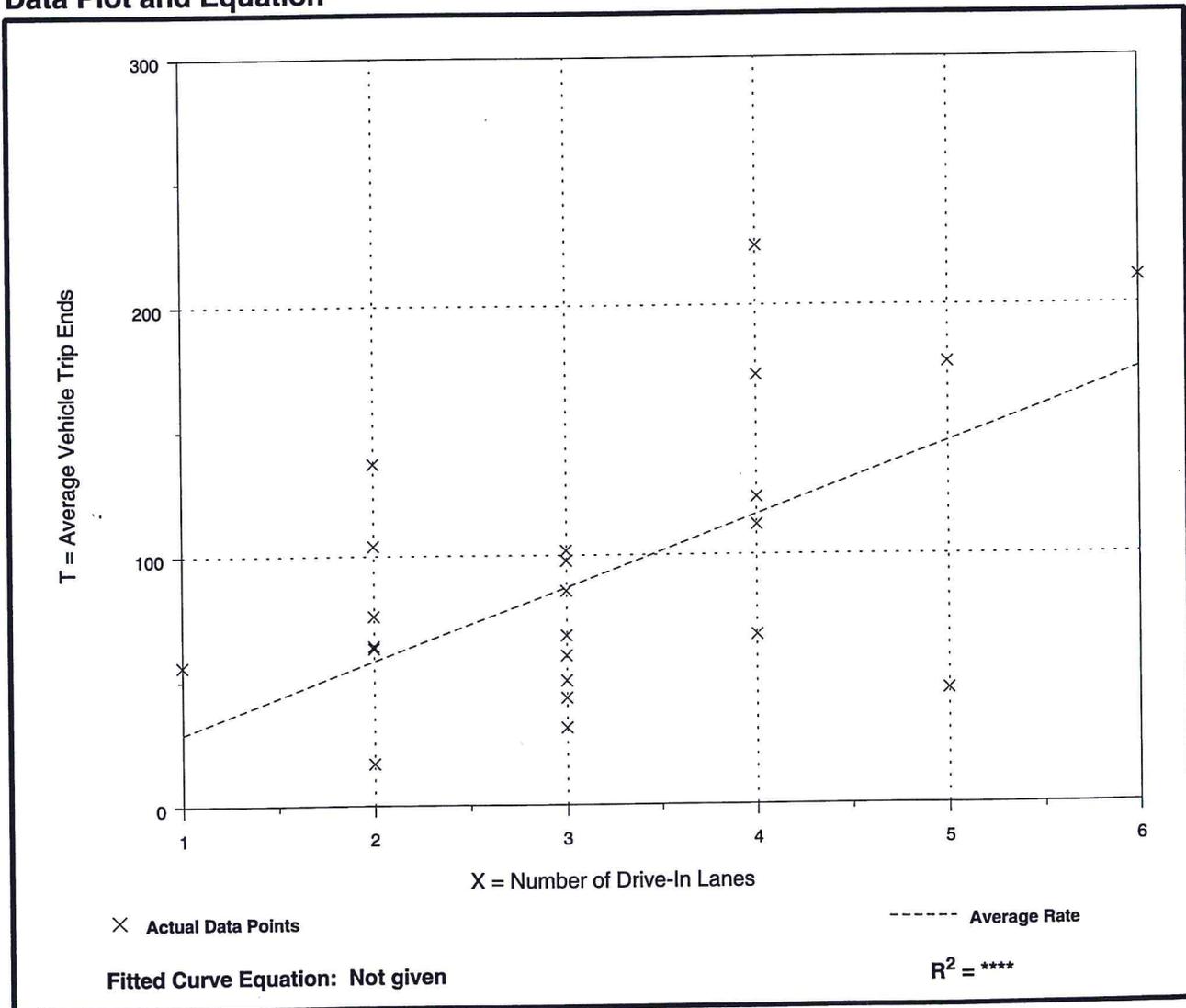
Average Vehicle Trip Ends vs: Drive-In Lanes
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 26
 Avg. Number of Drive-In Lanes: 3
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
29.05	8.50 - 68.50	14.73

