

**Supplemental Information for Proposed Malta Hill Tank (Addendum No. 2)**  
**Minor Development Planning Board Submission**  
**Greater Augusta Utility District**  
**Augusta, Maine**  
**March 19, 2014**

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**Introduction**

The proposed Malta Hill Water Tank is a unique development. On this basis, certain aspects of the Minor Development Application currently on file with the City Planning Department are not-applicable and clarified below.

**Additional Information Regarding Waiver Request for Plan Information**

**Par. 4.4.1.9 – Conformity with Local Ordinances** - We are not aware of any local ordinance that applies to this type of unique project that we are not in local, state or federal compliance with.

**Par. 4.4.1.10 – Financial and Technical Standing** - The District is in excellent financial standing and complies with all financial capacity requirements from the Maine Drinking Water Program and the Maine Public Utilities Commission. All financial records are a matter of public record. A Maine PUC report can be provided if requested. The District can raise funds as required by instituting a water rate increase in accordance with state law and policies.

The project is being design by Wright-Pierce. Our firm has designed and commissioned over 15 of this exact type of tank successfully throughout New England in the last 10 years. In the state of Maine, we have designed and permitted similar tanks in South Paris, Waldoboro, Topsham, Bath, Bangor and Gardiner. The tank will be designed in accordance with State of Maine design guidelines under the Maine Drinking Water Program and standards set forth by the American Water Works Association (AWWA), also embodied within state of Maine regulations. The tank will meet all structural and seismic codes.

**Par. 4.4.1.17 – Impact of Sunlight on Neighbors.** As previously described, the new tank will be marginally higher than the existing storage tank. This will create a slightly longer shadow cast around the tank depending on the time of year and orientation of the sun. This shadow will only be marginally longer than the shadow cast by the current tank. The only structure in close enough proximity to the new tank that could be impacted by this change is the adjacent Spectrum Communication facility, located on land leased by the District to Spectrum. We have

reviewed historical documents and have communicated with this landowner and have confirmed that this change will not impact the operation of this facility.

**Par. 4.4.1.18 – Compliance with Site Development Law.** The project does not include subdivision of land and does not disturb sufficient area to trigger the Maine Site Development Law.

**Par. 6.3.4.1 – Neighborhood Compatibility** – We do not believe the proposed project changes the character of the neighborhood in any manner. The tank will be located exactly where an existing tank has historically been located. The new tank will replace two tanks, so the intensity of development will not only decrease but old lead-based painted steel tanks will be safely removed from the project site.

To the maximum extent possible, most trees and forested areas (Except small areas shown on the site plan) will be retained for natural screening and to maintain continuity with the surrounding nature center lands.

- a) The only non-structural aspect of this tank that has architectural features is the tank color. The tank will be painted a natural color to obscure its presence as much as possible. The tank size and height was driven by prior engineering studies conducted on the water system. The height and orientation of the tank was determined by this study.
- b) The tank site was again elected to minimize disturbance to the property. The east tank was selected for replacement because it is furthest from residential areas of the neighborhood.
- c) The tank location selected is the best siting to minimize visual impacts to the surrounding area.
- d) As stated above, we selected the site to locate the tank furthest away from neighbors.

**Par. 6.3.4.2 – Growth Plan Compliance.** The proposed project will not impact growth in the City, but will merely be replacing old infrastructure with new infrastructure, that is safe and modern.

**Par. 6.3.4.3 – Traffic** - The project will restrict all vehicle and public access other than employees of the water district. The present, very infrequent visits to the property by employees will remain unchanged after the new tank is constructed.

- a) There will be no permanent traffic generated by the project.
- b) Not-Applicable

- c) The existing driveway to the site will remain essentially in its current state. Only small modifications to the road will be made to accommodate construction vehicle access.
- d) No parking will be provided.

**Par. 6.3.4.4 – Public Facilities** - The project will be a potable water holding tank for use by the general public for drinking and fire protection throughout the service area. There will be no access to the water supply by the public at the site for security reasons as previously described. The project will not generate any wastes and will not require public water or power extensions.

**Par. 6.3.4.5 – Resource Protection** – The project will not impact any wetland areas, wildlife habitat, important historic sites, aquatic life or other natural resources. The area to be impacted is within the footprint of an existing tank. The second tank will be removed and replaced with loam and seed, so the project will result in a reduction of impervious surface.

- a) No steep slopes will be impacted and erosion control measures will be implemented and are shown on the drawings to prevent impacts to surface water bodies from run-off.
- b) The project will not generate any noxious odors or permanent noise other than noise from temporary construction equipment.
- c) Steel and other demolition materials will be removed from the site and disposed of in accordance with state and federal law.
- d) The project will not generate all sanitary or industrial wastes
- e) The project is not located in a wetland or shore land area or District.

**Par. 6.3.4.6 – Performance Standards.**

- a) The proposed project complies with all applicable provisions of the ordinance. Because the project is unique, many provisions are not applicable.
- b) Other than construction noise, the project will not generate any permanent noise.
- c) The surface of the tank will not generate glare and will be painted with an earth tone exterior coating product.
- d) The project will not have any new exterior lighting, or signs.
- e) The property will be protected around the perimeter with a chain link fence as shown on the design plans. The public will not be allowed access to the site to protect the City's water supply. Ladders to the roof system will be locked and equipped with a fall protection device for District workers.

**Par. 6.3.4.7 – Financial and Technical Ability.** See item 4.4.1.10 above.

**Respectively submitted – Jeffrey P. Musich P.E. Wright-Pierce.**