



Review Memorandum

To: Audie Arbo - Permitting and Compliance Manager
Land Use Planning Commission
22 State House Station
Augusta, Maine 04333-0022

From: Kendra J. Marass - Sebago Technics, Inc.

Date: June 16, 2025

Subject: LUPC Stormwater Review (Application #: RP 3313)

Project: Beaver Cove Access Road (STI # 250115)
Burnt Jacket Road
Beaver Cove, ME
Map, Plan, and Lot # 001-001-A

Applicant: Burnt Jacket Holdings I, LLC
4 Blanchard Road, PO Box 85A
Cumberland, ME 04021

Dear Audie:

We have received and reviewed a response letter dated June 2, 2025, for the proposed access road located in Beaver Cove. The revisions were made to address comments from Sebago Technics, Inc. (STI) provided on May 1, 2025. In the previous review memo STI noted that while most of the comments had been addressed in writing, a revised plan set was not provided. The purpose of this memo is to review the submitted revised plans to assess whether the remaining outstanding items have been addressed. Below, you will find the original review comment in *italics* followed by the applicant's response in **bold** and STI's response in **red**:

3. *STI Comment: This is acceptable, please provide revised plans.*

SME Response: See Attachment 2 for the revised plan set.

STI Response: The applicant previously provided truck turning movements for an E-One fire truck and individual turnout sheets showing grading and erosion control. The plans show the added grading and erosion control measures to the turnout at STA 13+00. This is acceptable.

4. *STI Comment: Please see the attached markup showing the flow path of stormwater as the ditch is currently designed near STA 36+00. It is acceptable to use erosion control mesh on the side slopes; however, channelized flow needs to outlet to a level spreader prior to being discharged to downstream areas. Please provide updated plans and a level spreader detail.*

SME Response: A 24-inch culvert has been added at STA 32+58. The new culvert outlets to a level spreader. The fill slope at STA 36+00 has been revised to include a riprapped swale at the base to contain stormwater and direct it to the new culvert at STA 32+58.

STI Response: The revised plans have been reviewed. The proposed revisions addressing the drainage near STA 35+00 are acceptable.

STI Comment: The listed justifications are acceptable; please provide a written waiver for this standard.

SME Response: A waiver request for the culvert spacing standard in Chapter 10.27 of the LUPC Land Use Standards is included as Attachment 1.

STI Response: The submitted waiver request has been reviewed and STI finds the reasons for the waiver and the revisions made to the plans addressing drainage issues are acceptable. It is up to the final determination of the LUPC to accept and grant the waiver.

STI Comment: Please provide calculations for adequate riprap diameter in proposed aprons based on anticipated flow.

SME Response: Riprap sizing callouts have been added to the plans. See Attachment 2 for the revised plan set.

STI Response: The applicant previously stated that the riprap sizing was designed to MDEP standards, has provided a detail on plan sheet C-301, and added call outs on the plans for the sizing. A reference to the swale riprap diameter may want to be added to Sheet C-203; however, we acknowledge there is a callout referencing stations 30+50 to 40+59 on sheet C-202. This is acceptable.

5. *STI Comment: This is acceptable, please provide revised plans.*

SME Response: Call outs specifying North American Green S75 and North American Green P-300 erosion control matting have been added to drawings C-201 and C-203, and a detail has been added to Drawing C-301. See Attachment 2 for the revised plan set.

STI Response: A reference to the erosion control matting is noted on the plan and profile sheets and in the grass ditch section detail on sheet C-301. The plans refer to an erosion control matting for the sideslopes, but we were unable to locate a detail on sheet C-301. With the side slope erosion control matting detail addressed, we find this acceptable.

6. *STI Comment: This is acceptable, please provide a detail for the temporary barrier with the revised plans.*

SME Response: A temporary barrier detail has been added to Drawing C-301.

STI Response: This is acceptable.

7. *STI Comment: This is acceptable, please provide all revised plan sheets.*

SME Response: Line and curve labels have been added to the plan views on drawings C-200 through C-203. See Attachment 2 for the revised plan set.

STI Response: The applicant has revised the plan and profile sheets to include the driveway horizontal geometry. This is acceptable.

Our review of the project finds that the plans will be satisfactory to the requirements of LUPC Chapter 10 and will follow MDEP Best Management Practices. The outstanding comments referred to in items 4 and 5 are minor in nature and do not require submission for review.

These are recommendations for LUPC use and not meant as final determinations but merely offer guidance. Final decisions, if appropriate, are left with the LUPC at their discretion.

Respectfully Submitted,
SEBAGO TECHNICS, INC.

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

Kendra J. Marass
Project Manager/Senior Civil Engineer