Data Plot and Equation





MR1 LED

LED Area Luminaire



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

- EPA:** 0.54 ft² (0.05 m²)
- Length:** 24-1/2" (62.2 cm)
- Width:** 18-5/8" (47.3 cm)
- Height:** 6-3/8" (16.2 cm)
- Weight (max):** 31 lbs (14.7 kg)



Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MR1 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR1 LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: MR1 LED 42C 700 40K SR5 MVOLT SPA DDBXD

MR1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting
MR1 LED	42C	42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR4 Type IV SR3 Type III SR5 Type V	MVOLT ¹ 240 ¹ 480 120 ¹ 277 ¹ 208 ¹ 347	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket

Control Options	Other Options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) PER5 Five-wire receptacle only (no controls) ² PER7 Seven-wire receptacle only (no controls) ² DMG 0-10V dimming driver (no controls) ³ BL30 Bi-level switched dimming, 30% ^{4,5} BL50 Bi-level switched dimming, 50% ^{4,5}	Shipped separately⁶ VG Vandal guard SF Single fuse (120, 277, 347V) ¹ DF Double fuse (208, 240, 480V) ¹ DFL Diffusing lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Accessories
Ordered and shipped separately

Template #8

Top of Pole

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁷
SCU	Shorting cap ⁷
MR1VG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm adapter
SPA19/AS DDBXD U	Square pole DM19 to DM19AS adapter
RPA19/AS DDBXD U	Round pole DM19 to DM19AS adapter

Omero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°
DM28AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120° *

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

Tenon Mounting Slipfitter *

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

* For round pole mounting (RPA) only.

- NOTES**
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
 - If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
 - Not available with 347 or 480V.
 - Requires an additional switched line.
 - Dimming driver standard. Not available with 347V, 480V, PER5 or PER7.
 - Also available as a separate accessory; see Accessories information at left.
 - Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40 K (4000 K, 70 CRI)				
				Lumens	B	U	G	LPW
42C (42 LEDs)	350	49W	SR2	5,128	1	0	1	105
			SR3	5,109	1	0	1	104
			SR4	5,075	1	0	1	104
			SR5	5,403	3	0	1	110
	530	75W	SR2	7,148	2	0	2	95
			SR3	7,121	1	0	2	95
			SR4	7,074	1	0	2	94
			SR5	7,531	3	0	2	100
	700	98W	SR2	8,564	2	0	2	87
			SR3	8,533	2	0	2	87
			SR4	8,476	2	0	2	86
			SR5	9,023	3	0	2	92

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MR1 LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

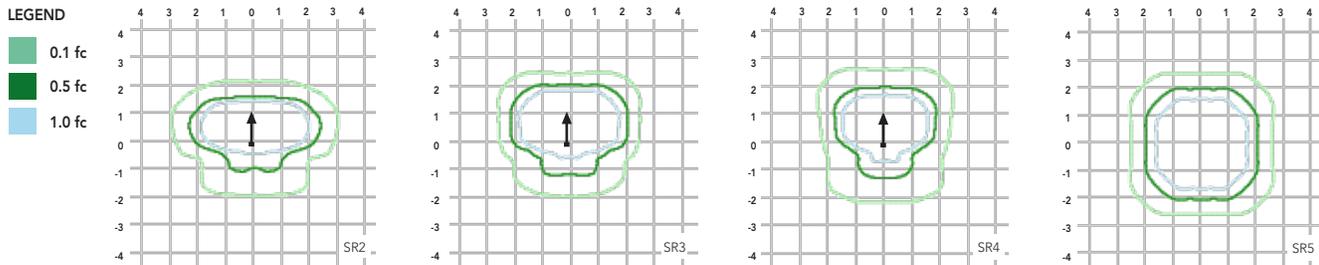
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.93	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [MR1 LED homepage](#).

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE

Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 4000K or optional 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls. The MR1 LED utilizes the AERIS™ series pole drilling pattern.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated. **U.S. Patent No. D556,357.**

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

