

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

Address of Proposed development: 444 Civic Center Drive		
Zone(s): PD (Planned Development District)		
Project Name: Maine Veterans' Homes		
Existing Building (sq. ft.): N/A	Proposed Building (sq. ft.): 28,075 sf	
Existing Impervious (sq. ft.): N/A	Proposed Imperv. (sq. ft.): 120,625 sf	
Proposed Total Disturbed Area of the Site: <u>210,535 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: Purchase/Sale: Maine Veterans' Homes 5 Community Drive Suite III Augusta, ME 04330 Phone #: 622-0075 Cell #: e-mail: rherbert@MaineVets.org	Applicant's Name/Address: Maine Veterans' Homes 5 Community Drive Suite III Augusta, ME 04330 Phone #: 622-0075 Cell #: e-mail: rherbert@MaineVets.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 #: 5 Lot #: 125	Lot Size (acres): 28.5 Frontage (Feet): 850'	Form for Evidence of Standing (deed, purchase and sale agreement, other): Purchase/Sale Agreement
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		
Applicant: _____		Date: _____
Owner: _____		Date: _____
Agent: 		Date: Jan 10, 2014

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 (1 copy of the MDEP Stormwater Permit Application has already been submitted)	<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

January 10, 2014

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

Subject: **Maine Veterans' Homes**
Site Plan Review Criteria

Dear Matt:

Maine Veterans' Homes is proposing to develop a parcel of land on lot #125 shown on tax map #5 in the City of Augusta on Civic Center Drive in Augusta, Maine. 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 project will connect into the stubbed 2" force main located just west of the Skowhegan Savings Bank (SSB's) parking lot, which flows into a pump station 100 feet to the east. This pump station connects to the public sewer system along Civic Center Drive.
 3. The slope of the land and its effect upon effluents,
Sewer wastes from the proposed building will be sent to a pump station and then sent through a 2" diameter force main to the stubbed force main mentioned above. Since the proposed development connects into the public sewer system on Civic Center Drive this section is not applicable.
 4. The availability of streams for disposal of effluents;
There is a stream located 150'+ west of the proposed building, but with the project connecting to public sewer, this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The proposed development will connect into the public water and sewer systems on Civic Center Drive and therefore this section is not applicable.

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

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

- C. The proposed development will not cause an unreasonable burden on an existing water supply.

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

A Stormwater Permit Application has been filed with the DEP that addresses both stormwater quantity and quality. All erosion and sedimentation control devices are depicted on the Sheet C-4 with details included on Sheets C-5 thru C-8.

- 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.

Maine Veterans' Homes (MVH) will have their own dedicated entrance onto the site. Originally access was thru SSB's parking lot, but this proved to be problematic in regards to the volume of traffic. The maximum amount of peak hour trips is 59.4 (see attached traffic report), which will not cause unreasonable public road congestion or unsafe intersections.

- 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.

All sewage wastes will flow into the pump station on the east side of the proposed building. This pump station then sends wastes to the pump station on the north side of SSB's building. This pump station sends wastes to the public system along Civic Center Drive. An e-mail was sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient sewage capacity available for 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 Leslie Jones asking if the proposed project will create a burden at the Hatch Hill Land Fill.

- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

A letter has been received by the Maine Historical Preservation Committee verifying that there are no historical or archeological sites are located within the area of the site. A

letter has been received from the Maine Department of Inland Fisheries and Wildlife verifying that there will not be an undue adverse effect to significant wildlife habitat. A letter has been received from the Department of Conservation verifying that there are no 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.
MVH will provide 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.
A Tier I Natural Resource of Protection Act (NRPA) permit application has been filed with the DEP for impacting 14,971 sf of freshwater wetlands.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
This area of Civic Center Drive has access to public water and the project will connect to it. The proposed development will not affect the quantity or quality of groundwater.
- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
A Tier I Natural Resource of Protection Act (NRPA) permit application has been filed with the DEP for impacting 14,971 sf of freshwater wetlands.

- O. The proposed development will provide for adequate storm water management.
A Stormwater Permit Application has been filed with the DEP that addresses both stormwater quantity and quality. DEP has 90 days to review the application before rendering a decision.
- 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 one-story building has a maximum height of 42' at the peak. The building will not impair access to direct sunlight by abutting property owners. The landscape buffers, which are required by the Land Use Ordinance, are the only elements that could hinder access to direct sunlight.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
The proposed development will not trigger a Site Location of Development Permit Application to the MDEP and therefore this section is not applicable.
- R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.
A photometric plan will be submitted prior to the planning board meeting showing that the project will comply with the Land Use Ordinance in regard to exterior lighting.

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



January 10, 2014

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

Subject: **Maine Veterans' Homes**
Site Plan Review Criteria

Dear Matt:

I have researched the proposed development located along Civic Center Drive for **Maine Veterans' Homes** 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 Planned Development District (PD) recognizes "Business and Professional Offices" and "Pharmacies" as a permitted use within the district. The land uses in the immediate area (1,000') are commercial including multiple office buildings and a bank. There are a couple of single-family residential homes on the east side of Civic Center Drive.

ii) Architectural design:

The applicant has retained Gawron Turgeon Architects (GTA) for the building design. The building will be wood framed with multiple roof peaks. GTA has incorporated stone veneer (42" high) with multiple columns around the east side (front) of the building. Reference is made to Sheet A401, which is included with the submission.

iii) Scale, bulk and building height:

The proposed building will be a single-story 28,075 sf building with a maximum height of 42' to the ridge. The pharmacy is about 5,600 sf and is not open to the public.

iv) Identity and historical character:

A letter was received from the Maine Historical Society on January 08, 2014 verifying that there are no historical sites within the development.

