

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF INTENT TO COMPLY
MAINE CONSTRUCTION GENERAL PERMIT**

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:				Name:			
Mailing Address:				Mailing Address:			
Mailing Address:				Mailing Address:			
Town/State/Zip:				Town/State/Zip:			
Daytime Phone #:		Ext:		Daytime Phone #:		Ext:	
Email Address:				Email Address:			
PROJECT INFORMATION							
Project Town:		UTM Northing & Easting (if known):		Tax Map and Lot Number:			
Size of disturbed area proposed:		Part of a larger project?		Creating a common plan of development or sale?		After the Fact?	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Name of waterbody(ies) to which disturbed area would drain (or municipality if area drains to MS4):				Does the site drain to an Impaired Waterbody? If so, provide name:			
Brief Project Description:							
Project Location & Brief Directions to Site:							

NOTICE OF INTENT (NOI) FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

I am filing notice of my intent to carry out work that meets the requirements of the Construction General Permit (effective July 21, 2006). I have a copy of the [Construction General Permit](#) and have read and will comply with all of the standards. I have attached all the required submittals.

- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** a drawing or site plan of the proposed activity.
- Attach** an erosion and sedimentation control (ESC) plan.
- Attach** photos of the project site that show existing character and topography of the area proposed for development.
- Attach** if this form is not being signed by the property owner or lessee, documentation showing authorization to sign.
- Attach** if any construction activity will occur in essential habitat, written approval from the Dept. of Inland Fisheries & Wildlife.
- Attach** if the applicant is a corporation, LLC, or other legal entity, proof of legal name. Provide a copy of Secretary of State's *registration information* (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The MCGP fee may be found here <https://www.maine.gov/dep/feeschedule.pdf>.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

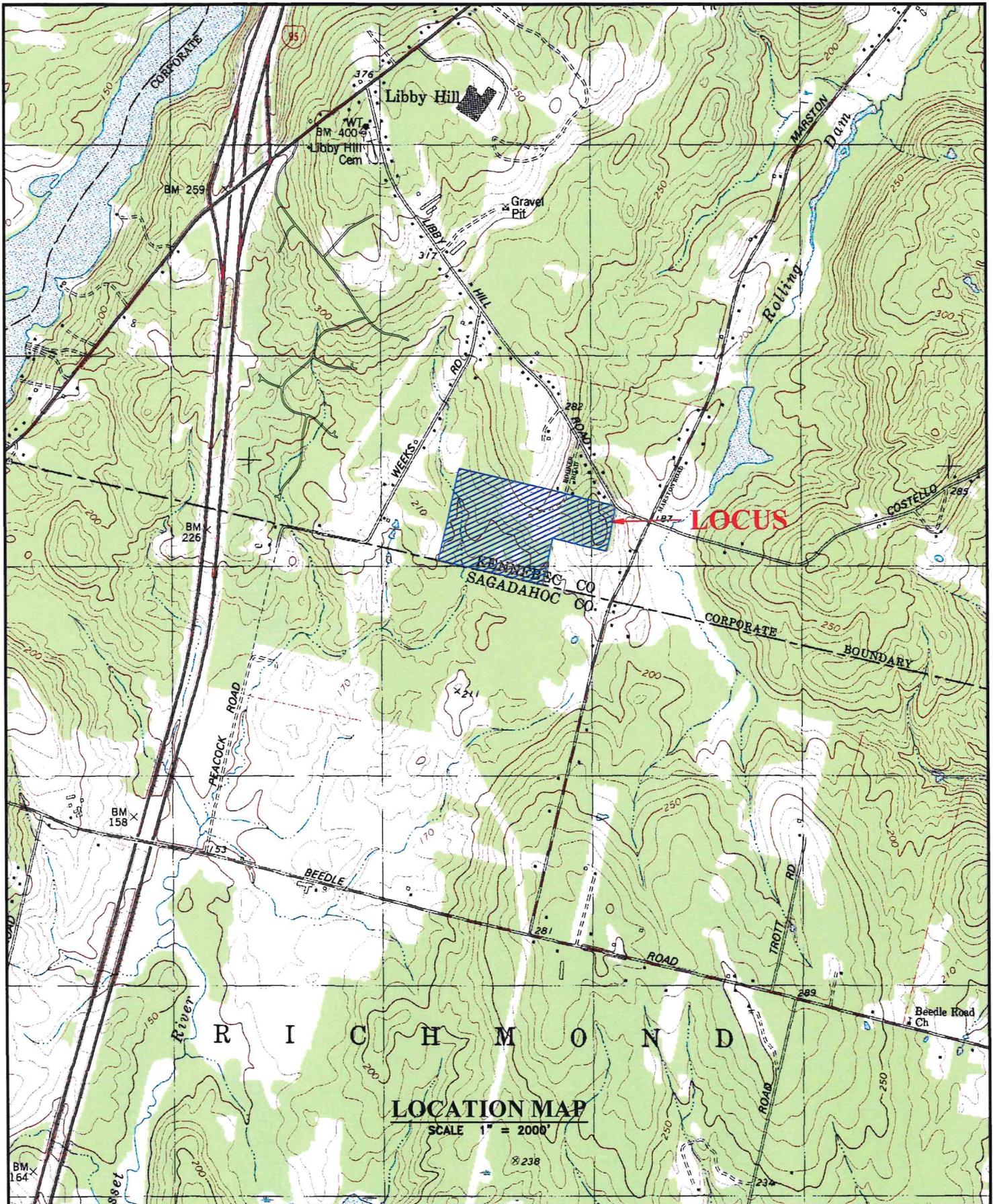
Signature & Certification:

