

September 28, 2023

**Mr. Frank Therio**

Code Enforcement Officer  
493 Hope Road  
Lincolnton, ME 04849

**Subject: Sketch Plan for Pre-Application Review  
Proposed Retail Store  
Map 20, Lot 24, Lincolnton, ME**

Dear Mr. Therio:

Gorrill Palmer has been retained by **Primax Properties** to assist in the design as well as local and state permitting for the proposed development of a retail store at the intersection of Thurlow Road and Beach Road in Lincolnton, Maine.

At this time, Primax Properties has directed our office to submit a request for pre-application review of preliminary plans, which will be valuable in the development of the project plans. The following narrative provides additional preliminary details for the project.

### **PROJECT DESCRIPTION**

The site is located within the parcel identified on the Town of Lincolnton's Tax Map 20, Lot 24 which is depicted on the attached location map. The site consists of a large grassed/meadow area containing wetlands and a small, wooded area along Thurlow Road. The lot is located within the General District according to the Town of Lincolnton's Land Use Map (see location plan included in Attachment 1). Based on the Town of Lincolnton's Land Use Ordinance, commercial uses are permitted in the General District contingent upon Commercial Site Plan Review and approval by the Lincolnton Planning Board.

Since the proposed project would create more than 4,000 square feet of floor area, the project would be classified as a major project under Section 18.6.2 of the Lincolnton Land Use Ordinance. The project would include a new retail store complete with walkways, loading, and parking facilities. The project design has focused on minimizing the amount of total impervious area on the property to keep impacts on the natural resources and buffers to a minimum. The building is anticipated to have a footprint of approximately 10,640 square feet. 32 (9'x20') parking spaces have been provided. The layout of parking spaces has been designed to minimize impacts to the wetland on the western side of the site. Stormwater management facilities will be provided on site to meet quantity and quality standards in accordance with Local and State regulations.



## **WETLANDS / PROTECTED NATURAL RESOURCES**

Wetlands on site were delineated by Coppi Environmental, LLC on June 12, 2023. There were not any Wetlands of Special Significance identified on the property. Development of the site is anticipated to impact less than 15,000 SF of wetland, which will require a Tier 1 Natural Resources Protection Wetland Permit approval from MaineDEP and Army Corps of Engineers (ACOE). The proposed development is also in the direct watershed of Norton Pond, which is listed by the MaineDEP as a lake most-at-risk from new development. Therefore, the stormwater management design will be required to meet the Basic and General Standards of the MaineDEP Chapter 500 Rules.

## **TRAFFIC**

It is anticipated that the proposed development would generate less than 99 trip ends (39 IN / 40 OUT) in the peak hour which would not require a Traffic Movement Permit with the Maine Department of Transportation (MaineDOT). Primary access to the site would be provided by a driveway on Beach Road with an entry, left turn, and right turn lanes. Accessing the site from Beach Road is preferable compared to Thurlow Road to reduce unnecessary wetland impacts. The entrance is anticipated to be located approximately 250' from the intersection of Beach and Thurlow Road. As Beach Road (Route 173) is a State Aid road, a MaineDOT Entrance Permit is required for the proposed entrance. Gorrill Palmer has received preliminary confirmation from MaineDOT that an entrance permit can be issued for the proposed driveway location.

The proposed drive aisles have been designed to be wide enough to ensure the large delivery trucks have adequate space to turn around. The drive aisle serving the front parking lot is 36' in width and the drive aisle serving the side parking lot is 27' as shown on the Site Plan.

## **UTILITIES**

Domestic water supply is anticipated to be provided by an onsite well. The approximate well location is depicted on the attached Site Plan.

As there is no public sewer available to the site, wastewater from the proposed building would be treated by an onsite septic system. The approximate septic field location is shown on the attached Site Plan. The wastewater generated on site is anticipated to be below 225 gallons per day. A Subsurface Wastewater Permit Application would be filed with the Local Plumbing Inspector and included in the Commercial Site Plan Review Application.

Power supply for the proposed building is anticipated to be served by the existing CMP overhead lines on the southern side of Beach Road.

The building heat source is anticipated to be propane stored in onsite tanks.



**STORMWATER MANAGEMENT**

The project site is located in the watershed of Norton Pond. The proposed development would require a Stormwater Law Permit due to the creation of more than 20,000 SF of impervious surface in the direct watershed of a lake. Norton Pond is considered a lake most at risk from new development, however it is not considered to be severely blooming. The stormwater management design shall meet the Basic and General Standards of Chapter 500, but will not be required to meet the Phosphorous or Flooding Standards. However, the design shall also control runoff so that the peak flows in the post-development condition do not exceed those of the pre-development in accordance with Section 11.3.2 of the Lincolnville Land Use Code. It is anticipated that a proprietary LID treatment facility, coupled with subsurface storage, will be used to provide water quality treatment and detention for the site’s impervious areas. Grading features such as swales and culverts would be used to divert upgradient stormwater runoff around the developed area. The project is anticipated to create approximately 0.75 acres of new non-vegetated area and approximately 0.85 acres of new developed area.

**ANTICIPATED PERMITS**

Item	Cause for Permit
<b>Local</b>	
Commercial Major Site Plan Review	New structure >4,000 SF of floor area
Subsurface Wastewater	New subsurface wastewater disposal system
<b>MaineDEP</b>	
Stormwater Law Permit	20,000 SF impervious in lake watershed most-at-risk
Natural Resources Protection Act Tier I	<15,000 SF wetland impacts
<b>MaineDOT</b>	
Driveway/Entrance Permit	New entrance on State Aid road (Route 173)
<b>Army Corps of Engineers</b>	
Natural Resources Protection Act Tier I	<15,000 SF wetland impacts
Maine Construction General Permit	>1 Acre of disturbed area

**ANTICIPATED WAIVERS**

Section 11.2.5

*Where a lot has frontage on two (2) or more streets, the primary access to and egress from the lot must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrians hazards. Access from other streets may be allowed if it is safe and does not promote shortcutting through the site.*

The majority of wetlands on site exist along Thurlow Road. The entrance has been proposed on Beach Road to minimize wetland impacts on the site. In addition, this configuration minimizes the amount of impervious area built on the site by shortening the driveway, and provides better vehicular circulation. Lastly, Thurlow Road would need to be rebuilt to accommodate the large tractor trailer trucks that need to maneuver the site. Given



these factors, the applicant is anticipating requesting a waiver of this section. A Driveway Entrance Permit Application will be sought from the MaineDOT prior to Site Plan Approval.

Section 11.2.8

*No use, which generates less than one hundred (100) vehicle trips per day, shall have more than one (1) two-way driveway onto a single roadway. Such driveway must be no greater than twenty-four (24) feet wide.*

The proposed entrance is 36' wide to allow for larger delivery trucks to safely enter and exit the site while also providing separate exit turn lanes to decrease congestion while exiting the site.

**CONCLUSION**

Included with this letter is the location map, existing conditions survey plan, and preliminary site plans. The Project Team looks forward to the Planning Board's review of the Submittal. Please contact this office at 207-772-2515 to discuss the project or schedule the Planning Board's review meeting.

Sincerely,

**GORRILL-PALMER**

**Doug Reynolds, PE**

Project Manager

Phone: 207-772-2515

[dreynolds@gorrillpalmer.com](mailto:dreynolds@gorrillpalmer.com)

Attachments:

Attachment 1 – Location Map

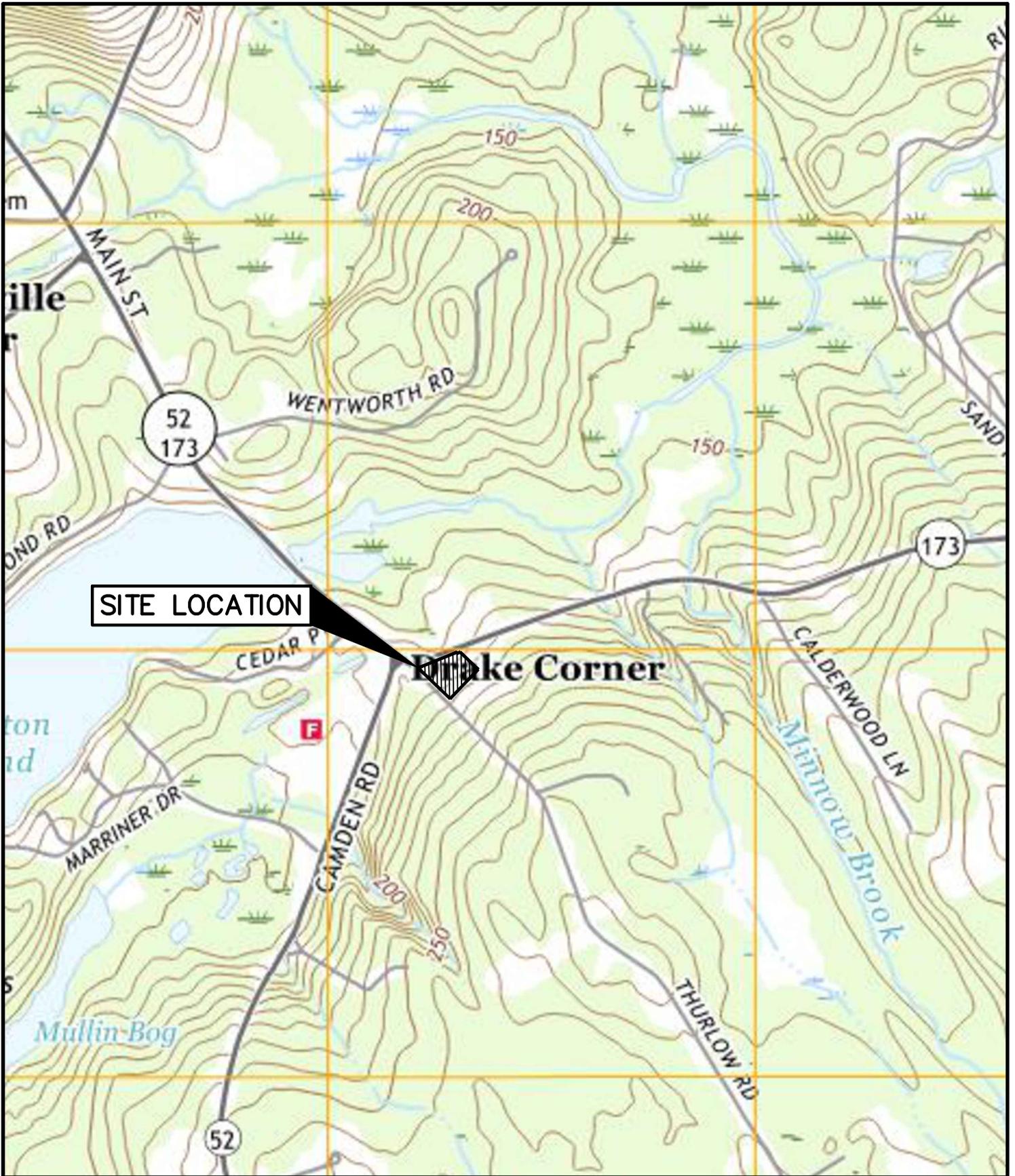
Attachment 2 – ALTA Survey

Attachment 3 – Preliminary Site Plan



# **ATTACHMENT 1**

## **LOCATION MAP**



**U.S.G.S. Location Map**  
 Retail Store - Lincolnville, Maine  
 U.S.G.S. Lincolnville, Maine-7.5 Minute Series (Topographic)

Design: BTN	Date: SEPTEMBER 2023
Draft: BTN	Job No.: 4136
Checked: DER	Scale: 1"=1000'
File Name: Location Map.dwg	



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 207.772.2515

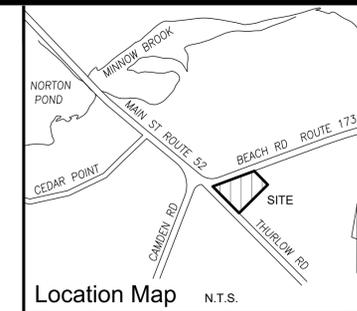
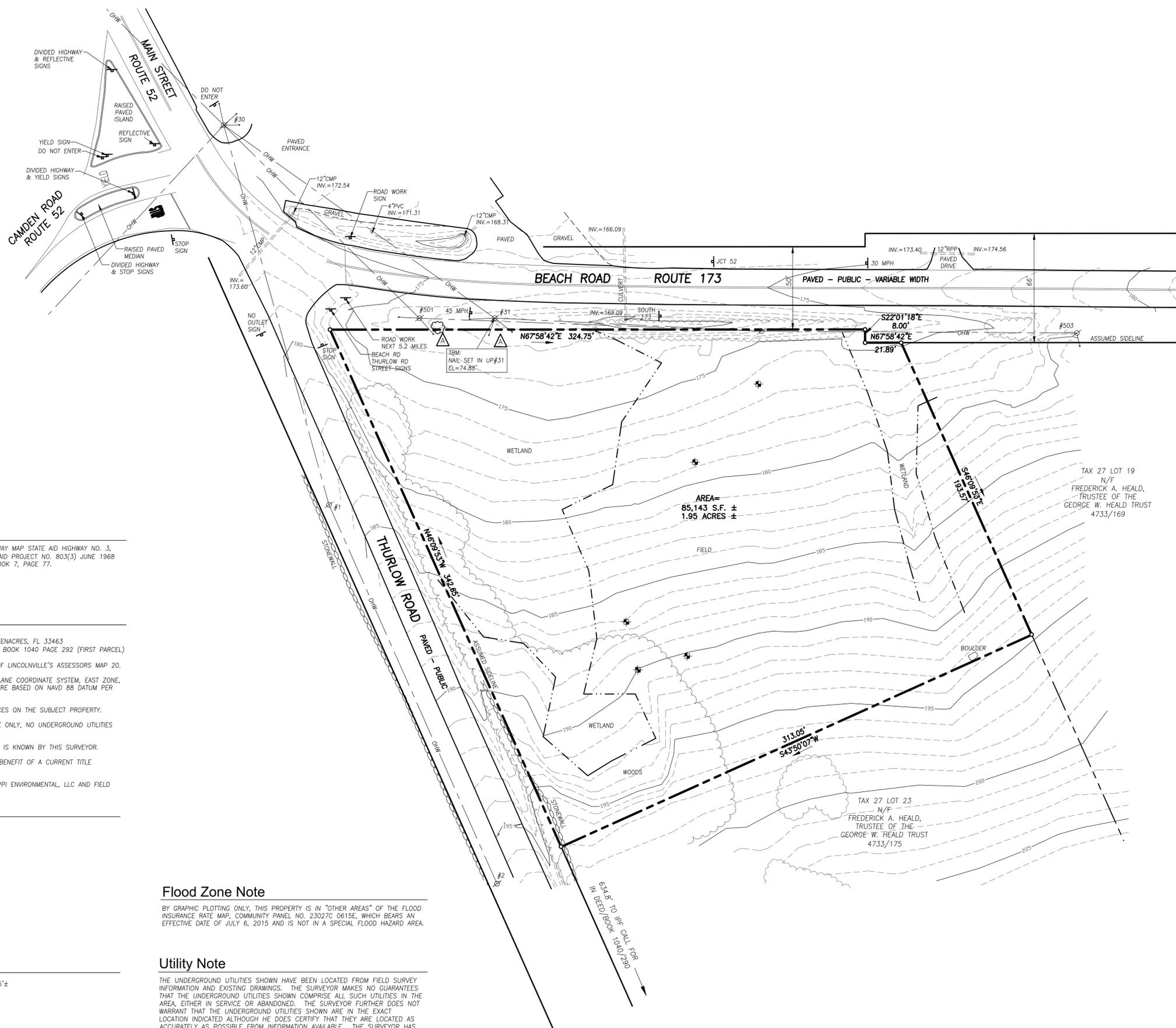
Figure

1



## **ATTACHMENT 2**

### **ALTA SURVEY**



**Legend**

- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD TO BE SET
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ BUSH
- ⊕ TEST PIT
- CURB
- CULVERT
- STONEWALL
- OHW OVERHEAD WIRES
- 200 1' CONTOUR
- WETLAND LINE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- △ POSSIBLE ENCROACHMENT

**Plan References**

MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 3, LINCOLNVILLE, WALDO COUNTY, SPECIAL STATE AID PROJECT NO. 603(3) JUNE 1968 REVISED APRIL 9, 1969 RECORDED IN PLAN BOOK 7, PAGE 77.

**General Notes**

1. OWNER OF RECORD: ANNE E. CONNORS  
103 LAKE PINE CIRCLE, APT B1, GREENACRES, FL 33463  
WALDO COUNTY REGISTRY OF DEEDS BOOK 1040 PAGE 292 (FIRST PARCEL)
2. LOCUS IS SHOWN AS LOT 24 ON TOWN OF LINCOLNVILLE'S ASSESSORS MAP 20.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 PER GPS OBSERVATIONS. ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.
4. THERE ARE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY.
5. UTILITIES SHOWN ARE OBSERVED EVIDENCE ONLY, NO UNDERGROUND UTILITIES WERE OBSERVED ON SITE.
6. NO PROPOSED CHANGES IN STREET LINES IS KNOWN BY THIS SURVEYOR.
7. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT.
8. WETLANDS SHOWN WERE DELINEATED BY COPPI ENVIRONMENTAL, LLC AND FIELD LOCATED BY OWEN HASKELL, INC.

**Zoning Information**

NONE PROVIDED

**Flood Zone Note**

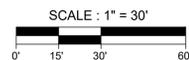
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN "OTHER AREAS" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 23027C 0615E, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**Utility Note**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DISSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**Possible Encroachments**

△ GUY ANCHORS ENCROACH ONTO PREMISES 3.5'±



**ALTA / NSPS Land Title Survey**

Beach Road a.k.a. Route 173 & Thurlow Road  
Lincolnvillle, Waldo County, Maine

Made For  
Primax Properties, LLC  
1100 E. Morehead Street, Charlotte, NC 28204

**Surveyor's Certification**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A), 6(B), 8, 9, 11(A), 13, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 3, 2023.

RANDY R. LOUBIER  
PROFESSIONAL LAND SURVEYOR NO. 2407

DATE OF PLAT OR MAP: AUGUST 22, 2023  
DATE OF LAST REVISION:

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS

390 U.S. ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RRL/JLW	FIELD BOOK: FILE	JOB NO.: 2023-139 LV-W
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 1



**ATTACHMENT 3**  
**PRELIMINARY SITE PLAN**

SITE DATA		
ZONE: GENERAL DISTRICT		
SITE AREA	85,143 S.F. = 1.95 ACRES	
BUILDING AREA		
10,640 SF	10,640 S.F.	
TOTAL	10,640 S.F.	
PARKING		
REQUIRED	PROVIDED	
NEW STRUCTURE		
TOTAL PARKING	-	32
32 SPACES	-	32
TOTAL	-	32
BARRIER FREE	-	2

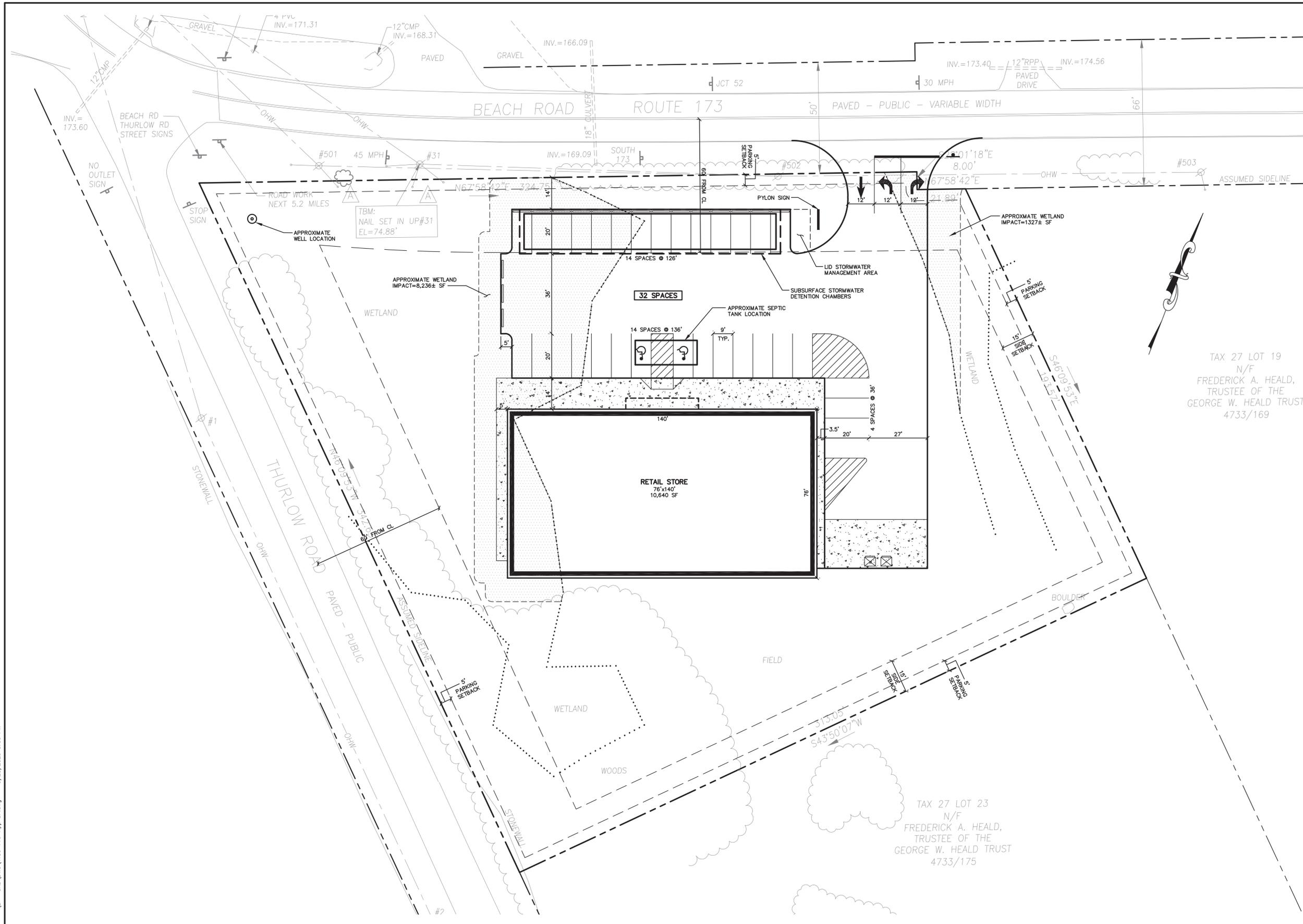
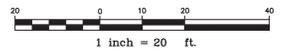
SPACE AND BULK STANDARDS		
ZONE: GENERAL DISTRICT	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 S.F.	85,143 S.F.
SETBACKS		
FROM PUBLIC WAY	60' FROM CENTER LINE	> 60'
SIDE	15'	> 15'
REAR	15'	> 15'
PARKING	5'	> 5'
FRONTAGE	100'	225'
MAX HEIGHT	45'	< 45'
MAX GROUND COVERAGE	30%	12.5%

- NOTES:**
- PROPERTY LINE INFORMATION AND SITE AREA HAS BEEN PROVIDED BY A SURVEY FROM OWEN HASKELL.
  - CONCEPT PLAN PREPARED WITHOUT COMMUNICATIONS WITH MUNICIPALITY WHICH MAY REQUIRE MODIFICATIONS AFTER REVIEW.
  - THIS PLAN HAS BEEN PREPARED PRIOR TO A SITE VISIT WHICH MAY REQUIRE MODIFICATIONS AFTER SITE WALK.
  - THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

TAX 27 LOT 19  
N/F  
FREDERICK A. HEALD,  
TRUSTEE OF THE  
GEORGE W. HEALD TRUST  
4733/169

TAX 27 LOT 23  
N/F  
FREDERICK A. HEALD,  
TRUSTEE OF THE  
GEORGE W. HEALD TRUST  
4733/175

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



U:\136\_Lincolnville 9/28/2023 3:39 PM VZ - CAD (DWG) V136-Pre-App SP.dwg

Rev.	Date	Revision

SKETCH PLAN REVIEW	Date	By
	9/28/23	DER
Issued For		

Design:	Draft:	Date:
BTN	CG	SEPT 2023
Checked: DER	Scale: 1"=20'	Job No.: 4136
File Name: 4136-Pre-App SP.dwg		
This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer.		



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207.772.2515  
300 Southborough Drive - Suite 200  
South Portland, ME 04106

Drawing Name:	<b>Preliminary Site and Utility Plan</b>
Project:	<b>Retail Development</b> Lincolnville, ME
Client:	<b>Primax Properties, LLC</b> 1100 East Morehead Street, Charlotte, NC 28204-2815

Drawing No.  
**C101**