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v) Disposition and orientation of buildings on the lot:

The building has been located to the west of Skowhegan Savings Bank on a plateau in a field. The grades of the parcel are such that this is one of a few locations for a building of this size. This location offers natural wooded buffering to the west and north of the new building.

vi) Visual integrity:

The existing elevation of Civic Center Drive where the proposed driveway intersects is 258' and the finish floor elevation of the building is 237.25'. The building finish floor elevation is located over 20' lower than the road elevation. GTA has designed a peaked roof system with a maximum height of 42' above finish floor elevation so that the roof can be seen from Civic Center Drive.

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 areas to the west and north adjacent to the proposed building are heavily wooded. The abutter to the south is 442 Civic Center Acquisitions, LLC, and this building is over 600' in length. The parking lot for this building abuts and runs parallel to MVH's southerly property line. There are some existing trees in this area, but we are proposing to enhance this area as shown on the Landscape Plan (L101). Skowhegan Savings Bank (SSB) is the abutter to the east and there is 8' high embankment that shields any type of headlights from shining onto SSB's property.

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

All immediate abutters are commercial uses and the only residences are located on the east side of Civic Center Drive. With the proposed use being office/business it is similar to other uses in the vicinity. In addition, the proposed building is located over 550' from Civic Center Drive with its own dedicated access.

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

The proposed project is very similar to other uses in the immediate area. This particular area along Civic Center Drive is being expanded at a rapid rate and will likely see much more development in the future. With this area being developed it should only enhance other property values in the area.

T) PLANS AND POLICIES:

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

The 1988 Growth Management Plan labels this area within the City as "Economic Growth". Economic Growth includes offices, which should be situated to soften the impact of development. With the building being situated over 550' off from Civic Center Drive this 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?

Maine Veterans' Homes (MVH) will have their own dedicated entrance onto the site. Originally access was thru SSB's parking lot, but this proved to be problematic in regards to the volume of traffic. The maximum amount of peak hour trips is 59.4 (see

attached traffic report) which will not cause unreasonable public road congestion or unsafe conditions within the neighborhood.

- b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.
The project has more than adequate site distance at the proposed entrance along Civic Center Drive. The driveway conforms to the Technical Standards Handbook in regard to slope, width, etc.

- 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 proposed site is depicted on the Site Plan (C-2) and maintains proper traffic movement features in and around the site. There is a loading area in the rear of the building with adequate turning movements available. The Land Use Ordinance requires 85 parking spaces for the project and 100 parking spaces are depicted on the Site Plan. The main parking lot is configured in such a way that there aren't any dead ends.

V) PUBLIC FACILITIES:

- a) Water Supply:

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

- b) Sanitary Sewer:

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

- c) Electricity/Telephone:

Electricity and telecom lines have been stubbed for future development on the south side of SSB's building. SSB will grant a utility easement to MVH to access these utilities.

- d) Storm Drainage:

A Stormwater Permit Application has been filed with the DEP that addresses both stormwater quantity and quality.

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?

A Tier I Natural Resource of Protection Act (NRPA) permit application has been filed with the DEP for impacting 14,971 sf of freshwater wetlands. The driveway crosses an

un-named drainage swale, which has steep slopes. These slopes are mitigated by integrating retaining walls on each side of the driveway.

- 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?

The DEP stormwater permit application and NRPA application are awaiting approval, but other than that there are no other state permits needed 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 Erosion & sedimentation control plan is shown on Sheet C-4 with the site details shown on Sheets C-5 thru C-8. 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?

The building sewer line will connect into a new pump station on the east side of the new building. This pump station connects to SSB's pump station and eventually ties into the sewer system along Civic Center Drive.

- e) Shoreland and Wetland Districts:

The project is not near any shoreline, but there are 14,971 sf of freshwater wetlands being impacted as a result of the project. As mentioned above a NRPA permit application has been filed with the DEP.

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 is buffered naturally by woods on the north and west sides of the new building. New plantings are proposed around the parking lot perimeter to reduce

glare or heat from vehicles. Reference is made to the Landscape Plan by Gawron Turgeon Architects.

- 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?

A photometric plan will be submitted prior to the planning board meeting showing that the project will comply with the Land Use Ordinance in regard to exterior lighting.

- 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?

Bufferyard "A" is being utilized to screen the parking lot to conform to the Land Use Ordinance. The dumpsters are screened with a six foot high stockade fence.

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

A new sign will be erected at the driveway entrance at Civic Center Drive and will not exceed 200 sf in area per the Land Use Ordinance.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying and Gawron Turgeon Architects have the technical ability to meet the terms of the Ordinance.**
- b) **The applicant will produce proof that he 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.