- I authorize staff of the Departments of Environmental Protection to access the project site for the purpose of determining compliance with the Construction General Permit.
- I understand coverage under the Construction General Permit becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the NOI prior to that date.*

By signing this Notice of Intent, I represent that the project meets all the requirements for coverage under the Construction General Permit and that the project will be completed in compliance with the Construction General Permit. I also represent that the applicant has sufficient title, right, or interest in the property where the construction activity will place.

Signature of Applicant or Agent (may be typed):		Date:	
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Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. This email account is used to receive PBRs and NOIs. No further authorization will be issued by DEP after receipt of this notice. **Work carried out in violation of the Construction General Permit is subject to enforcement.**



CLIENT/PROJECT:
THREE MAINERS, LLC

LOCATION: **BOOKER ROAD**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**


ENGINEERING
E.S. COFFIN
SURVEYING
EST. 1925
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
 Ph. (207) 623-9474 Fax (207) 623-0916 Toll Free 1-800-244-9475

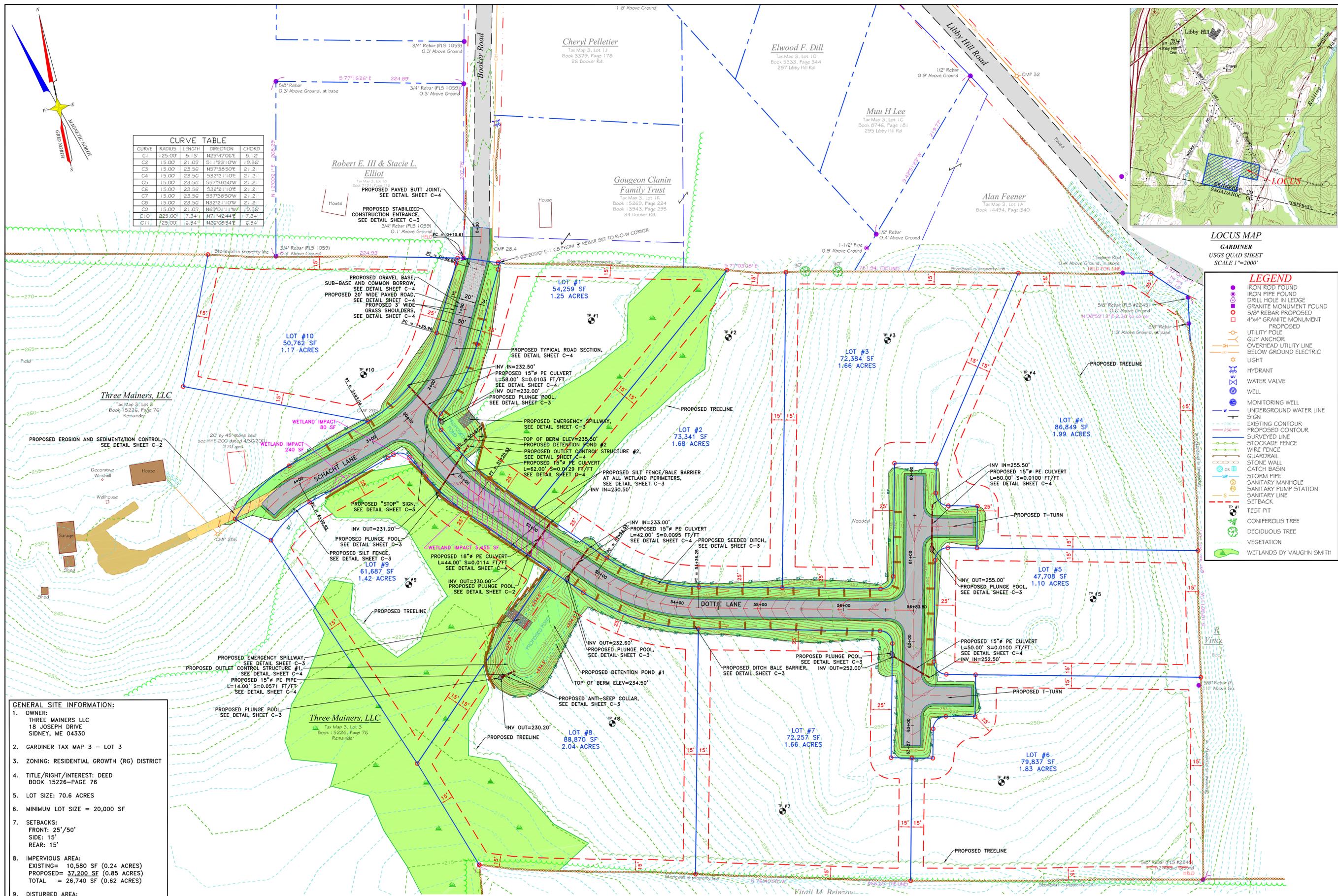
SHEET TITLE:
SITE LOCATION MAP

SCALE: **1" = 2000'**

DATE: **OCTOBER 9, 2025**

PROJ. NO. **2024-110**

SLM



CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00	8.13	N25°47'06"E	81.22
C2	15.00	21.05	S11°23'10"W	19.36
C3	15.00	23.56	N57°38'50"E	21.21
C4	15.00	23.56	S32°21'10"E	21.21
C5	15.00	23.56	S57°38'50"W	21.21
C6	15.00	23.56	S32°21'10"E	21.21
C7	15.00	23.56	S57°38'50"W	21.21
C8	15.00	23.56	N32°21'10"W	21.21
C9	15.00	21.05	N69°01'11"W	19.36
C10	825.00	7.34	N71°42'44"E	7.34
C11	725.00	6.54	N26°08'54"E	6.54

PROPOSED GRAVEL BASE, SUB-BASE AND COMMON BORROW, SEE DETAIL SHEET C-4
 PROPOSED 20' WIDE PAVED ROAD, SEE DETAIL SHEET C-4
 PROPOSED 3' WIDE GRASS SHOULDERS, SEE DETAIL SHEET C-4

PROPOSED TYPICAL ROAD SECTION, SEE DETAIL SHEET C-4

PROPOSED EMERGENCY SPILLWAY, SEE DETAIL SHEET C-3
 PROPOSED DETENTION POND #2
 PROPOSED OUTLET CONTROL STRUCTURE #2, SEE DETAIL SHEET C-4
 PROPOSED 15" PE CULVERT L=62.00' S=0.0129 FT/FT SEE DETAIL SHEET C-4

PROPOSED SILT FENCE/BALE BARRIER AT ALL WETLAND PERIMETERS, SEE DETAIL SHEET C-3
 INV IN=230.50'

PROPOSED 18" PE CULVERT L=44.00' S=0.0114 FT/FT SEE DETAIL SHEET C-4
 INV OUT=230.00'

PROPOSED 15" PE CULVERT L=50.00' S=0.0100 FT/FT SEE DETAIL SHEET C-4
 INV IN=252.50'

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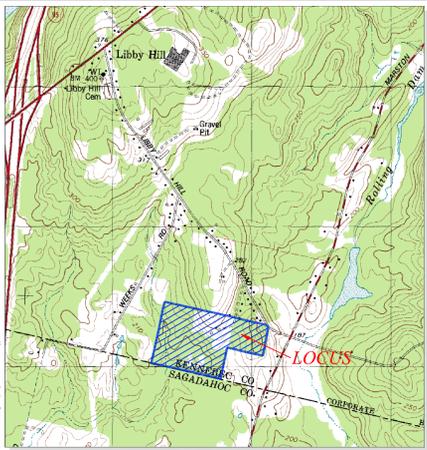
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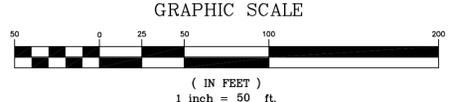
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 INV IN=252.50'

- GENERAL SITE INFORMATION:**
- OWNER: THREE MAINERS LLC 18 JOSEPH DRIVE SIDNEY, ME 04330
 - GARDINER TAX MAP 3 - LOT 3
 - ZONING: RESIDENTIAL GROWTH (RG) DISTRICT
 - TITLE/RIGHT/INTEREST: DEED BOOK 15226-PAGE 76
 - LOT SIZE: 70.6 ACRES
 - MINIMUM LOT SIZE = 20,000 SF
 - SETBACKS: FRONT: 25'/50' SIDE: 15' REAR: 15'
 - IMPERVIOUS AREA: EXISTING= 10,580 SF (0.24 ACRES) PROPOSED= 37,200 SF (0.85 ACRES) TOTAL = 26,740 SF (0.62 ACRES)
 - DISTURBED AREA: 96,720 SF (2.22 ACRES)
 - WETLAND IMPACTS = 5,775 SF
 - ROAD RIGHT-OF-WAY = 1.76 ACRES
 - LOTS 1-10 = 15.80 ACRES



- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT
 - PROPOSED UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY PUMP STATION
 - SANITARY LINE
 - SETBACK
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - WETLANDS BY VAUGHN SMITH



THIS PLAN PRELIMINARY
 STATE OF MAINE
 KANE
 P.E.
 #1291
 PROFESSIONAL LAND SURVEYOR
 WITHOUT SIGNATURE

E.S. COFFIN
 LAND SURVEYING
 432 Camp Road, Chelsea, Maine 04330
 Phone (207) 893-9492 Fax (207) 893-9016