(i) to accept title to the Property subject to such uncured Title Defects without reduction of the purchase price and without any liability on the part of Seller therefore, in which case such Title Defects shall be Permitted Encumbrances, or (ii) to terminate this Contract, whereupon the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligations under this Contract.

5. **DEED:** In return for payment in full of the purchase price, Seller shall convey the Property within thirty (30) days of receipt of final permits and approvals from all necessary federal, state and municipal agencies referenced in Section 24 below (the "Closing Date") to Purchaser by Maine Statutory Short-Form quit claim deed with covenants (the "Deed"), and the parties agree to execute and deliver on the Closing Date such other documents that are customary and/or reasonably necessary to complete the conveyance. It is a condition to Purchaser's obligations hereunder that title to the Property shall be free and clear of all liens and encumbrances except for the following matters and otherwise in compliance with the requirements of this Contract: (i) zoning restrictions and land use laws and regulations and permits and approvals issued pursuant thereto; (ii) current taxes and assessments attributable to periods from and after the Closing, which Purchaser shall be liable to pay; and (iii) any Permitted Encumbrance.
6. **SURVEY:** Within forty-five (45) days of the effective date hereof, Seller shall, at Seller's sole expense, provide Purchaser with an ALTA Land Title survey, depicting the Property including any easement benefiting or burdening the Property for the shared access drive. Purchaser shall be entitled to use the survey in connection with its land use approvals for its development on the Property, and Seller consents to the use of the survey by Purchaser's civil engineers employed to design Purchaser's proposed development. If Purchaser is not satisfied with any of the conditions disclosed on the Survey, then Purchaser may, within 10 days of receipt of the Survey, terminate this Agreement and receive a return of its earnest money deposit. In the event that the Survey is delivered within ten (10) days of the Effective Date of this Agreement, then the time period to terminate this Agreement based upon conditions disclosed by the Survey shall expire within thirty (30) days of the effective date of this Agreement.
7. **POSSESSION/OCCUPANCY:** Possession/occupancy of the Property shall be given to Purchaser on the Closing Date free and clear of all leases, tenancies, occupancies affecting the Property
8. **RISK OF LOSS:** Until transfer of title, the risk of loss or damage to the Property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The Property shall at closing be in substantially the same condition as of the Effective Date, excepting reasonable use and wear. If the Property is materially damaged or destroyed prior to closing, Purchaser may either terminate this Contract and be refunded the earnest money deposit, or close this transaction and accept the Property in its as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.
9. **PRORATIONS:** The following items shall be prorated as of the Closing Date:
 - a. Real Estate Taxes based on the municipality's current tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
10. **DUE DILIGENCE:** Purchaser is advised to seek information from professionals regarding any specific issue of concern. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or

personal property. Purchaser's obligation to close under this Contract is conditioned upon Purchaser's satisfaction with its investigations of the Property, which may without limitation include survey, environmental assessment, engineering studies, wetlands or soils studies, zoning compliance or feasibility, and code compliance, all within 30 days of the Effective Date. Purchaser is given permission to enter onto the Property to conduct any such tests as are deemed necessary by Purchaser.

All investigations will be done by professionals chosen and paid for by Purchaser other than the survey to be completed on the Property which shall be at the expense of the Seller. If the result of an investigation is unsatisfactory to Purchaser, Purchaser may declare this contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that Purchaser's investigations are unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of any investigation(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the Property. Purchaser agrees to restore any disturbance to the Property including any borings or excavations caused by Purchaser's investigations, and Purchaser agrees to indemnify and hold Seller harmless for any claims, damages, losses or costs for personal injury or property damage, including without limitation reasonable attorneys' fees, incurred or suffered by Seller as a result of Purchaser's investigations of the Property, which indemnification obligation shall survive termination or closing under this Contract.

11. **REVIEW OF DOCUMENTS:** Seller agrees to provide Purchaser within ten (10) days of the Effective Date of this Contract complete copies of all environmental reports, plans, drawings, licenses, service contracts, leases, operating statements, soil compaction reports, topographical surveys and other documents related to the Property including copies of all permits, covenants, conditions and restrictions or other building and use restrictions governing the Property, and any copies of all books, records, existing title insurance policies and surveys and other documents and reports relating to the use, occupancy, condition and maintenance of the Property.
If currently available, Seller will provide Purchaser with the existing site survey in AutoCAD format.

12. **FINANCING:** None

13. **AGENCY DISCLOSURE:** Purchaser and Seller acknowledge that Frank O'Connor of NAI The Dunham Group is the only broker involved in this transaction. All commissions are the responsibility of the Seller and shall be paid at closing.