NO.	REVISIONS	DATE

SITE PLAN

CLIENT/PROJECT: **THREE MAINERS LLC SUNSET RIDGE SUBDIVISION**

LOCATION: **BOOKER ROAD**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

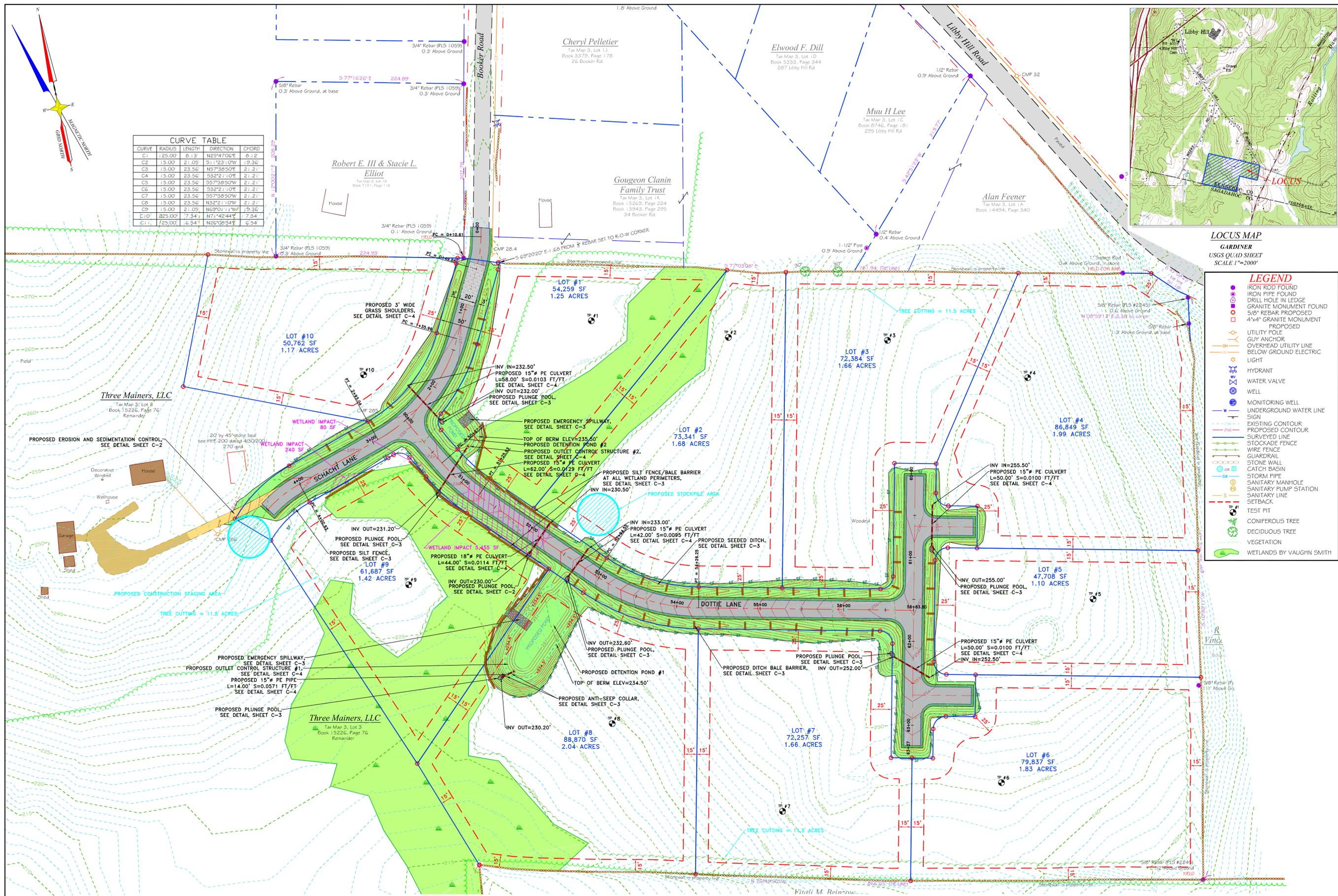
SCALE: **1 INCH=50 FEET**

DATE: **JANUARY 22, 2026**

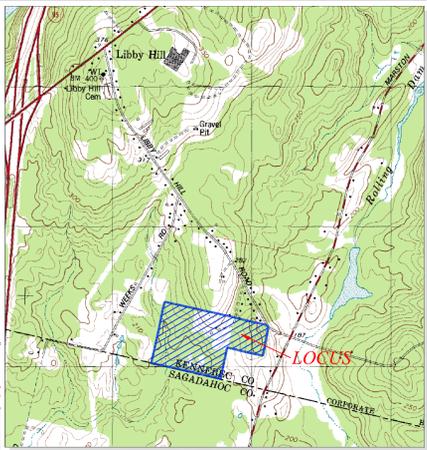
DRAWN BY: **TCH** CHECKED BY: **JEC**

PROJ. NO. **2024-110**

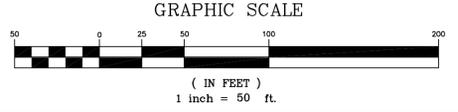
C-1



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 - CONIFEROUS TREE
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 - WETLANDS BY VAUGHN SMITH



THIS PLAN PRELIMINARY
KANE P. COFFIN #1291
PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE

E.S. COFFIN
LAND SURVEYING
432 Camp Road, Chelsea, Maine 04330
Phone (207) 653-9492 Fax (207) 653-9016

NO.	REVISIONS	DATE

EROSION CONTROL PLAN

SCALE: 1 INCH=50 FEET
DRAWN BY: TCH
CHECKED BY: JEC

DATE: JANUARY 22, 2026

CLIENT/PROJECT: **THREE MAINERS LLC**
SUNSET RIDGE SUBDIVISION

LOCATION: **BOOKER ROAD**
TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2024-110

EC

Client Name: 1
Three Mainers, LLC

Project No.
24-110

Photo No. 1

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
north towards Booker
Road.



Photo No. 2

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
west at the applicant's
house at 19 Schacht
Lane.



Client Name:
Three Mainers, LLC

Project No.
24-110

Photo No. 3

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
northeast at the
wetland adjacent to the
driveway.



Photo No. 4

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
east at the wetland
along the east side of
Schacht Lane.



Client Name:

Three Mainers, LLC

Project No.

24-110

Photo No. 5

Date: 10-9-2025

Site Location:

19 Schacht Lane
Gardiner, Maine

Description:

Photo taken from