14. **DEFAULT:** If the sale of the Property as contemplated hereunder is not consummated solely by reason of Purchaser's default hereunder, provided that Seller is then ready, willing and able to consummate the sale of the Property as contemplated by this Contract and provided further that all conditions to Purchaser's obligation to consummate such purchase have been satisfied or waived by Purchaser, Seller shall be entitled to either (i) pursue any and all legal and/or equitable remedies or (ii) terminate this Contract and receive the earnest money as full and complete liquidated damages for the breach are difficult to ascertain and/or prove and the earnest money is a reasonable estimate and forecast of such actual damages. The parties acknowledge that the payment of the earnest money is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to Seller. In the event of a default by Seller hereunder, Purchaser shall be entitled to either (i) pursue any and all legal and/or equitable remedies, including the remedy of Specific Performance or (ii) terminate this Contract and receive a return of the Purchaser's earnest money. In the event of an undisputed default by either party, the Escrow Agent may deliver the earnest money to the party entitled to it under this Contract, with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as of the existence of a default hereunder and said

24. **PERMITS & APPROVALS:** This Contract is contingent upon Purchaser obtaining, by April 1, 2014, all necessary federal, state and municipal permits and approvals necessary to construct a 25,000 SF office building. In the event that Purchaser is denied such approvals by such date, Purchaser may, upon written notice to Seller by April 4, 2014, terminate this Agreement and receive a full refund of its earnest money deposit, and upon such return of the earnest money this Agreement shall terminate and neither party shall be under any further obligation hereunder.
25. **ACCESS ROAD AND UTILITIES:** Purchaser & Seller agrees to share the access road with the adjacent Skowhegan Savings Bank and agrees to modifications at Civic Center Drive to facilitate Purchaser's development, to paid for by Purchaser. In the event that the land underlying some or all of the current Skowhegan Bank access drive is not included in the real estate being purchased, which will be determined by the survey to be completed, Purchaser will be granted a perpetual access and utility easement over the existing access drive at closing. In the event that the land underlying some or all of the current Skowhegan Bank access drive is included in the real estate being purchased, which will be determined by the survey to be completed, Seller shall retain a perpetual access and utility easement over the existing access drive. The final plan of the access road shall be mutually acceptable to both parties. At Closing, Purchaser and Seller shall execute a mutually acceptable easement maintenance agreement providing for the shared cost of maintaining any shared access drive. Seller also agrees to allow Purchaser to obtain utility services from and over Seller's adjoining property, the expense of connecting thereto to be borne by Purchaser. In the event that Purchaser requires connection with utility services located on Seller's adjoining property, Seller shall grant Purchaser a perpetual utility easement and Purchaser shall restore Seller's property to the condition it was in prior to any construction by Purchaser associated with Purchaser's utility connections.

The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

Maine Veterans Homes

 Legal Name of Purchaser

By: 
 Signature

Kelley J. Kash, CEO
Maine Veterans' Homes

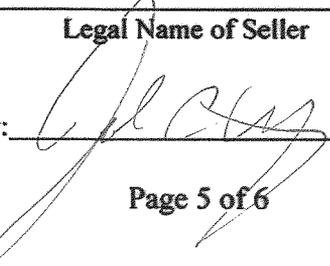
 Name/Title, there unto duly authorized

Seller accepts Purchaser's offer and agrees to deliver the premises at the price and upon the terms and conditions set forth above and agrees to pay the Brokers the commission for services rendered in connection with this Contract.

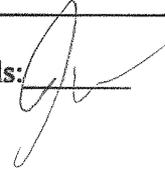
Signed this _____ day of _____, 2013.

Skowhegan Savings Bank

 Legal Name of Seller

By: 

 President

Purchaser's Initials:  Seller's Initials: 

Signature

Name/Title, there unto duly authorized

NAI The Dunham Group

Legal Name of Escrow Agent

Name/Title, thereunto duly authorized

By: _____
Signature

EFFECTIVE DATE OF CONTRACT: _____, 2013.

December 26, 2013

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 project is located on Civic Center Drive in Augusta, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Herbert', with a long horizontal flourish extending to the right.

Ron Herbert, Director of Facilities

3.6.3.2 Bridge/Highway Corridor District—Reserved.**3.6.3.3 Highway Overlay Districts—Reserved.**

(1) Urban Highway—Reserve ending over or below the normal high-water line or within a wetland.

Parking facilities. Uses similar to uses requiring a Planning Board permit.

Public hearing not mandatory for the following uses: Use criteria in section 6.3.4 subsection (5)e (i) through (viii):

New essential services. Multiunit residential. New road construction.

(6) STRd.

(2) Rural Highway—Reserved.

3.6.3.4 Capitol View District—Reserved.**3.6.3.5 Historic District—Reserved.****3.6.3.6 Resource Conservation and Use District—Reserved.****3.7 Site Capacity Analysis.**

The site capacity analysis is required in the Planned Development and Rural Districts when utilizing the performance zoning process. *COMMENTARY: This section, applicable to the planned development and four (4) 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.

3.7.1 Base Site Area Calculations (All Land Uses).

TABLE 3.7.1-A

Gross site area as determined by actual on-site survey within last 5 years, 28.52 acres

3.7.1

AUGUSTA CODE

Subtract land constituting land within rights-of-ways of existing roads and/or access easements. — 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. — 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. — acres

Whenever both nonresidential and residential uses are proposed:

Subtract land used or proposed for residential uses OR subtract land proposed for nonresidential use. — 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. 4.8 acres

Equals Base Site Area. 23.72 acres

(Ord. No. 103, § 1, 6-19-06)

3.7.2 Determining Site Capacity (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 3.7.2

1. Take BASE SITE AREA acres
2. Multiply by DISTRICT OPEN SPACE RATIO × 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 .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 .5 or 1.0)
7. Take Open Space—Calculation 1. from line 3 acres

8. Multiply by Open Space Adjustment Factor from line 6	×	_____	
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	×	_____	
15. Equals NUMBER OF DWELLING UNITS (Round Down only)	=	_____	units

(Ord. No. 103, § 2, 6-19-06)

TABLE 3.7.3

BASE SITE AREA equals NET BUILDABLE SITE AREA	=	<u>23.72</u>	acres
Take NET BUILDABLE SITE AREA		<u>23.72</u>	acres
Multiply by FLOOR AREA FACTOR	×	<u>0.63</u>	
Equals MAXIMUM FLOOR AREA	=	<u>14.9</u>	acres
Take NET BUILDABLE SITE AREA		<u>23.72</u>	acres
Multiply by IMPERVIOUS SURFACE RATIO	×	<u>0.8</u>	
Equals MAXIMUM IMPERVIOUS SURFACE	=	<u>19.0</u>	acres

3.7.4 Housing Types Allowed in Performance Subdivisions.

Performance subdivisions may contain one (1) or more housing types. For example, single-family house, lot-line house, duplex, town house, multiplex and multifamily buildings. Such subdivisions shall contain the minimum amount of open space required by the performance standards. Examples of housing types are outlined in the following commentary:

- (1) *Single-family house. This dwelling type consists of a single-family residence including manufactured housing located on a privately owned lot which has private yards on all sides of the house in accordance with the buffer yard table in section 5.1.1.*
- (2) *Lot-line house. This dwelling type consists of a single-family, fully detached residence located on an individual lot which is set on, or within five (5) feet of the side lot line. Windows are prohibited on that wall of the house nearest to the side lot line. Either a five-foot maintenance easement shall be provided on the neighboring property, or the lot-line house may be set back five (5) feet from the line and a recreation, planting, and use easement may be granted to the adjacent lot owner. COMMENTARY: Placing a house against one of the side lot lines makes the remaining side yard more usable and requires less total land than when the house is centered on the lot. Privacy to adjacent units is insured by the prohibition of windows on the wall of the unit closest to the lot line.*



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

December 18, 2013

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

Re: Rare and exemplary botanical features in proximity to: Maine Veterans' Homes
Development, 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 17, 2013 for information on the presence of rare or unique botanical features documented from the vicinity of the project site 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.

Letter to James E. Coffin, E. S. Coffin
Comments RE: Maine Veterans' Homes Augusta, ME
December 18, 2013
Page 2 of 2

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,



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

Rare & Exemplary Botanical Features within 4 miles of

Project: Maine Veterans' Homes Development, Augusta, Maine

Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Allium canadense	SC	S2	G5	1983-07-14	4	Hardwood to mixed forest (forest, upland)
Beech - birch - maple forest		S5	G3G5	1998-06-25	4	Hardwood to mixed forest (forest, upland)
Carex alopecoidea	PE	SH	G5	1916-07-06	2	Forested wetland
Cryptotaenia canadensis	PE	SH	G5	1936-07	4	Hardwood to mixed forest (forest, upland)
Cryptotaenia canadensis	PE	SH	G5	1916-08-18	3	Hardwood to mixed forest (forest, upland)
Cyperus squarrosus	SC	S2	G5	2012-09-28	11	Non-tidal rivershore (non-forested, seasonally wet)
Cypripedium reginae	T	S3	G4	1903-06	33	Forested wetland
Cypripedium reginae	T	S3	G4	1874-07-04	36	Forested wetland
Elymus hystrix	SC	S3	G5	1916-08-18	12	Hardwood to mixed forest (forest, upland)
Elymus hystrix	SC	S3	G5	1905-08-05	11	Hardwood to mixed forest (forest, upland)
Fimbristylis autumnalis	T	S2S3	G5	2003-10-03	20	Open wetland, not coastal nor rivershore (non-forested, wetland)
Galearis spectabilis	E	S1	G5	1941	15	Hardwood to mixed forest (forest, upland)
Galearis spectabilis	E	S1	G5	1915-08-12	12	Hardwood to mixed forest (forest, upland)
Juncus alpinoarticulatus ssp. nodulosus	SC	S3	G5T5?	1916-07-06	6	Non-tidal rivershore (non-forested, seasonally wet)
Kettlehole bog-pond ecosystem		S4	GNR	1997-09-16	2	Open wetland, not coastal nor rivershore (non-forested, wetland)

Project: Maine Veterans' Homes Development, Augusta, Maine

Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Leatherleaf boggy fen		S4	G5	1997-09-16	9	Open wetland, not coastal nor rivershore (non-forested, wetland)
Lipocarpa micrantha	T	S1	G5	2003-10-03	6	Open wetland, not coastal nor rivershore (non-forested, wetland)
Lonicera dioica	E	S2	G5	1975-pre	1	Hardwood to mixed forest (forest, upland)
Malaxis monophyllos	E	S1	G5	1878-06	15	Forested wetland
Ophioglossum pusillum	SC	S1	G5	1924-07	8	Open wetland, not coastal nor rivershore (non-forested, wetland)
Panax quinquefolius	E	S3	G3G4	1907-07-28	18	Hardwood to mixed forest (forest, upland)
Phegopteris hexagonoptera	SC	S2	G5	1998-06-25	1	Hardwood to mixed forest (forest, upland)
Phegopteris hexagonoptera	SC	S2	G5	1897-08-30	9	Hardwood to mixed forest (forest, upland)
Phryma leptostachya	PE	SH	G5	1916-08	4	Non-tidal rivershore (non-forested, seasonally wet)
Platanthera flava var. herbiola	SC	S2	G4T4Q	1916-07-06	21	Open wetland, not coastal nor rivershore (non-forested, wetland)
Raised level bog ecosystem		S4	GNR	2004	4	Open wetland, not coastal nor rivershore (non-forested, wetland)
Salix interior	E	S1	G5	2012-09-28	4	Non-tidal rivershore (non-forested, seasonally wet)

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/doc/nrimc/mnap>



MAINE VETERANS' HOMES

caring for those who served

CENTRAL OFFICE
5 COMMUNITY DRIVE
AUGUSTA, ME 04330
207-622-0075
1-800-278-9494

City of Augusta
16 Cony Street
Augusta, ME 04330

January 9, 2014

Dear Sirs/Madams,

The Maine Veterans' Homes ("MVH") has received a request from the City of Augusta to verify that it has, or can obtain, adequate financial resources to fund its new Central Office building.

Original costs for this project were estimated to be approximately \$8,000,000. MVH has well in excess of double this amount in its capital reserves to cover the costs of the project. MVH currently has no long term debt and does not intend to borrow funds for this project, although it has statutory authorization to borrow up to \$15,000,000.

Please feel free to contact me if you would like further substantiation of our financial position. MVH engages an independent auditing firm annually to audit its financial records and would be happy to share this information with you if you would like.

Sincerely,

Robert St. Pierre
Chief Financial Officer
Maine Veterans' Homes

Cc: Kelley J. Kash, Chief Executive Officer, MVH
Ron Herbert, Director of Facilities, MVH

AUGUSTA
310 CONY ROAD
AUGUSTA, ME 04330
1-888-684-4664

BANGOR
44 HOGAN ROAD
BANGOR, ME 04401
1-888-684-4665

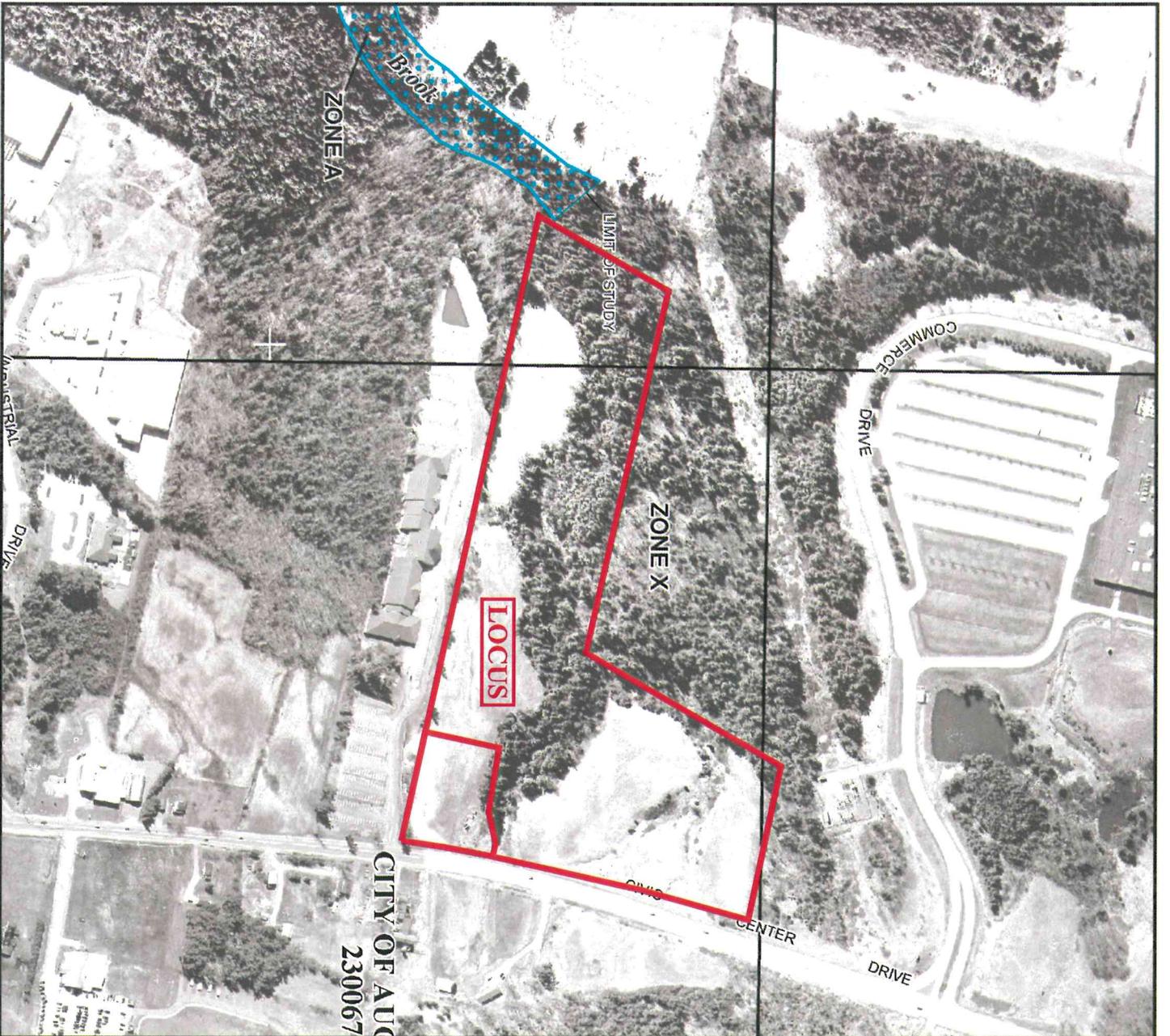
CARIBOU
163 VAN BUREN ROAD
CARIBOU, ME 04736
1-888-684-4667

MACHIAS
1 VETERANS WAY
MACHIAS, ME 04654
1-877-866-4669

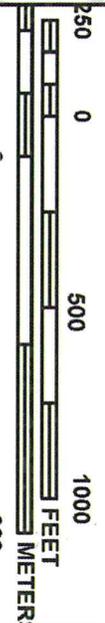
SCARBOROUGH
290 US ROUTE ONE
SCARBOROUGH, ME 04074
1-888-684-4666

SOUTH PARIS
477 HIGH STREET
SOUTH PARIS, ME 04281
1-888-684-4668





MAP SCALE 1" = 500'



NFIP

PANEL 0506D

FIRM
FLOOD INSURANCE RATE MAP
KENNEBEC COUNTY,
MAINE
(ALL JURISDICTIONS)

PANEL 506 OF 775
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUBJECT
 AUGUSTA, CITY OF 230067 0506 D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 23011C0506D
 EFFECTIVE DATE
 JUNE 16, 2011


 Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

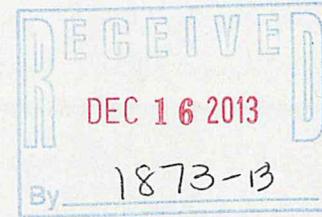
432 Cony Road
P.O. Box 4687
Augusta, ME 04330



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

December 11, 2013

Earle G. Shettleworth, Jr.
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: Maine Veterans' Homes
Civic Center Drive
Augusta, Maine

Dear Mr. Shettleworth:

Maine Veterans' Homes (MVH) is proposing to develop a portion of lot #125 shown on tax map #5 in the City of Augusta tax maps along Civic Center Drive in Augusta, Maine. Skowhegan Savings Bank owns the 30.7 acre parcel, but has a purchase sale agreement with MVH to convey 28.5 acres and retain 2.2 acres of land for their current branch. MVH is proposing to erect a 27,000 sf office building with approximately 100 parking spaces. A Site Location Map (SLM) has been provided for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions, please do not hesitate to contact me.

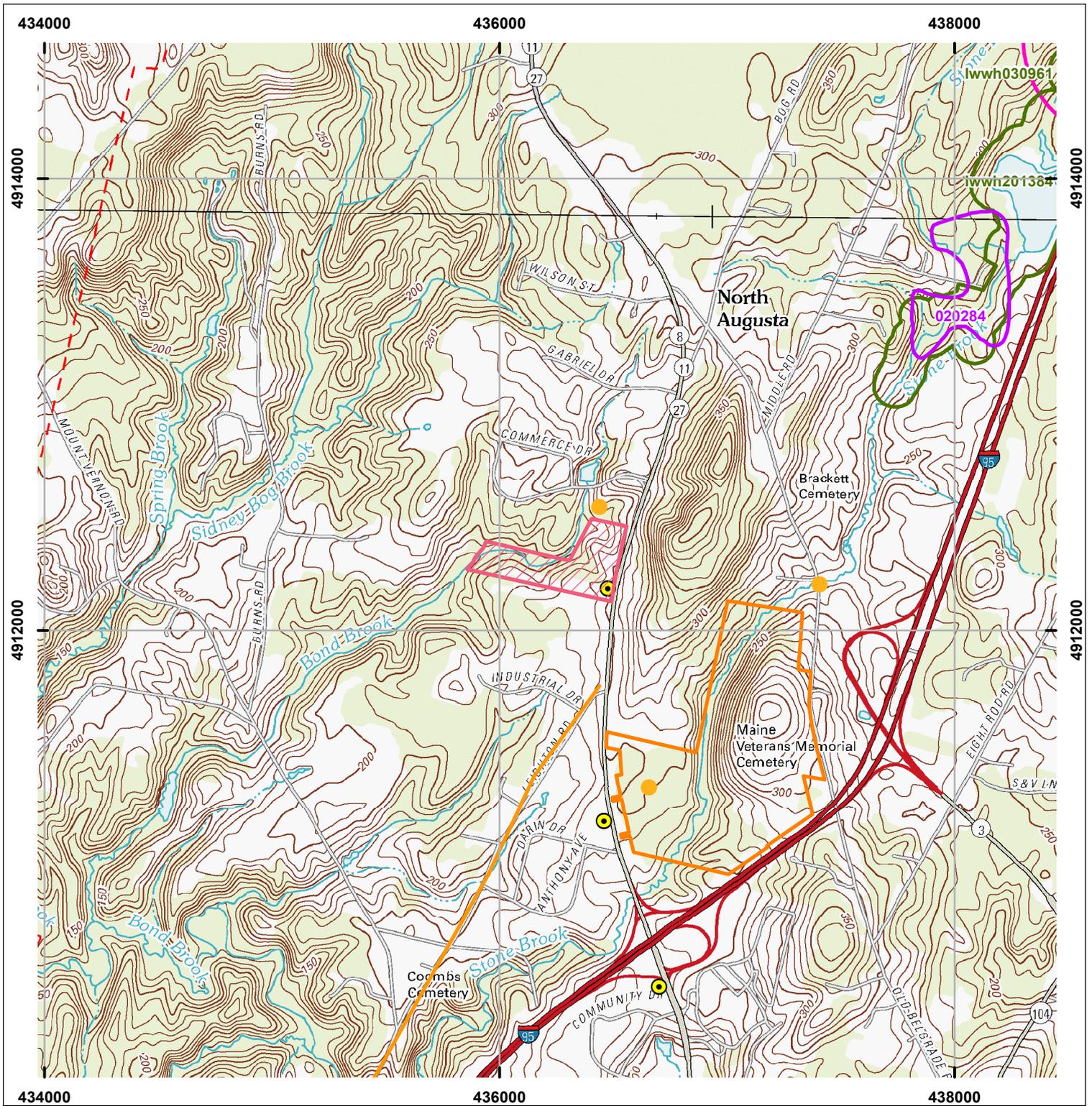
Sincerely,

James E. Coffin, PE

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

1/6/14
Date



Environmental Review of Fish and Wildlife Observations and Priority Habitats

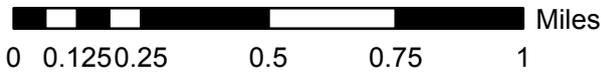
Project Name:

Maine Veterans Home

(Version 1)



Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 12/21/2013

- | | | |
|--------------------|-------------------------------|--|
| ProjectPoints | Deer Winter Area | Roseate Tern |
| ProjectLines | LURC p-fw | Piping Plover/Least Tern |
| ProjectPolys | Cooperative DWAs | Aquatic ETSc (2.5 mi review) |
| ProjectSearchAreas | Seabird Nesting Islands | Rare Mussels (5 mi review) |
| | Shorebird Areas | A and B List Ponds |
| | Inland Waterfowl/Wading Bird | Arctic Charr Habitat |
| | Shoreland Zoning_Iwwh | E. Brook Trout Joint Venture Subwatershed Classification |
| | Tidal Waterfowl/Wading Bird | Redfin Pickerel/Swamp Darter Habitats (buffer100ft) |
| | Significant Vernal Pools | Special Concern-occupied habitats(100ft buffer) |
| | Environmental Review Polygons | Wild Lake Trout Habitats |





PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

January 7, 2014

James Coffin
432 Cony Road, PO Box 4687
Augusta, ME 04330

RE: Information Request - Maine Veterans Home, Augusta

Dear James:

Per your request received December 16, 2013, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Maine Veterans Home Project* in Augusta.

Our information indicates no locations of Endangered, Threatened, or Special Concern species within the project area. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats that would be directly affected by your project.

Bond Brook runs through this parcel. Bond Brook provides important coldwater fishery habitat. Without details, it is difficult to know what impacts your project may have on Bond Brook. That being said, MDIFW makes the following general recommendations as they pertain to streams.

We recommend that a 100-foot undisturbed vegetated buffer be maintained along streams supporting coldwater fisheries. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining buffers along coldwater fisheries is critical to the protection of water temperatures, water quality, and inputs of coarse woody debris necessary to support conditions required by brook trout. Stream crossings should be avoided, but if a stream crossing is necessary it should be designed to provide adequate fish passage. We encourage you to contact Wes Ashe, MDIFW Region B Fisheries Biologist (547-5316), for crossing design recommendations that best maintain fish passage. Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts to stream habitat as well. In addition, we recommend that any necessary in-stream work or work within 100 feet of streams occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Letter to James Coffin
Comments RE: Maine Veterans Home
January 7, 2014

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in blue ink, appearing to read "John Perry". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Perry".

John Perry
Environmental Review Coordinator



ROBERT C. GREGOIRE
Police Chief

AUGUSTA POLICE DEPARTMENT

33 Union Street
Augusta, Maine
04330



JARED J. MILLS
Deputy Chief

December 19, 2013

James E. Coffin, P.E.
Vice President
E.S Coffin Engineering and Surveying
P.O. Box 4687
Augusta, Maine 04330

Mr. Coffin,

I have reviewed the proposal to develop a parcel of land shown in lot #125 on tax map #5 in the City of Augusta tax maps along Civic Center Drive. I have no concerns or issues with the proposal.

Sincerely,

A handwritten signature in blue ink that reads "Robert C. Gregoire".

Robert C. Gregoire