Schacht Lane looking
east at the wetland
along the east side of
Schacht Lane.



Photo No. 6

Date: 10-9-2025

Site Location:

19 Schacht Lane
Gardiner, Maine

Description:

Photo taken from
Schacht Lane looking
southeast at the
wetland along the east
side of Schacht Lane.



Client Name:
Three Mainers, LLC

Project No.
24-110

Photo No. 7

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
south at the wetland
along the east side of
Schacht Lane.



Photo No. 8

Date: 10-9-2025

Site Location:
19 Schacht Lane
Gardiner, Maine

Description:
Photo taken from
Schacht Lane looking
west at the field along
the west side of
Schacht Lane.



October 9th, 2025

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

Subject: Agent Authorization
Three Mainers, LLC
19 Schacht Lane
Gardiner, Maine

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 our Planning Board Application to the City of Gardiner and any Maine Department of Environmental Protection permit applications for the proposed residential subdivision located at the end of Booker Road in Gardiner.

Sincerely,

DocuSigned by:

A3C0D78FB6724F8...
Rick Berg, Owner



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: **Mon Dec 08 2025 15:31:21**. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
THREE MAINERS LLC	202507003DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/22/2024	N/A	MAINE

Other Names (A=Assumed ; F=Former)
NONE

Principal Home Office Address

Physical

18 JOSEPH DRIVE
SIDNEY, ME 04330

Mailing

18 JOSEPH DRIVE
SIDNEY, ME 04330

Clerk/Registered Agent

Physical

MICHAEL F. PHILLIPS
325-E KENNEDY MEMORIAL DRIVE -
UNIT #1
WATERVILLE, ME 04901

Mailing

MICHAEL F. PHILLIPS
P.O. BOX 559
WATERVILLE, ME 04903-0559

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information: