

Site Plan Review Application

Project Name: Chelsealand, LLC Project Cost: \$500,000

Date of submission: May 12, 2026 Received by: _____ Fees: \$250

Proposal (including all other local, state and federal permits required for the project):

Chelsealand, LLC herein called the applicant owns a parcel of land identified as Lot #18 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect 21-25'x60' contractor suites with associated parking to be located at the corner of Technology Drive and Innovation Way in the Libby Hill Business Park.

Anticipated beginning/completion dates of construction: June 2026/November 2026

1. General Information:

Name of Property Owner: Chelsealand, LLC

Address: 55 Winthrop Street, Hallowell, Maine 04347

Phone/Fax No: 207-242-2510

Applicant/Agent Name: Chelsealand, LLC

Address: 55 Winthrop Street, Hallowell, Maine 04347

Phone/Fax No: 207-242-2510

Design Consultant(s): ☒ Surveyor ☒ Engineer Architect Planner

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No 207-623-9475(p) / 207-623-0016(f)

Name: Kane Coffin (PLS #1292)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Name: _____

Address: _____

Phone/Fax No: _____

Signature: Jim Coffin Date: May 11, 2026

2. Property Information:

Location of Property: Lot 18 LHBP

Deed Ref: Book 15450

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City Tax Map(s): 2

Lot(s): 20-18

Property Size/Frontage:

Acres: 3.40

Road: 720'

Shore: N/A

Zoning District(s): Planned Industrial Commercial (PIC)

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

a.) The existing conditions on the property including:

1. The property boundaries; **See attached plans.**
2. The zoning district and zoning district boundaries if the property is located in more than one zone; **N/A**
3. The location of required setbacks, buffers and other restrictions: **See attached plans.**
4. The location of any easements or rights-of-way; **See attached plans.**
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property; **There aren't any structures on the property and the parcel is vacant.**
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities; **See attached plans.**
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.). **See attached plans.**
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications. **A topographic survey is included.**
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; **See attached plans, MNAP letter and IF&W letter.**
10. The location and type of any identified historic or archeological resource on the property. **See MHP letter.**

b.) The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed; **a letter has been sent to Zach Lovelv of the Gardiner Water District. Chuck Applebee of the Gardiner Sewage District has provided a letter stating that there is adequate capacity for the proposed project.**
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
The surface water is directed in a north-south direction towards the riprap ditch along Innovation Way and into DB-320 on Lot 20. Lot 18 has an allowable impervious area of 1.4 acres and developed area of 3.1 acres as shown on the Phase II Overall Plan by Milone & MacBroom. The total impervious area after this project has been constructed will be 1.51 acres and developed area of 2.5 acres. A stormwater report is included indicating that DB-320 can handle the flows from the proposed project.

All lots in the LHBP have been pre-designed for stormwater with wet ponds or buffers for Phase II and detention ponds for Phase I.

3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
These elements can be found on the site plan (C-1).
 4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
These elements can be found on the site plan (C-1) and detail sheets.
 5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Very few lots in the Libby Hill Business Park allow pedestrian traffic through their site. In addition, there aren't any sidewalks along any of the roads in the park. Vehicles will enter the site from Technology Drive and there's a tee turn at the end to allow vehicles to turn around as shown on the site plan (C-1).
 6. The location and details for any signs proposed to be install or altered;
The applicant is proposing to erect a new sign adjacent to the entrance into the site as shown on the Site Plan (C-1).
 7. The location and details for any exterior lighting proposed to be installed or altered;
All exterior lights will be wall packs (dark sky) that are attached to the building and a detail is included with this submission.
 8. Provisions for landscaping and buffering; and
The project is required to implement a partial screen along Technology & Innovation Way as well as along the rear and side property lines.
 9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.
No other information is included at this time.
- c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.
E.S. Coffin Engineering & Surveying will obtain all required permits needed.

Additional Information Required:

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

JW Design has included floor plans and building elevations with the submission.

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

David Allen of the MDOT has stated that once the left-hand turn lane was installed along Enterprise Drive that the conditions of the turning movement permit have been met and no further traffic mitigation is required within the subdivision.

An erosion and sedimentation control plan; and

The erosion and sedimentation control plan can be found on Sheet C-2.

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

Lot 18 has an allowable impervious area of 1.4 acres and developed area of 3.1 acres as shown on the Phase II Overall Plan by Milone & MacBroom. The total impervious area after this project has been constructed will be 1.51 acres and developed area of 2.5 acres. A stormwater report is included indicating that DB-320 can

handle the flows from the proposed project. All lots in the LHBP have been pre-designed for stormwater with wet ponds or buffers for Phase II and detention ponds for Phase I.

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.

JW Design has included floor plans and building elevations with the submission.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.

A photo log is included with the submission.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on an undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

The parcel is part of a subdivision that includes boundary information.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

No response required.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

- 6.5.1.1 The application is complete and the review fee has been paid.
The application is complete and the Site Plan Review fee of \$250.00 has been submitted.
- 6.5.1.2 The proposal conforms to all applicable provisions of the Ordinance.
The project conforms to all applicable provisions of the LUO.
- 6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
The application contains all pertinent erosion and sediment control devices needed for the project. All runoff flows south to the riprap ditch and then to the existing pond locate on lot 20 as shown on the Phase II Lotting Plan of the Libby Hill Business Park.
- 6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.
Public sewer is available for the project and all wastewater associated with the bathrooms will be sent to the sewer system under Innovation Way. A letter has been sent to Chuck Applebee of the Gardiner Sewage District asking if District has sufficient capacity to serve the proposed project. All solid wastes will be disposed of by the individual owning or renting their unit and no dumpster enclosures are proposed.
- 6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.
Letters have been received from the Maine Historical Preservation Committee (MHPC), the Maine Department of Inland Fisheries & Wildlife and the Maine Department of Agriculture, Conservation & Forestry (MNAP).
- 6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.
There aren't any wetlands on the parcel nor are there any waterbodies and this section is not applicable.
- 6.5.1.7 The proposal will provide for adequate storm water management.
Lot 18 has an allowable impervious area of 1.4 acres and developed area of 3.1 acres as shown on the Phase II Overall Plan by Milone & MacBroom. The total impervious area after this project has been constructed will be 1.51 acres and developed area of 2.5 acres. A stormwater report is included indicating that DB-320 can handle the flows from the proposed project. All lots in the LHBP have been pre-designed for stormwater with wet ponds or buffers for Phase II and detention ponds for Phase I.
- 6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.
The project is not within Shoreland Zoning and this section is not applicable.
- 6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.
The project is not within the 100-year flood elevation per the FIRM Map and this section is not applicable.
- 6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.
A letter has been sent to Zach Lovely of the Gardiner Water District asking if the Gardiner Water District has sufficient water capacity for the proposed project.
- 6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.
The project will connect to public water on Innovation Way for domestic water service and a letter has been sent to Zach Lovely of the Gardiner Water District asking if the Gardiner Water District has sufficient water capacity for the proposed project. Groundwater quality and quantity will not be adversely affected with the proposed project.

- 6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
The proposed site is being utilized for contractor suites with associated parking for each unit. Pedestrians will not be able to walk around on site as this is the case in almost all of the parcels within the Libby Hill Business Park. Emergency vehicles can access and negotiate the site as needed with the ability to turn around between buildings 2 & 3 as shown on the site plan (C-1). There is enough area for vehicle circulation associated with the site.
- 6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.
A letter has been received from John Cameron (Public Works Director) indicating that he doesn't have any issues with the project.
- 6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.
E.S. Coffin Engineering & Surveying has the technical ability to complete the project. The applicant will provide a financial statement stating that they have adequate funds to complete the project prior to the PB meeting.

6.5.2 Additional Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

- 6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;
The parcel is surrounded by other commercial/industrial parcels in the Libby Hill Business Park. Although there are no design standards in the PIC District, buildings over 50' in length that can be seen from a public way need to be broken up for visual purposes. The design of the south side of the buildings utilizes overhead doors with man doors with canopies over them to accent the buildings.
- 6.5.2.2 The proposal shall not have an adverse impact upon neighboring properties.
There aren't any residential properties that abut the parcel as all abutters have commercial uses. Dust will be controlled during construction by using water or calcium chloride. The project will not have an adverse impact on neighboring properties.
- 6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses.
The project is required to implement partial screens on all four property lines. The parking lot is landscaped with 2 trees and 7 shrubs for every 25 parking spaces.
- 6.5.2.4 The building site and roadway design shall harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum.
The proposed driveway into the site is off from Technology Drive is at an elevation (254') where the three buildings have different floor elevations due to the existing grades. We looked at bringing the access in off Innovation Way, but this would have resulted in massive cuts on the parcel. With the proposed entrance all traffic enters the site along the west side of the parcel and parks along the south sides of the buildings. The site has been graded to send runoff away from the building in a south direction and the cuts/fills have been minimized as much as possible with the existing topography of the parcel.
- 6.5.2.5 The proposal shall reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent.
The proposed buildings are situated on the most desirable location on lot #18. The development does not impact any wetlands. Letters have been received from the Maine Historical Preservation Committee, the Maine Department of Inland Fisheries & Wildlife and the Maine Natural Areas Program (MNAP).
- 6.5.2.6 The proposal shall provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system shall connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.
There are not any sidewalks on Technology Drive, Innovation Way nor along any road within the LHBP. The general public can drive into the site, find a parking space and enter the buildings, but this entire site is geared towards a construction services facility with trucks and other construction vehicles moving continuously along the south side of the buildings. It doesn't make sense for any pedestrian access to occur other than the sidewalks abutting the parking areas.

- 6.5.2.7 In urban and built-up areas, buildings shall be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear. In rural or sparsely built areas, buildings shall be set well back from the road to respect the rural character of the area. Front parking areas shall be landscaped to reflect the rural area.
The proposed buildings are situated on the site so vehicles can adequately maneuver in and out of the construction services buildings. There is parking along the south side of the buildings. There is not any "Rural Character" associated with the Libby Hill Business Park as there are only commercial and industrial uses. The proposed parking areas are all adjacent to building so that headlights point towards the building or Innovation Way. A partial screen has been utilized on all four sides of the property to soften the paved areas.
- 6.5.2.8 Proposals with multiple buildings shall be designed and placed to utilize common parking areas to the greatest practical extent.
There will be multiple buildings on the parcel and all use a common parking lot as shown on the site plan (C-1). Sewall Engineering has provided a parking memo indicating that 55 parking spaces are required and there are 63 proposed spaces.
- 6.5.2.9 Building entrances shall be oriented to the public road unless the layout or grouping of the buildings justifies another approach.
All entrances to the buildings will be on the south side, which faces Innovation Way. The grades slope in a north/south direction and by placing the buildings along the north side of the property, will provide the most desirable layout.
- 6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road shall be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the wall.
While there are not any building design standards in the PIC District buildings over 50' in length that can be seen from a public way need to be broken up for visual purposes. The design of the south side of the buildings utilizes overhead doors with man doors with canopies over them to accent the buildings.
- 6.5.2.11 Building materials shall match the character of those commonly found in the City and surrounding area and include brick, wood, native stone, tinted /textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels shall only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision shall not be required to follow this provision.
While there are not any building design standards in the PIC District buildings over 50' in length that can be seen from a public way need to be broken up for visual purposes. The design of the south side of the buildings utilizes overhead doors with man doors with canopies over them to accent the buildings.
- 6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk shall be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.
The site is located on the corner of Technology Drive and Innovation Way and is being utilized for contractor suites. Pedestrians will not be able to walk around on site as this is a construction operation with large vehicles coming in and out of the site. There are picnic tables shown on the site plan (C-1).
- 6.5.2.13 A proposal which includes drive-through service shall be designed to minimize impact on the neighborhood. Drive-through lanes shall be fully screened from adjacent residential properties and communication systems shall not be audible on adjacent properties.
There are no drive-thru lanes associated with the project and this section is not applicable.

Additional Information Required:

In regard to the General Performance Standards in Section 8 of the LUO:

8.7 Exterior Lighting:

Wall-packs are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction.

Electricity will be brought overhead from a pole at the along Technology Drive to a new pole on site and then run underground to the proposed buildings.

8.8 Noise:

The only significant noises generated form the operation will be during construction activities.

8.11 Bufferyard & Screening Standards:

The project is required to implement a partial screen along all four property lines. The parking lot is also screened with 2 trees and 7 shrubs for every 25 parking spaces. The proposed plantings are shown on the site plan (C-1).

In regard to Environmental Performance Standards in Section 9 of the LUO:

9.1 Air Quality:

Dust will be controlled during construction and will be implemented by applying calcium chloride and water as needed.

9.2 Water Quality:

All of the stormwater runoff will be sent towards the the riprap ditch along Innovation Way and then under Innovation Way to the wet pond on lot 20.

9.4 Water Bodies:

There are no streams or wetlands on the property and this section is not applicable.

9.7.2 Public Sewer:

Sewer will connect to the manhole located on Innovation Way and all sewer wastes will be sent into it from the proposed building. A letter has been received from Chuck Applebee indicating that there is enough capacity for the project.

In regard to Special Activity Performance Standards in Section 10 of the LUO:

10.24.5.7.2 Free Standing Signs:

The applicant is proposing to erect a new sign adjacent to the entrance along Technology Drive as shown on the Site Plan (C-1).

6. Waivers

Waiver of Submission Requirements

The Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements provided such waiver will not unduly restrict the review process. The Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

No waivers are being sought for the project.

April 28th, 2026

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

Subject: Agent Authorization
Chelsealand, LLC
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 DEP permit applications required for the proposed project located on Lot 18 in the Libby Hill Business Park in Gardiner.

Sincerely,

DocuSigned by:

C319E90CA511491...

Eric James,
Owner



OPR BK 15450 PGS 270-275 08/07/2025 03:19:07
INSTR # 2025016324 # OF PAGES 6
ATTEST: MATTHEW BOUCHER
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT We, **JRN Holdings, LLC**, a Maine limited liability company with offices in of Weymouth, County of Norfolk, State of Massachusetts, in consideration of one dollar and other valuable consideration, paid by **Chelsealand, LLC**, a Maine limited liability company with a place of business in Hallowell, County of Kennebec, State of Maine,

whose mailing address is: 55 Winthrop Street, Hallowell, ME 04347

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Chelsealand, LLC LLC**, its successors and assigns forever,

A certain lots or parcels of land with the buildings thereon, situated in the City of Gardiner, County of Kennebec and State of Maine, bounded and described as follows:

See: **Exhibit A- Lot 20**

Also

See: **Exhibit B- Lot 18**

Meaning and intending hereby to convey the same premises described in the deed of the City of Gardiner to JRN Holdings, LLC dated August 31, 2021 and recorded at the Kennebec County Registry of Deeds in Book 14156, Page 41 and deed of the City of Gardiner to JRN Holdings, LLC dated February 3, 2022 and recorded at the Kennebec County Registry of Deeds in Book 14356, Page 194.

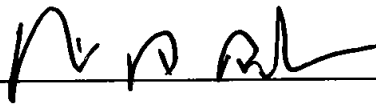
AND we do **COVENANT** with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

⑥ David McCullum

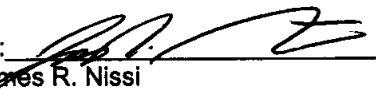
IN WITNESS WHEREOF, we, **JRN Holdings, LLC** have hereunto set our hands and seals in release of all rights this 7th day of August, in the year two thousand twenty five.

Signed, Sealed and Delivered
in presence of:

JRN Holdings, LLC


TO BSH

By: 
Richard G. Nissi
Its: Member

By: 
James R. Nissi
Its: Member

STATE OF MAINE, Kennebec, ss.

8/7, 2025

Personally appeared the above named Richard G. Nissi and James R. Nissi, member of **JRN Holdings, LLC** and acknowledged the foregoing instrument to be their free act and deed in said capacities and free act and deed of said LLC,

Before me,



Notary Public
Printed Name:

David M. McCullum
att'y at Law
Bar # 3704

**EXHIBIT A
LOT 20**

Lot number 20 containing 13.45 acres as shown on drawings numbered Sheet 1 of plans entitled, "Boundary Survey Libby Hill Business Park Phase 2," prepared by Milone & MacBroom, dated March 6, 2007 and last revised April 10, 2007, signed by the Gardiner Planning Board May 23, 2007, and recorded at the Kennebec County Registry of Deeds on July 11, 2007 in Book 2007 Page 137 and Page 138.

SUBJECT TO the following:

A. Terms and conditions set forth in a Maine Department of Environmental Protection permit dated May 17, 1999, and recorded in said Registry in Book 5960, Page 26;

B. Terms and conditions of the Site Location of Development approval L-19861-39-A-N/L - 19861-T3-B-N by Maine Department of Environmental Protection Findings of Fact and Order, dated May 19, 1999, and recorded in said Registry in Book 5960, Page 31, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances, as modified by the Order dated October 1, 1999, and recorded in said Registry in Book 6075, Page 203, and revised by the Order dated February 15, 2008 and recorded in said Registry in Book 9654, Page 210;

C. Terms, condition, rights and easements set forth in the deed from the City of Gardiner to the Gardiner Water District, dated January 3, 2001, and recorded in said Registry in Book 6378, Page 22;

D. Terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order related to the creation of Phase II of the Libby Hill Business Park, dated March 11, 2008 and recorded in said Registry in Book 9680, Page 276, as affected by the Condition Compliance dated November 4, 2008 and recorded in said Registry in Book 9913, Page 14, and as modified by the Minor Revision Findings of Fact and Order dated February 2, 2009 and recorded in said Registry in Book 9989, Page 46;

E. The provisions of the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated April 11, 2008 and recorded in said Registry in Book 9733, Page 247 and the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated October 27, 2014 and recorded in said Registry in Book 11837, Page 2; and

F. Terms, condition, rights and easements appearing on the said subdivision plans and the plan entitled, "Overall Buffer Plan Libby Hill Business Park Phase 2," prepared by Milone and MacBroom, Inc., dated April 3, 2008 and recorded in said Registry in Book 2008, Page 111.

ALSO SUBJECT TO the following which shall run with and bind the above-described parcel and Grantee's successors and assigns shall be subject to the same:

Within twenty-four (24) months from the date of this deed ("Completion Deadline"), Grantee shall cause to be constructed upon the parcel at least a 7,500 square foot commercial building with a minimum assessed value of \$500,000.00 (the "Facility"). Construction of the Facility shall be pursuant to duly-issued City of Gardiner permits in compliance with all zoning requirements, building codes, approved site plans and the Libby Hill Business Park covenants and restrictions. Upon completion of the Facility, Grantor, upon Grantee's request, shall execute a release, in recordable form, evidencing termination of this covenant.

In the event Grantee has not completed the Facility by the Completion Deadline, then Grantee shall make a payment in lieu of taxes as if it had been completed. Such payment shall be the increased assessed tax value on the above-described parcel as though the Facility was constructed per the building permit plans. Such payment shall only be required until Grantee completes the Facility as set forth herein.

EXHIBIT B
LOT 18

Lot number 18 containing 3.37 acres as shown on drawings numbered Sheet 1 of plans entitled, "Boundary Survey Libby Hill Business Park Phase 2," prepared by Milone & MacBroom, dated March 6, 2007 and last revised April 10, 2007, signed by the Gardiner Planning Board May 23, 2007, and recorded at the Kennebec County Registry of Deeds on July 11, 2007 in Book 2007 Page 137 and Page 138.

SUBJECT TO the following:

- A. Drainage & Utility Easement depicted on said plan on Lot 18;
- B. Terms and conditions set forth in a Maine Department of Environmental Protection permit dated May 17, 1999, and recorded in said Registry in Book 5960, Page 26;
- C. Terms and conditions of the Site Location of Development approval L-19861- 39-A-N/L - 19861-T3-B-N by Maine Department of Environmental Protection Findings of Fact and Order, dated May 19, 1999, and recorded in said Registry in Book 5960, Page 31, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances, as modified by the Order dated October 1, 1999, and recorded in said Registry in Book 6075, Page 203, and revised by the Order dated February 15, 2008 and recorded in said Registry in Book 9654, Page 210;
- D. Terms, condition, rights and easements set forth in the deed from the City of Gardiner to the Gardiner Water District, dated January 3, 2001, and recorded in said Registry in Book 6378, Page 22;
- E. Terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order related to the creation of Phase II of the Libby Hill Business Park, dated March 11, 2008 and recorded in said Registry in Book 9680, Page 276, as affected by the Condition Compliance dated November 4, 2008 and recorded in said Registry in Book 9913, Page 14, and as modified by the Minor Revision Findings of Fact and Order dated February 2, 2009 and recorded in said Registry in Book 9989, Page 46;
- F. The provisions of the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated April 11, 2008 and recorded in said Registry in Book 9733, Page 247 and the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated October 27, 2014 and recorded in said Registry in Book 11837, Page 2; and
- G. Terms, condition, rights and easements appearing on the said subdivision plans and the plan entitled, "Overall Buffer Plan Libby Hill Business Park Phase 2,"

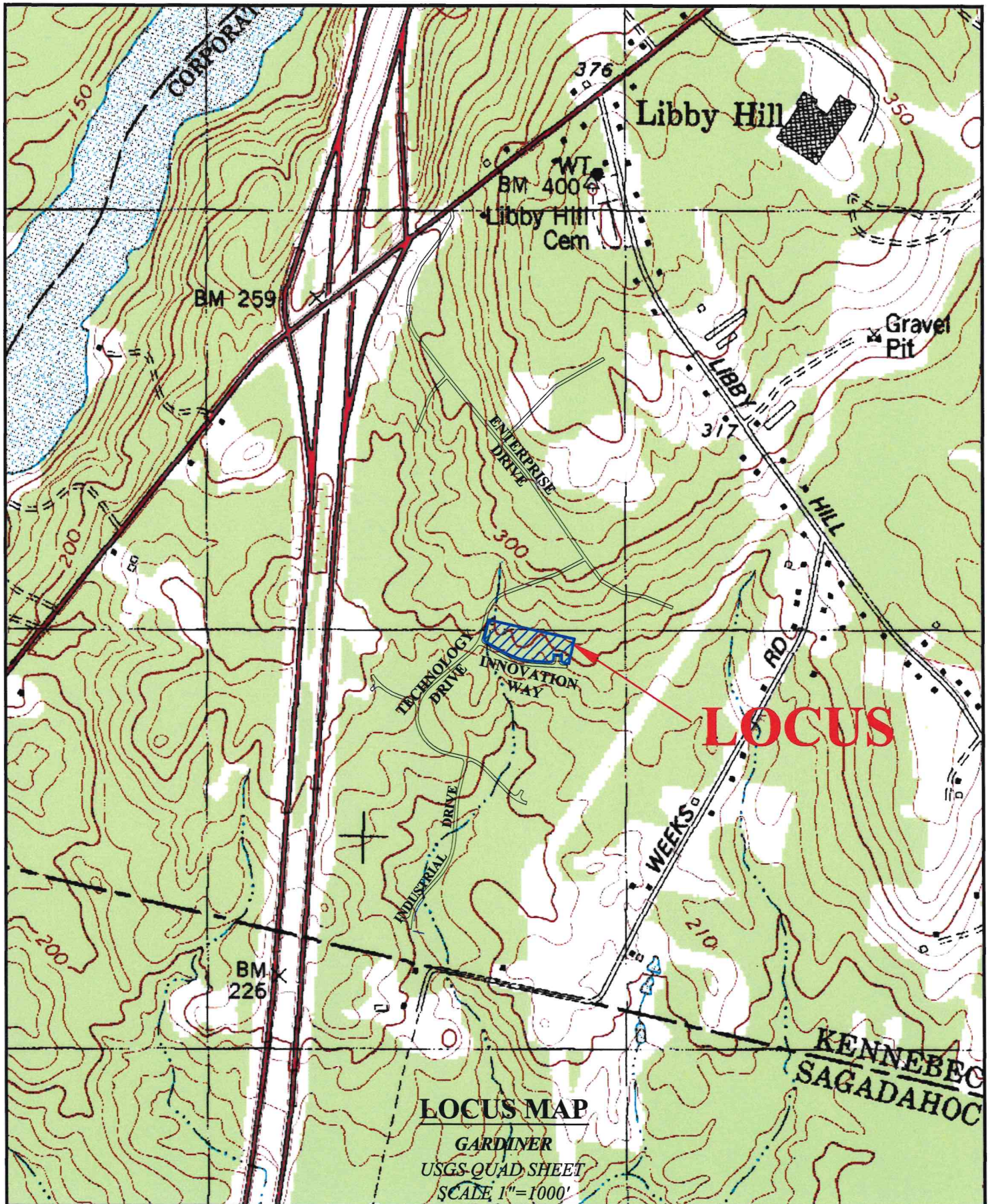
prepared by Milone and MacBroom, Inc., dated April 3, 2008 and recorded in said Registry in Book 2008, Page 111.

ALSO SUBJECT To the following which shall run with and bind the above-described parcel and Grantee's successors and assigns shall be subject to the same:

Within twenty-four (24) months from the date of this deed ("Completion Deadline"), Grantee shall cause to be constructed upon the parcel at least a 5,000 square foot commercial building with a minimum assessed value of \$900,000.00 (the "Facility"). Construction of the Facility shall be pursuant to duly-issued City of Gardiner permits in compliance with all zoning requirements, building codes, approved site plans and the Libby Hill Business Park covenants and restrictions. Upon completion of the Facility, Grantor, upon Grantee's request, shall execute a release, in recordable form, evidencing termination of this covenant.

In the event Grantee has not completed the Facility by the Completion Deadline, then Grantee shall make payments in lieu of taxes as if it had been completed. Such payment shall be the increased assessed tax value on the above- described parcel as though the Facility was constructed per the building permit plans. Such payment shall only be required until Grantee completes the Facility as set forth herein.

Reference is made to a Deed Restriction Modification dated June 23, 2025, recorded at the Kennebec County Registry of Deeds in Book 15406, Page 334, of which reduces the minium assessed value of the Facility from \$900,000.00 to \$500,000.00.



CLIENT/PROJECT: JRN HOLDINGS, LLC

LOCATION: TECHNOLOGY DRIVE/INNOVATION WAY
LIBBY HILL BUSINESS PARK

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

ES. COFFIN
ENGINEERING
SURVEYING
© 2023
E.S. COFFIN ENGINEERING & SURVEYING, INC.
433 Cove Road P.O. Box 4697 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-9816 Toll Free 1-800-244-9475

SHEET TITLE: SITE LOCATION MAP

SCALE: 1" = 2000'

DATE: DECEMBER 26, 2025

SHEET NO. 2025-072

SLM

PHOTOGRAPHS

Client Name:

Chelsealand, LLC

Project No.

25-072

Photo No. 1

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from
Technology Drive
looking west MCR Lab's
building at 11
Technology Drive in the
Libby Hill Business
Park.

**Photo No. 2**

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken Enterprise
Drive looking south at
Dennison Lubricant's
building located at 137
Enterprise Drive.



Client Name:

Chelsealand, LLC

Project No.

25-072

Photo No. 3

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken at the end of Troiano Way looking north at the United Rentals building on Lot 21.



Photo No. 4

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Troiano Way looking west at the building on Lot 22.



PHOTOGRAPHS

Client Name:

Chelsealand, LLC

Project No.

25-072

Photo No. 5

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from the end of Innovation Way looking north towards the Spectrum building on Lot 19.

**Photo No. 6**

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from Innovation Way looking northwest towards Lot 18.



PHOTOGRAPHS

Client Name:

Chelsealand, LLC

Project No.

25-072

Photo No. 7

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

Photo taken from
Innovation Way looking
north towards Lot 18
and Technology Drive.

**Photo No. 8**

Date: 2-10-2026

Site Location:

Lot 18
Libby Hill Business Park
Gardiner, Maine

Description:

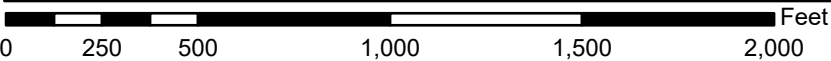
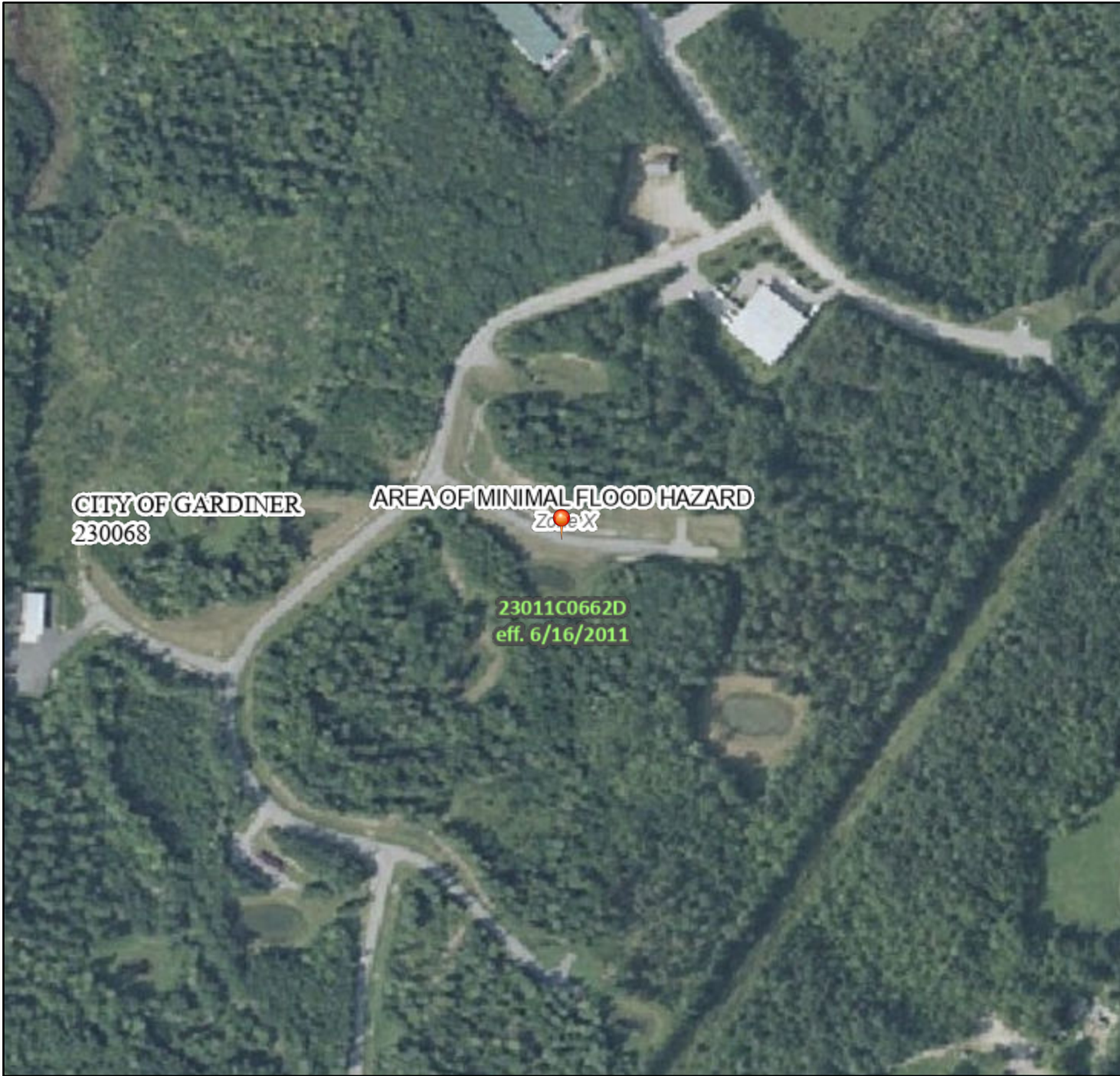
Photo taken from
Innovation Way looking
southeast towards the
wet pond on Lot 20.
This pond provides
stormwater treatment
for Lot 18.



National Flood Hazard Layer FIRMette



69°50'W 44°10'27"N



1:6,000

69°49'22"W 44°10'1"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



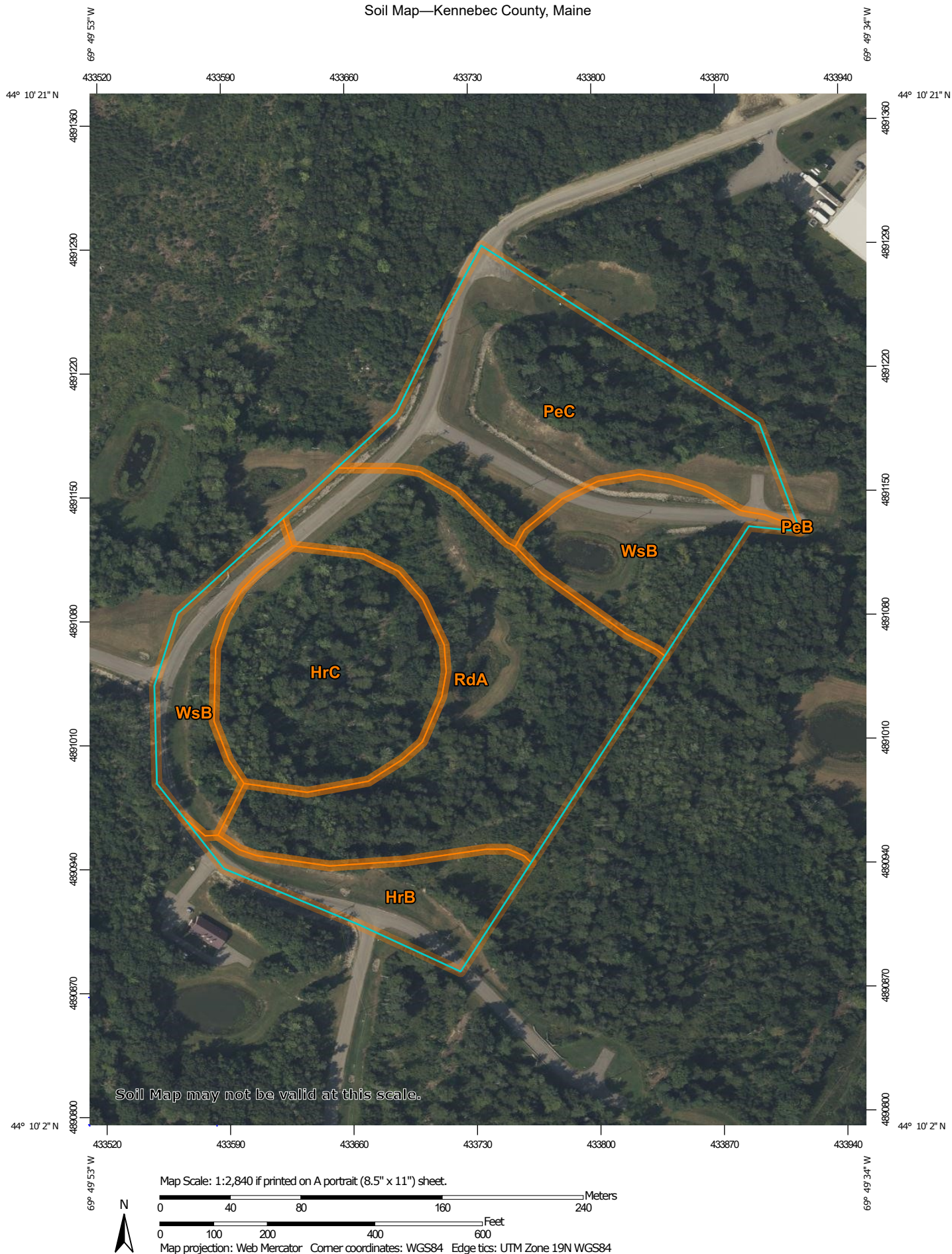
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2026 at 6:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Kennebec County, Maine



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kennebec County, Maine

Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	1.5	7.7%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	3.6	18.1%
PeB	Paxton-Charlton very stony fine sandy loams, 3 to 8 percent slopes	0.0	0.0%
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	5.0	25.0%
RdA	Ridgebury very stony fine sandy loam	6.4	32.4%
WsB	Woodbridge very stony fine sandy loam, 3 to 8 percent slopes	3.3	16.7%
Totals for Area of Interest		19.9	100.0%

LITEPAK SERIES LNC2

Cat.# LNC2 12L U 4K 4

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L configuration
- Electronic drivers: One in 5L, 7L, 9L and 12L units Two drivers in 18L units
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

LED(s) CCT:

- 3000K CCT nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available see page 2 for electrical and photometric details

Optical:

Type II, III and IV distributions with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

Options:

Controls:

- Button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (includes factory installed back box)

Egress (includes factory installed back box):

- Battery back-up option - 12L configuration only
- Provides 1 fc minimum over 10' x 10' at 11' mounting height (exceeds NEC requirement)
- 1,546 initial lumens in battery mode
- Meets UL924 90 minute discharge schedule
- -20°C to 30°C operating temperature

Listings:

- DLC Qualified (Types III and IV) Consult DLC website for details:
<http://www.designlights.org/QPL>
- Listed to UL 1598 for use in wet locations, 40" C ambient environments

Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)
- IES Progress Award Winner - 2013
- Building Operating Management 2014 Top Products Award - LNC2-18LU

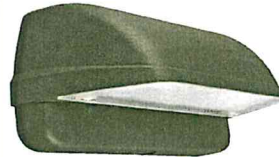
PRODUCT IMAGE(S)



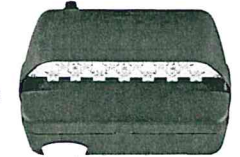
LNC2-12LU



LNC2-18LU

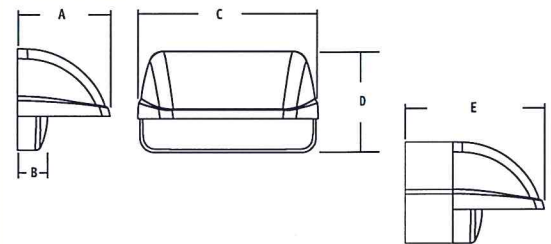


With diffuser



Battery Back-up or Sensor - See Page 2,3

DIMENSIONS



With Battery Back-up or sensors

A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

ORDERING INFORMATION – ORDERING EXAMPLE: LNC2-12LU-5K-3-1

SERIES	NUMBER OF LEDs	VOLTAGE ⁷	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 LNC2	5L 5 LEDs	U 120V-277V	3K ² 3000K nominal 80 CRI	2 ² Type II	1 Bronze	PC Photocontrol
	7L 7 LEDs	1 120V		3 Type III	2 Black	BBU ^{1,5} Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C
	9L 9 LEDs	2 208V	4K 4000K nominal 70 CRI	4 Type IV	3 Gray	
	12L ³ 12 LEDs	3 240V	5K 5000K nominal 67 CRI		4 White	
	18L 18 LEDs	4 277V			5 Platinum	
	12L5 12 LEDs, 480V	5 480V (12L only)	AM Amber (590 nm available for "Turtle Friendly"/observatory applications, 350 mA (18L only versions)			SCP ^{4,5,6} Programmable motion sensor, factory default dimming is 10% light output
	12LF 12 LEDs, 347V	F 347V (12L only)				

¹ Battery backup only available on 12L models, not available for Canada

² Does not qualify for DLC

³ Replace U with 1 for 120V or 4 for 277V for 12L with BBU

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only

⁵ PC option not applicable, included in sensor

⁶ BBU and motion sensor options cannot be combined

SPECIFY SCP HEIGHT

- 8F Up to 8ft mount height
- 20F Up to 20ft mount height



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Outdoor Lighting

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LARED0LNC2-SPEC 3/17

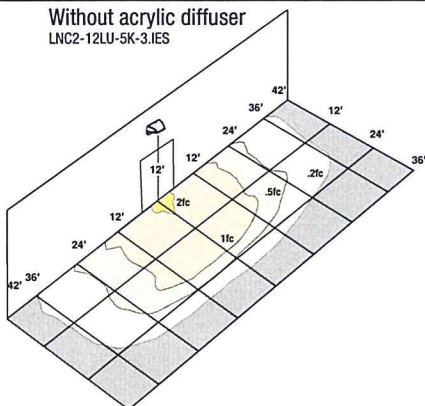
REPLACEMENT PART/ACCESSORIES

CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, XX = specify finish, eg. Dark Bronze - DB
LNC2-SCBB-XX	Plate to be used with GEO-BB-XX surface conduit box, XX=finish (see page 3)

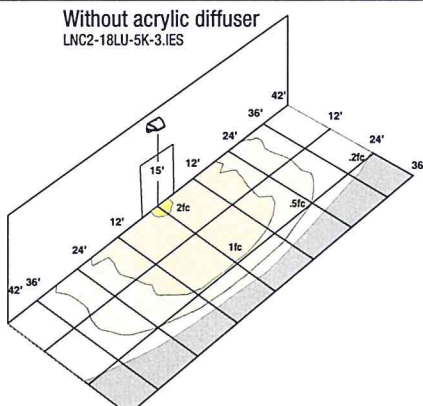
*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

PHOTOMETRICS

Without acrylic diffuser
LNC2-12LU-5K-3.IES



Without acrylic diffuser
LNC2-18LU-5K-3.IES



PERFORMANCE DATA

PERFORMANCE DATA				5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)	
# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	LUMENS	LPW ¹	LUMENS	LPW ¹	LUMENS	LPW ¹
5	STD. (700mA)	13W	2	1,150	88.5	1,052	81	883	68
			3	1,132	87	1,077	83	833	64
			4	1,146	88	1,053	81	849	65
7		17W	2	1,515	89	1,369	80.5	1,272	75
			3	1,500	88	1,539	90.5	1,392	82
			4	1,557	91.5	1,535	90	1,425	84
9		22W	2	2,069	94	2,033	92	1,588	72
			3	2,024	92	1,989	90	1,623	74
			4	2,095	95	2,059	93.5	1,680	76
12		28w	2	2,869	102.5	2,465	88	2,047	73
			3	2,868	102.5	2,662	95	2,160	77
			4	2,716	97	2,715	97	2,104	75
18		42.7w	2	4,166	97.5	3,631	85	3,304	77
			3	4,106	96	3,806	89	3,128	73
			4	3,995	93.5	3,998	93.5	3,122	73

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. LNC2-12LU battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)

Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	1.02
10° C	1.01
20° C	1.00
25° C	1.00
30° C	1.00
40° C	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
7	STD. (700mA)	120	—	18
9		277	—	18
		120	0.183	22
12		277	0.09	22.1
		120	0.24	28.9
		277	0.10	27.7
		347	0.10	33.7
18		480	0.06	28.9
		120	0.35	41.0
18 Amber		277	0.15	41.5
	120	2.68	32.0	

MOTION SENSOR OPTION



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information



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LAREDO LNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

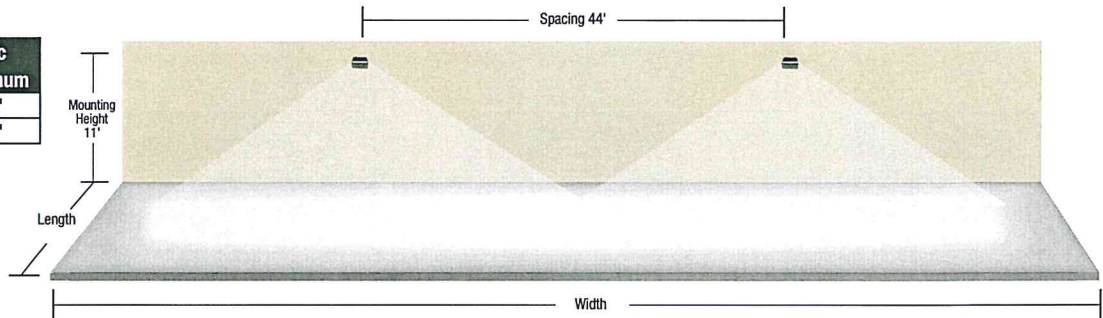


Side View

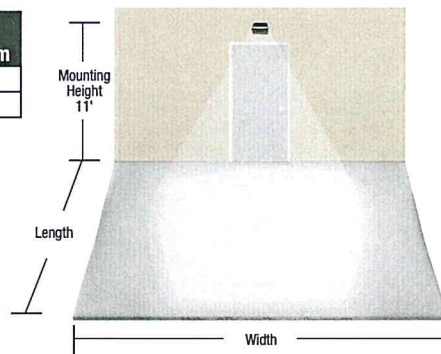


3/4 View

Multi Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	112'	68'

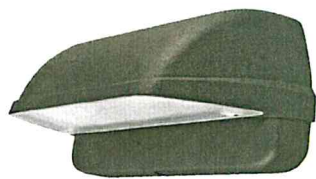


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'
Diagrams for illustration purposes only, please consult factory for application layout.

LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



LNC2 FIXTURE



LNC2-SCBB-XX



BB-GE0-XX



LNC2-SCBB-XX and BB-GE0-XX SHOWN ATTACHED TO FIXTURE

The key to success starts with a solid foundation.
ENGINEERING | EXPLORATION | EXPERIENCE

Geotechnical Report

Office Buildings

Lot 18 Libby Hill Business Park, Gardiner, Maine



Client

Coffin Engineering & Surveying
P.O. Box 4687 / 430 Cony Road
Augusta, Maine 04330

Project #: 25295
Date: 01/16/2026

January 16, 2026
Summit #25295

Attn: Jim Coffin
E.S. Coffin Engineering & Surveying
P.O. Box 4987 / 432 Cony Road
Augusta, Maine 04330

Reference: Geotechnical Engineering Services
Office Buildings – Lot 18 Libby Hill Business Park, Gardiner, Maine

Dear Mr. Coffin:

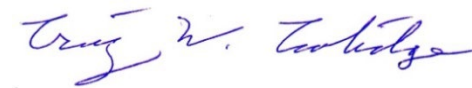
Summit Geoengineering Services (SGS) has completed the geotechnical investigation for the planning of three office buildings planned on lot 18 Libby Hill Business Park, Gardiner, Maine. The scope of services included performing subsurface explorations at the site and preparing this report summarizing our findings and geotechnical recommendations.

The subsurface is comprised of glacial till overlying bedrock encountered at depths ranging from 2 to 7 feet below ground surface (BGS), approximately elevations 242 to 252 feet +/-.
Groundwater seepage was not observed in the test pits during excavation.

The project consists of developing the site with three office buildings. Two of the proposed buildings have an approximate footprint of 12,000 square feet, and the third proposed building has an approximate footprint of 10,500 square feet. A parking lot is proposed to abut the buildings on the south side of the site. This report provides geotechnical findings and recommendations for design and construction of the proposed buildings.

SGS appreciates the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

Sincerely yours,
Summit Geoengineering Services



Craig W. Coolidge, P.E.
Vice President, Principal Engineer



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Appendix A – Exploration Location Plan, Footing Transition Detail

Appendix B – Exploration Logs

1.0 Project Description

Summit Geoengineering Services (SGS) was asked to perform a geotechnical investigation and prepare a geotechnical report for the construction of three office buildings at Lot 18 within Libby Hill Business Park in Gardiner, Maine.



Test Pit TP- 8 Facing North



Test Pit TP-5 Facing Southwest

The existing site is a recently cleared lot, with uneven terrain, sloping upward South to North with elevations ranging from 247 to 258 feet +/- . Proposed grades for site development have not yet been established.

2.0 Explorations

2.1 Subsurface Explorations

SGS observed subsurface conditions through the excavation of 13 test pits on December 10, 2025. SGS marked all locations prior to the start of work. Test pit were dug to refusal at depths of 2 to 7 feet BGS (approximate elevations 242 to 252 feet) using a Kubota KX040-4 excavator. Soils were visually classified by a field engineer according to the Unified Soil Classification System (USCS). A location plan and test pit logs are included in Appendix A and Appendix B, respectively.

3.0 Subsurface Conditions

3.1 Soil

The subsurface conditions consist of *forest duff* and *glacial till*. *Bedrock* was encountered at depths of 2 to 7 feet below ground surface (BGS). *Groundwater* was not observed in any of the excavated test pits.

The *forest duff* is present at the ground surface with a thickness ranging from 2 to 9 inches. The forest duff consists of a root mat and organic material.

The *glacial till* is present beneath the forest duff with thickness ranging from 2 to 6 feet. The upper glacial till consists of orange brown to olive brown silty sand with occasional roots and organic fibers and occasional to frequent boulders. The upper glacial till is classified as SM in accordance with the United Soil Classification System (USCS). The glacial till is loose and moist.

The underlying *glacial till* consists primarily of olive gray to gray sandy silt, silt-sand, or silt-clay, trace to no clay. There is occasional mottling, bedrock fragments, and coarse sand seams. The lower glacial till is compact/hard and humid to moist and visually classifies under the USCS as SM, ML-SM, ML-CL in accordance with the USCS across the site.

Detailed descriptions of the soil can be found in the exploration logs in *Appendix B*.

3.2 Groundwater

Groundwater was not encountered during excavation. Soil mottling indicates seasonal groundwater infiltrates the glacial till during wet periods of rain and/or snow melt.

3.3 Bedrock

Excavation refusal was encountered at depths ranging from approximately 2 to 7 feet BGS, elevations 242 to 252 feet +/- . Based on mapping provided by the Maine Geologic Survey, bedrock at the site is a part of the Nehumkeag Pond Formation (Onp), which is comprised of light gray, medium-grained to coarse-grained, quartz-plagioclase-biotite. In general, bedrock appears hard and intact.

4.0 Geotechnical Recommendations

4.1 Bearing Capacity and Subgrade Preparation

SGS recommends that the office building foundations be designed using an allowable bearing pressure of 4,000 psf on soil and 8,000 psf upon competent bedrock. The bearing pressures are based on the following conditions:

- Existing forest duff, stumps, and organics are removed from within the building footprints prior to placing fill or constructing footings.
- Where encountered, granular subgrade should be proof-rolled prior to placing new fill or constructing foundations
- Import fill beneath building footprints should consist of compacted Structural Fill.
- Footings upon bedrock should be constructed in accordance with the Footing Transition Detail attached in Appendix A, using Crushed Stone beneath footings to transition from intact bedrock to soil. Where footings are constructed on intact bedrock, any loose or weathered rock is removed to expose a clean, hard surface.
- Footings upon glacial till which becomes softened or disturbed should be overexcavated and placed upon 12 inches of Crushed Stone.

SGS further recommends the following design parameters be used for foundation design:

PARAMETER	ENGINEERED FILL ^{1 & 2}	UNDISTURBED GLACIAL TILL
Total Natural (moist) Unit Weight (γ_t)	130 pcf	130 pcf
Saturated (buoyant) Unit Weight (γ_s)	68 pcf	68 psf
Friction Coefficient (f)	0.55	0.45
Passive Earth Pressure Coefficient (K_p)	3.54	3.54
Active Earth Pressure Coefficient (K_a)	0.28	0.28
At Rest Pressure Coefficient (K_o)	0.44	0.44
Effective Friction Angle (ϕ')	34°	34°

¹Based on 95% compaction by ASTM D1557, Modified Proctor Test Method

²Design values for compacted Foundation Backfill or Structural Fill

4.2 Frost Protection

Exterior footings should be constructed at a minimum depth of 4.5 feet below finished grade for frost protection. Where shallow bedrock is present, SGS recommends a minimum 2-foot cover of soil. This frost protection depth is based on a design air-freezing index of 1,400-degree days for the Gardiner area. SGS recommends exterior and interior portions of foundation elements be backfilled with Foundation Backfill. Foundation Backfill should have a maximum particle size limited to 6 inches and portion passing a 3-inch sieve should meet the following specifications:

FOUNDATION BACKFILL	
Sieve Size	Percent Passing
¾ inch	25 to 100
No. 40	0 to 50
No. 200	0 to 7

Reference: MDOT Specification 703.06, Type E (2020)

Foundation Backfill should be placed in 6 to 12-inch lifts and compacted to 95 percent of its maximum dry density determined in accordance with ASTM D 1557.

4.3 Slabs On Grade

In general, SGS recommends slabs be constructed on a minimum 12-inch-thick layer of compacted Structural Fill. Additional fill to achieve finish grade for building footprints should also be Structural Fill. Structural Fill should consist of well graded granular material having no rocks with a maximum dimension over 6 inches and should be placed and compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557. The portion passing a 3-inch sieve should meet the following gradation specification:

STRUCTURAL FILL	
Sieve Size	Percent Passing
¾ inch	0 to 70
No. 200	0 to 10

Reference: MDOT Specification 703.20, Structural Fill (2020)

The coefficient of subgrade reaction, k (per 12-inch plate) applies to the design of reinforced concrete foundations over soil. For the conditions described above, the slabs can be designed using a coefficient of subgrade reaction 150 tons/ft³.

4.4 Seismic Design

The soils at the site are categorized as Site Class B in accordance with ASCE 7-16. Soils at the site are not considered susceptible to widespread liquefaction during earthquakes. The following site seismic site coefficients should be used:

SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS (ASCE 7-16)	
Seismic Coefficient	Site Class B
MCE _G peak ground acceleration (PGA)	0.186
Site modified peak ground acceleration (PGA _M)	0.168
Short period spectral response (S _s)	0.308
1 second spectral response (S ₁)	0.076
Maximum short period spectral response (S _{MS})	0.277
Maximum 1 second spectral response (S _{M1})	0.061
Design short period spectral response (S _{DS})	0.185
Design 1 second spectral response (S _{D1})	0.041

4.5 Groundwater Control

Exterior footings will be constructed on a combination of soil and bedrock. Foundations in glacial till or bedrock cut could be susceptible to exposure to perched water. SGS suggests foundation underdrains should be installed at the base of exterior footings. SGS further recommends exterior grades slope away from the building footprint to reduce water runoff from infiltrating the foundation backfill soils.

Perimeter underdrains, if used, should consist of 4-inch rigid perforated PVC placed adjacent to the exterior footings and surrounded by a minimum of 6 inches of crushed stone wrapped in filter fabric to prevent clogging from the migration of the fine soil particles in the foundation backfill soils. The underdrain pipe should be outlet to a location where it will be free flowing. Where exposed at the ground surface, the ends of pipes should be screened or otherwise protected from entry and nesting of wildlife, which could cause clogging.

4.6 Pavement Section Recommendations

The mean annual freezing index for the Gardiner, ME area is estimated at 1,400 freezing degree days (10-year, 90% probability). Based on the subgrade and mean annual freezing index, the anticipated mean annual frost penetration depth is 48 inches.

For the parking lots and the access road, we recommend a minimum total section thickness of **24 inches**. We recommend that the pavement be constructed with the following layer thicknesses:

PAVEMENT SECTION THICKNESSES	
Material	Thickness (inches)
Asphalt	3
Pavement Base (Type A)	3
Pavement Subbase (Type D)	18

Fill beneath the subbase soil can consist of Gravel Borrow, placed and compacted to a minimum of 95% of ASTM D1557. Base and Subbase (MDOT Type A and Type D, respectively) should meet the following gradation specifications:

Sieve Designation	Percent Passing a 3-inch Sieve	
	MDOT Type A (Base)	MDOT Type D (Subbase)
½ Inch	45 – 70	35 – 80
¼ Inch	30 – 55	25 – 65
No. 40	0 – 20	0 – 30
No. 200	0 – 6	0 – 7

Underdrains are not necessary beneath paved areas. Drainage ditches should be installed adjacent to paved areas wherever possible.

4.7 Retaining Wall

In the event a new segmental block wall is to be constructed on site, we recommend that the proposed segmental block retaining wall be designed by a Maine Licensed Professional Engineer.

We anticipate that the retaining wall will be constructed on glacial till or bedrock. We recommend that the wall is constructed on a leveling pad consisting of a minimum 9-inch-thick layer of Crushed Stone. A geotextile fabric should be placed on the existing soil beneath the wall leveling pad. We recommend that all forest duff, stumps, or organics are removed prior to placing the geotextile and Crushed Stone. The wall can be designed using an allowable bearing pressure of 4,000 psf.

The wall should be designed in accordance with the *National Concrete Masonry Association (NCMA), 3rd Edition*, design manual. Passive resistance of embedded portions of segmental block retaining walls should be ignored. Retaining wall backfill shall be determined by the wall designer. For gravity retaining walls and reinforced soil for geogrid reinforced retaining walls, we recommend the backfill consist of Foundation Backfill or MDOT Type D, compacted to a minimum of 95% of its maximum dry density in accordance with *ASTM D1557*. The maximum particle size should be limited to 4 inches, when used as a reinforced soil behind the wall.

Since modular blocks are tolerable to some shifting, the blocks do not need to be placed to full frost depth. We recommend the following minimum embedment depths for the retaining wall:

MINIMUM SEGMENTAL RETAINING WALL EMBEDMENT DEPTH	
Slope in Front of Wall	Minimum Embedment to Top of Leveling Pad
Horizontal	H/20
3H:1V	H/10
2H:1V	H/7
Minimum Embedment	0.5 feet

Note: H is the exposed height of the wall in feet. The minimum embedment depth is in feet.

Reference: NCMA – *Design Manual for Segmental Retaining Walls*, 3rd Edition, Table 5-1

5.0 Earthwork Considerations

Forest duff, stumps, and organics should be removed from the footprint of the new buildings and pavement areas prior to construction. Granular subgrade which is dry should be proof rolled prior to placement of foundations or backfill. Proof-rolling should consist of a minimum of five passes in a north-south direction and then five passes in an east-west direction using a vibratory roller. Proof rolling clay subgrade is not recommended to prevent subgrade softening.

Engineered fill should be placed in 6 to 12-inch lifts and be compacted to a minimum of 95 percent of its maximum dry density, determined in accordance with ASTM D1557, Modified Proctor Density.

Recommendations for bedrock transitions are shown in the Footing Transition Detail attached under Appendix A. A large excavator will be effective for removing weathered rock and a hoe ram or jackhammer may be effective for removing small quantities of bedrock to create the final shape of the rock excavation. For significant bedrock removal, controlled blasting will be required.

If subgrade disturbance occurs during construction, SGS recommends the base of the subgrade be over-excavated and replaced with 12 inches of Crushed Stone. Crushed Stone should be tamped to lock the stone structure together and meet the following:

CRUSHED STONE ¾ INCH	
Sieve Size	Percent finer
1 inch	100
¾ inch	90 to 100
½ inch	20 to 55
⅜ inch	0 to 15
No. 4	0 to 5

Reference: MDOT Specification 703.13, Crushed Stone ¾-Inch (2020)

General excavations and utility trenching below 4 feet should be sloped no greater than 1.5H to 1V (OSHA type C) for granular soils (glacial till) and/or below groundwater.

Depending on the depth, location, and timing of excavation, dewatering may be required. Submersible pumps should be sufficient to control localized groundwater during construction. Diversion and control of surface water should be performed to prevent water flow during rain or snowmelt from entering the excavations.

The geotechnical engineer should be retained to conduct subgrade inspections to confirm that soil conditions and construction methods are consistent with this report. It is recommended that a qualified testing agency inspects soil materials gradation and compaction during construction be made available to the geotechnical engineer for review.

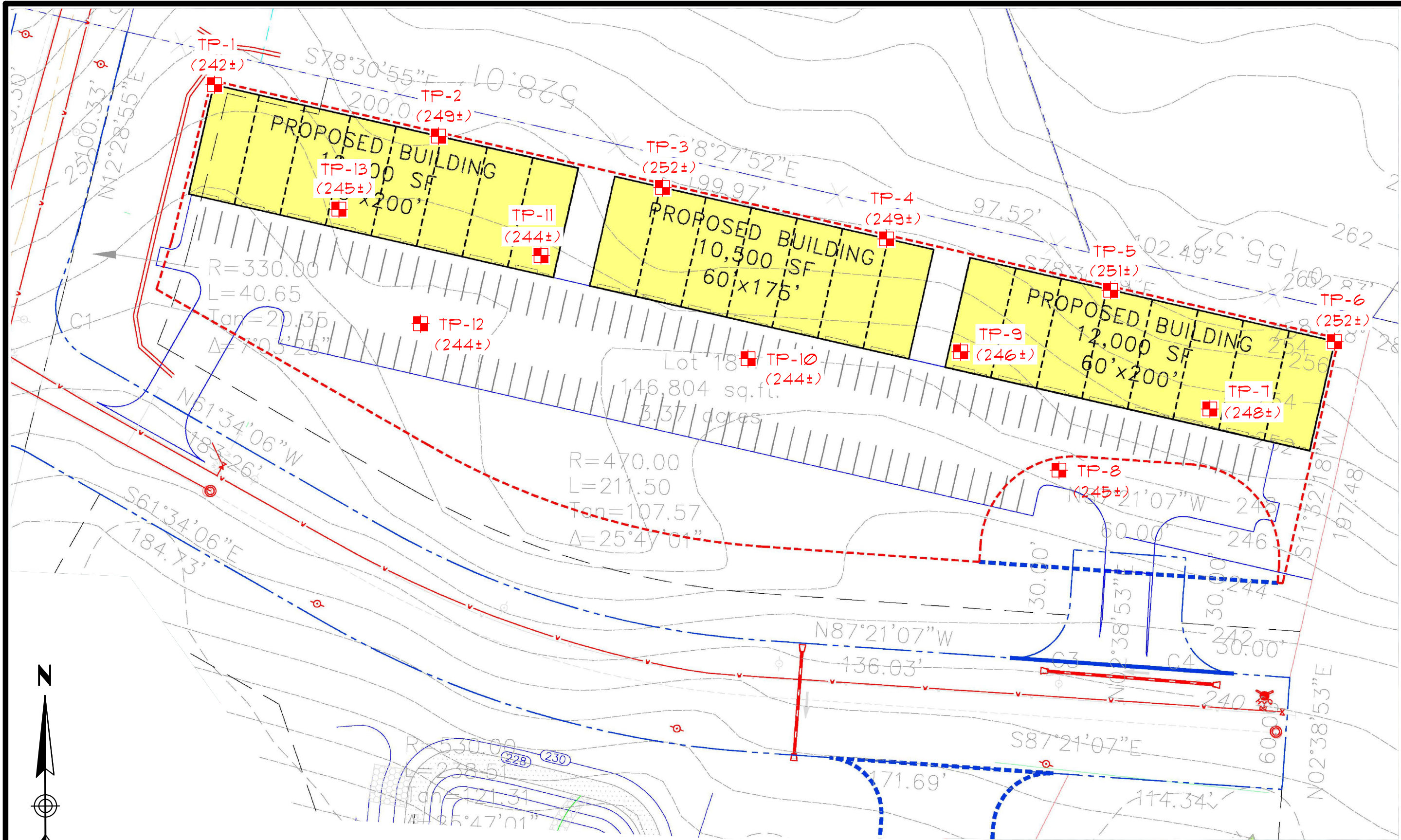
6.0 Closure

The recommendations provided in this report are based on professional judgment and generally accepted principles of geotechnical engineering and project information provided by others. No other warranty is expressed or implied. Our evaluations and recommendations are based on discrete and widely spaced data points. Some changes in subsurface conditions from those presented in this report are anticipated to occur. Should these conditions differ materially from those described in this report, SGS should be notified so that we can re-evaluate our recommendations.

SGS appreciates the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

Appendix A

Exploration Location Plan
Footing Transition Detail

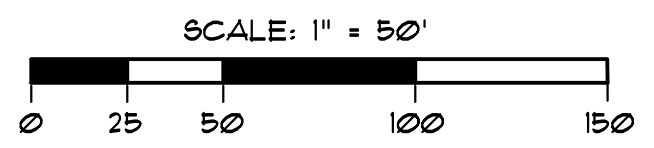


LEGEND

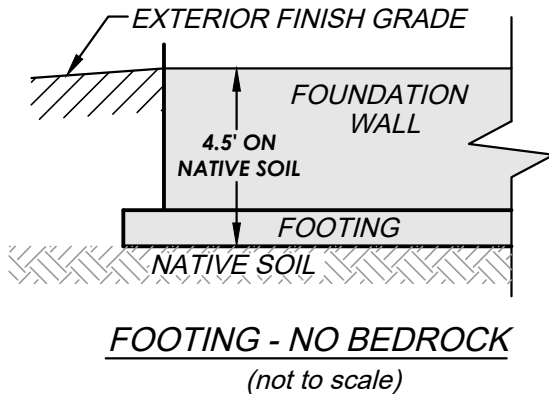
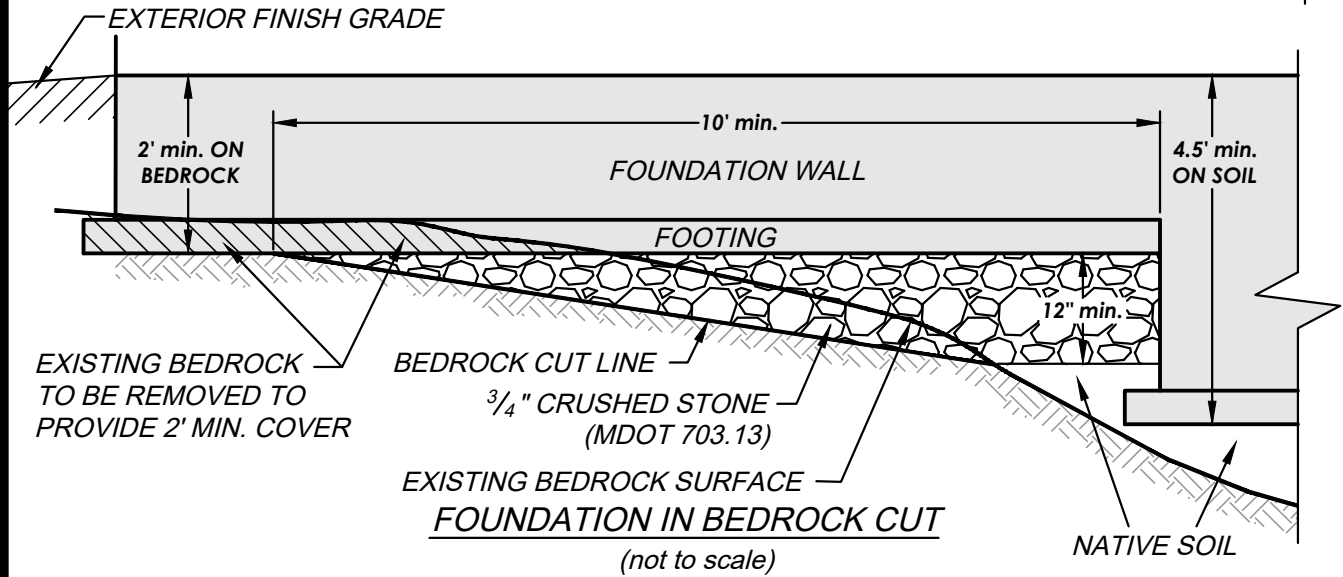
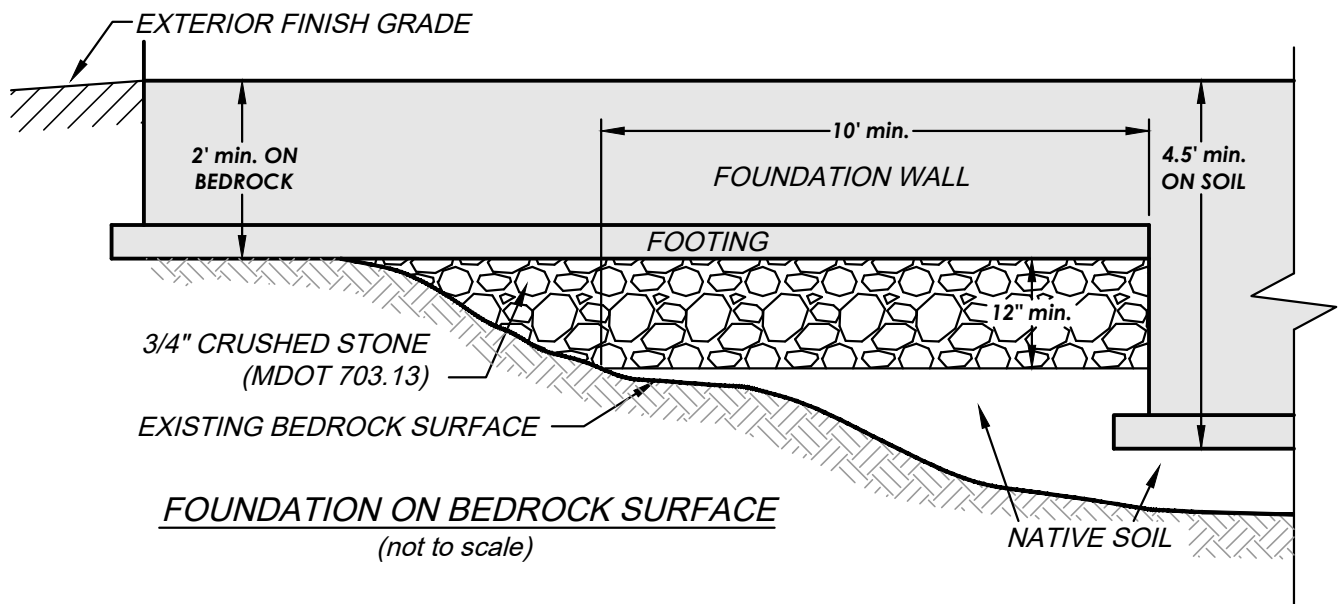
- TP-1 SUMMIT TEST PITS (DECEMBER 10, 2025)
- (242±) APPROX. BEDROCK ELEV.

PLAN REFERENCE

UNTITLED, UNDATED PARTIAL PLAN
COPY PROVIDED BY THE CLIENT.



PROJECT: OFFICE BUILDINGS LOT 18, LIBBY HILL BUSINESS PARK - GARDINER, ME		CLIENT: E.S. COFFIN ENGINEERING & SURVEYING	
TITLE: TEST PIT LOCATION PLAN		DRAIN BY: KRF APPR BY: CWC	
MAIL: P.O. BOX 515 GARDINER, ME 04345		DATE: JAN. 15, 2026	
OFFICE: 210 MAINE AVENUE FAIRINGDALE, MAINE TEL: (207) 446-3360		SCALE: 1" = 50'	
SUMMIT GEOENGINEERING SERVICES		FIGURE: 1	



NOTE:
NATIVE SOIL BENEATH FOUNDATIONS
SHOULD BE PREPARED AS SPECIFIED
IN THE GEOTECHNICAL REPORT
ACCORDING TO SOIL TYPE.

FOOTING TRANSITION DETAIL OFFICE BUILDINGS

LOT 18 - LIBBY HILL BUSINESS PARK - GARDINER, ME
PREPARED FOR

E.S. COFFIN ENGINEERING & SURVEYING

DATE: 1-16-2026	DRAWN BY: KRF	CHECKED BY: CWC
JOB: 25295	NOT TO SCALE	FILE: 25295 FTG TRANS

OFFICE: 210 MAINE AVENUE
FARMINGDALE, MAINE
TEL: (207) 446-3360

MAIL: P.O. BOX 515
GARDINER, ME 04345

SUMMIT
GEOENGINEERING SERVICES
www.summitgeoeng.com

Appendix B

Exploration Logs

EXPLORATION COVER SHEET

The exploration logs are prepared by the geotechnical engineer from both field and laboratory data. Soil descriptions are based upon the Unified Soil Classification System (USCS) per ASTM D2487 and/or ASTM D2488 as applicable. Supplemental descriptive terms for estimated particle percentage, color, density, moisture condition, and bedrock may also be included to further describe conditions.

Drilling and Sampling Symbols:

S = Split Spoon Sample	Hyd = Hydraulic Advancement of Drilling Rods
UT = Thin Wall Shelby Tube	Push = Direct Push of Drilling Rods
SSA = Solid Stem Auger	WOH = Weight of Hammer
HSA = Hollow Stem Auger	WOR = Weight of Rod
RW = Rotary Wash	PI = Plasticity Index
SV = Lab Shear Vane (Torvane)	LL = Liquid Limit
PP = Pocket Penetrometer	MC = Natural Moisture Content
C = Rock Core Sample	USCS = Unified Soil Classification System
FV = Field Vane Shear Test	Su = Undrained Shear Strength
SP = Concrete Punch Sample	Su(r) = Remolded Shear Strength

Water Level Measurements:

Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In pervious soils, the indicated elevations are considered reliable groundwater levels. In impervious soils, the accurate determination of groundwater elevations may not be possible, even after several days of observations. Groundwater monitoring wells may be required to record accurate depths and fluctuation.

Gradation Description and Terminology:

Boulders:	Over 12 inches	Trace:	Less than 5%
Cobbles:	12 inches to 3 inches	Little:	5% to 15%
Gravel:	3 inches to No.4 sieve	Some:	15% to 30%
Sand:	No.4 to No. 200 sieve	Silty, Sandy, etc.:	Greater than 30%
Silt:	No. 200 sieve to 0.005 mm		
Clay:	less than 0.005 mm		

Density of Granular Soils and Consistency of Cohesive Soils:

CONSISTENCY OF COHESIVE SOILS		DENSITY OF GRANULAR SOILS	
SPT N-value blows/ft	Consistency	SPT N-value blows/ft	Relative Density
0 to 2	Very Soft	0 to 4	Very Loose
2 to 4	Soft	5 to 10	Loose
5 to 8	Firm	11 to 30	Compact
9 to 15	Stiff	31 to 50	Dense
16 to 30	Very Stiff	>50	Very Dense
>30	Hard		



TEST PIT LOG

Test Pit # **TP - 1**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 249 ft +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	3" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots and organic fibers, frequent boulders and large cobbles, loose, moist, SM	0.3'
2		
3		
4	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	3'
5	Olive gray to gray fine Sandy SILT, slightly mottled, occasional coarse sand, hard, humid, ML	4'
6		
7		
8	End of Exploration at 7', Excavator Refusal on Bedrock	7'
9		BEDROCK 
10		
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13		
14		
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16		
17		



TEST PIT LOG

Test Pit # **TP - 2**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 252 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION		
	ENGINEERING	GEOLOGIC/GENERAL	
	2" Dark brown root mat and organic material	FOREST DUFF	
1	Orange brown Silty SAND, frequent roots and boulders, loose, humid-damp, SM	0.2'	GLACIAL TILL
2			
3	Olive brown Silty SAND, occasional cobbles and bedrock fragments, compact-dense with depth, moist, SM	2'	
4	End of Exploration at 2.5-3.5', Excavator Refusal on Sloped Bedrock	3.5'	BEDROCK
5			
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14			
15			
16			
17			



TEST PIT LOG

Test Pit # **TP - 3**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 254 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	5" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, frequent roots and boulders, loose, humid, SM	0.4'
2	Olive brown Silty SAND, occasional cobbles, compact, humid-moist, SM	1.5'
3	End of Exploration at 2-2.5', Excavator Refusal on Sloped Bedrock	2.5'
4		BEDROCK
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TEST PIT LOG

Test Pit # **TP - 4**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 254 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	4" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots and organic fibers, frequent boulders and large cobbles, loose, moist, SM	0.3'
2		
3		
4	Gray Silty SAND, occasional large cobbles, loose, moist, SM	3.5'
5		
6	End of Exploration at 5.5', Excavator Refusal on Bedrock	5.5'
7		BEDROCK 
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15		
16		
17		



TEST PIT LOG

Test Pit # **TP - 5**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 257 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	5" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.4'
2	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	1.5'
3		
4		
5		
6		
	End of Exploration at 6', Excavator Refusal on Bedrock	6'
7		BEDROCK
8		
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17		



TEST PIT LOG

Test Pit # **TP - 6**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 258 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	3" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots and organic fibers, frequent boulders and large cobbles,	0.3' GLACIAL TILL
2	loose, moist, SM	
3		
4	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	
5	Olive gray to gray fine Sandy SILT, trace Clay, occasional coarse sand, hard, humid, ML	4'
6	End of Exploration at 4.5-5.5', Excavator Refusal on Sloped Bedrock	5.5'
7		BEDROCK 
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TEST PIT LOG

Test Pit # **TP - 7**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 253 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	3" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.3' GLACIAL TILL
2	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	
3		
4		
5		
6	End of Exploration at 3.5-5', Excavator Refusal on Sloped Bedrock	3.5-5' BEDROCK
7		
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17		



TEST PIT LOG

Test Pit # **TP - 8**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 247 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	9" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots and organic fibers, frequent boulders and large cobbles, loose, moist, SM	0.8'
2		GLACIAL TILL
3	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	1-2'
4	End of Exploration at 2-3.5', Excavator Refusal on Sloped Bedrock	2-3.5'
5		
6		
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TEST PIT LOG

Test Pit # **TP - 9**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295
Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 249 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	4" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.3'
2	Olive gray SILT-SAND, occasional weathered rock fragments, compact, moist, ML-SM	1.3'
3		
4	End of Exploration at 2.5-3.5', Excavator Refusal on Sloped Bedrock	2.5-3.5'
5		BEDROCK
6		
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15		
16		
17		



TEST PIT LOG

Test Pit # **TP - 10**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 248 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	6" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.5'
2	Olive gray to gray fine Sandy SILT-CLAY, occasional mottling, hard, humid, ML-CL	1.5'
3		
4		
5	End of Exploration at 3-4', Excavator Refusal on Sloped Bedrock	4'
6		
7		
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TEST PIT LOG

Test Pit # **TP - 11**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 250 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	6" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.5' GLACIAL TILL
2	Olive brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	
3	Olive gray SILT-CLAY, little Sand, occasional bedrock fragments, hard, moist, ML-CL	
4		
5		
6		
	End of Exploration at 6', Excavator Refusal on Bedrock	6'
7		BEDROCK 
8		
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11		
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16		
17		



TEST PIT LOG

Test Pit # **TP - 12**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 247 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
	6" Dark brown root mat and organic material	FOREST DUFF
1	Orange brown Silty SAND, occasional roots, frequent boulders and large cobbles, loose, moist, SM	0.5'
2	Olive brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	1.5'
3	Olive gray SILT-CLAY, little Sand, occasional bedrock fragments, hard, moist, ML-CL	2.5'
4	End of Exploration at 3-3.5', Excavator Refusal on Sloped Bedrock	3-3.5'
5		BEDROCK
6		
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TEST PIT LOG

Test Pit # **TP - 13**

Project: Coffin Office Buildings
Libby Hill Business Park
Lot #18, Gardiner, ME

Project #: 25295

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation: 249 feet +/-

Equipment: Kubota KX040-4

Reference: Estimated from Untitled Plan by Coffin

Summit Staff: G.Doore

Date: 12/10/2025

Weather: Overcast, 33°F

Depth (ft)	DESCRIPTION		
	ENGINEERING	GEOLOGIC/GENERAL	
	2" Dark brown root mat and organic material	FOREST DUFF	
1	Orange brown Silty SAND, occasional roots and organic fibers, frequent boulders and large cobbles, loose, moist, SM	0.2'	GLACIAL TILL
2			
3	Olive Brown Silty fine SAND, occasional weathered rock fragments, compact, moist, SM	2.5'	
4			
	End of Exploration at 4', Excavator Refusal on Bedrock	4'	BEDROCK
5			
6			
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May 6, 2026

VIA EMAIL

Mr. James E. Coffin, P.E.
Vice President
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road
Chelsea, Maine 04330

Email: jcoffin@coffineng.com

Subject: Libby Hill Lot 18 - Contractor Units – Parking Requirements

Dear Jim,

As requested, Sewall Engineering has assessed parking needs for the proposed contractor units on Lot 18 in Libby Hill Business Park. Based upon your site plan, dated April 30, 2026, there will be three (3) proposed buildings, each 10,500 square feet (S.F.) in size, and each containing seven (7) contractor suites. Total square footage of the buildings/suites is 31,500.

PARKING DEMAND

Sewall Engineering utilized the newest Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition, which was published in 2023. Land Use Code 180 – Specialty Trade Contractor was utilized. This is described as:

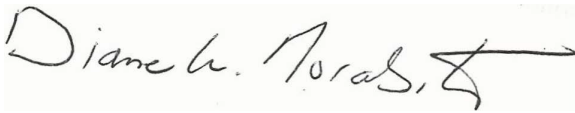
“A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmithing, weed and pest control, and cleaning.”

The ITE results for 31,500 S.F. of Specialty Contractor units is a weighted average demand of 55 spaces (1.76 spaces per 1,000 S.F.) for the weekday (Monday to Friday) period.

Please do not hesitate to contact me if you or the City of Gardiner have any questions or concerns regarding these parking findings.

Sincerely,

SEWALL ENGINEERING



Diane W. Morabito, PE, PTOE
Director of Traffic Engineering



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



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

May 7th, 2026

City of Gardiner
Mr. Kris McNeill, CEO
6 Church Street
Gardiner, Maine 04345

Subject: Chelsealand, LLC
Stormwater Report
Libby Hill Business Park-Lot 18
DEP #L-19861-L6-G-N

Dear Kris,

Chelsealand, LLC, herein called the applicant owns a parcel of land identified as Lot #18 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect three-buildings (10,500 sf each) that will each contain seven 25' by 60' contractor suites. There will be a large amount of parking that will be located along the south side of the buildings at the corner of Technology Drive and Innovation Way in the Libby Hill Business Park.

The entire subdivision has been pre-engineered for a certain amount of developable area for each parcel. A wet pond (DB-320) has been built on lot #20 that provides treatment for lot #18 and can handle a certain amount of stormwater. The detention ponds are designed as wet ponds. Wet ponds are stormwater detention impoundments that have a permanent pool of water and store stormwater runoff while it is released at a certain rate.

The wet pond (DB-320) on Lot #20 is designed to handle 61,060 sf (1.4 acres) of impervious area and 135,884 sf (3.1 acres) of developed area from Lot 18. The applicant is proposing 65,625 sf (1.46 acres) of impervious area and 111,225 sf (2.55 acres) of developed area.

DB-320 Design:

Impervious Area: 61,060 sf
 $61,060 \text{ sf} \times (1''/12) = 5,088 \text{ cf}$
Developed (Landscaped) Area = 135,884 sf - 61,060 sf = 78,824 sf
 $78,824 \text{ sf} \times (0.4''/12) = 2,494 \text{ cf}$
Total Volume req'd: 5,088 cf + 2,494 cf = 7,582 cf
The pond is designed to handle **7,582 cf** from Lot 18.

DB-320 Actual:

Impervious Area: 65,625 sf

$65,625 \text{ sf} \times (1''/12) = 5,469 \text{ cf}$

Developed (Landscaped) Area = $111,225 \text{ sf} - 65,625 \text{ sf} = 45,600 \text{ sf}$

$45,600 \text{ sf} \times (0.4''/12) = 1,520 \text{ cf}$

Total Volume req'd: $5,469 \text{ cf} + 1,520 \text{ cf} = 6,989 \text{ cf}$

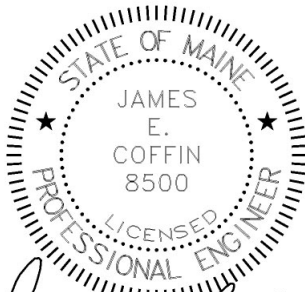
The actual amount of flow goind into DB-320 from Lot 18 is **6,989 cf**.

DB-320 is designed for 7,582 cf from Lot 18 and the actual flow from Lot 18 will be 6,989 cf and therefore the pond has the capacity to handle the proposed development on Lot 18. If you should you have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,



James E. Coffin, P.E.





STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

December 29, 2025

James Coffin
ES Coffin Engineering & Surveying
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #25-072, Contractor Suites, Parking, Lot 18, Libby Hill Business Park, Gardiner, Maine.

Dear James Coffin:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received December 26, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, 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.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) 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. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine 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 MNAP 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,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Rare and Exemplary Botanical Features within 4 miles of

Project: #25-072, Contractor Suites, Parking, Lot 18, Libby Hill Business Park, Gardiner, Maine.

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush						
	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng						
	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
Broad Beech Fern						
	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Clothed Sedge						
	E	S1	G4	2024-07-03	11	Dry barrens (partly forested, upland)
Columbian Watermeal						
	SC	S2	G5	2020-10-11	13	Open water (non-forested, wetland)
	SC	S2	G5	2024-09-28	5	Open water (non-forested, wetland)
	SC	S2	G5	2024-10-20	16	Open water (non-forested, wetland)
Eaton's Bur-marigold						

Eaton's Bur-marigold						
SC	S2	G3	2024-08-05	29	Tidal wetland (non-forested, wetland)	
Estuary Bur-marigold						
SC	S3	G4	2024-08-05	30	Tidal wetland (non-forested, wetland)	
Freshwater Tidal Marsh						
	S2	G4?	2020-08-05	16		
Parker's Pipewort						
SC	S3	G3	2024-08-05	16	Tidal wetland (non-forested, wetland)	
Pointed Watermeal						
SC	SU	G5	2024-10-20	6		
Pygmyweed						
SC	S2S3	G5	2013-10-04	17	Open water (non-forested, wetland)	
Spongy-leaved Arrowhead						
SC	S3	G5T4	2013-10-04	15	Tidal wetland (non-forested, wetland)	
Upper Floodplain Hardwood Forest						
	S3	GNR	2016-05-23	46		

Water Stargrass						
SC	S3	G5	2024-09-28	11	Open water (non-forested, wetland)	
SC	S3	G5	2024-10-20	20	Open water (non-forested, wetland)	
SC	S3	G5	2020-10-11	17	Open water (non-forested, wetland)	
Wild Garlic						
SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest, upland)	

Date Exported: 12/29/2025 1:47 PM

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>





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



January 07, 2026

James Coffin
E.S. Coffin
432 Cony Road, P.O. Box 4687
Augusta, ME 04330

**RE: Information Request - Lot 18 Libby Hill Business Park, Development, Gardiner
Project ID 9776-11360**

Dear James:

Per your request received on **December 26, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Lot 18 Libby Hill Business Park, Development, Gardiner*** project, pursuant to MDIFW's authority. Please note that as project details are lacking, our comments should be considered preliminary. For the purposes of this review, we assume that tree clearing is proposed.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on

January 7, 2026

Letter to James Coffin, E.S. Coffin

Comments RE: Lot 18 Libby Hill Business Park, Development, Gardiner

MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work 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 and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

January 7, 2026

Letter to James Coffin, E.S. Coffin

Comments RE: Lot 18 Libby Hill Business Park, Development, Gardiner

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 "Ciara Wentworth".

Ciara Wentworth

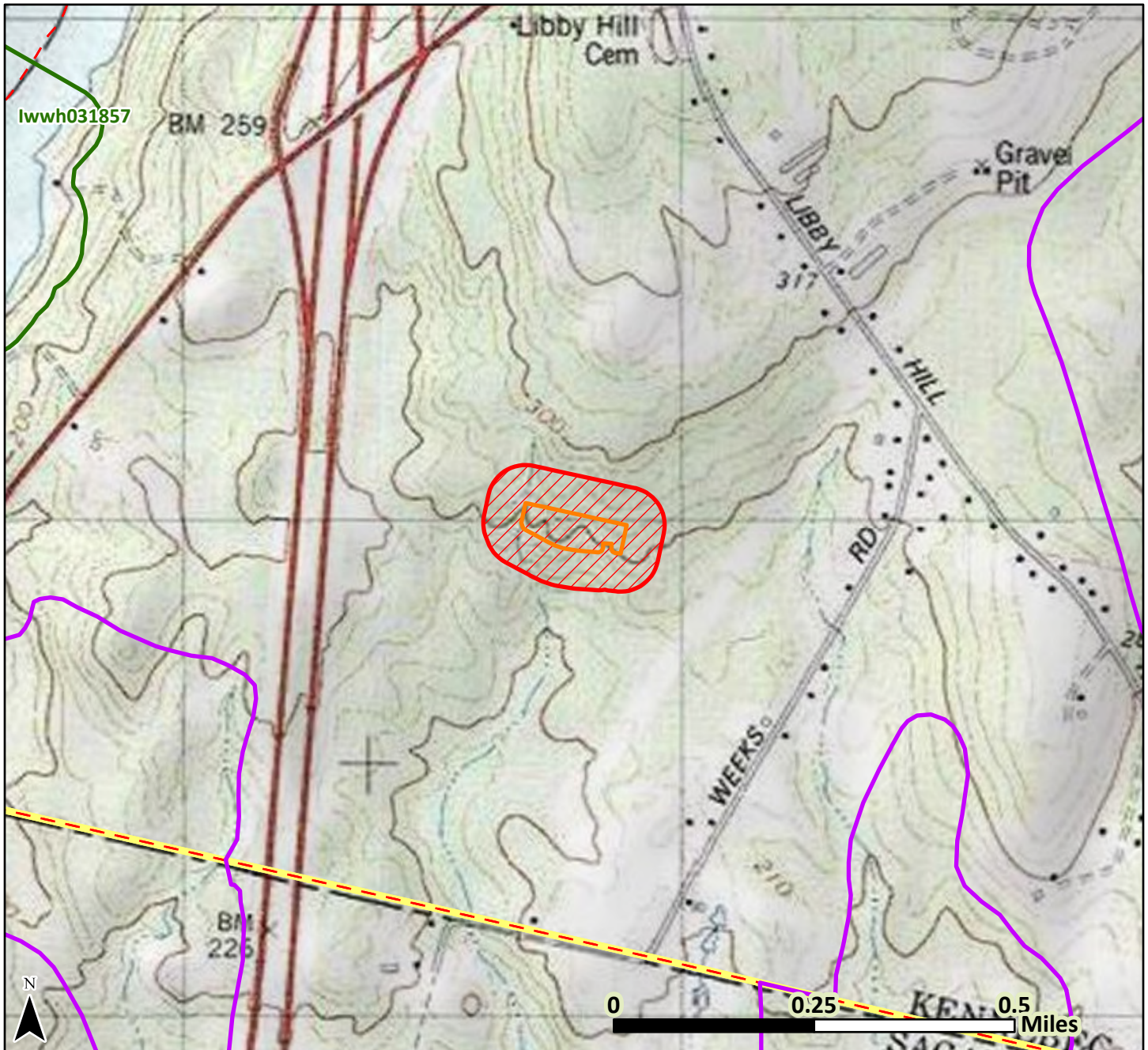
Natural Resource Biologist



Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

Lot 18 Libby Hill Business Park, Development, Gardiner

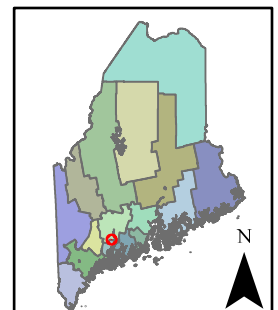
Project ID 9776, Version ID 11360



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- | | |
|-------------------|------------------------------|
| County Boundary | Deer Wintering Area |
| Township Boundary | Inland Waterfowl/Wading Bird |
| Project Footprint | |
| Search Area | |

Date: 1/5/2026
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

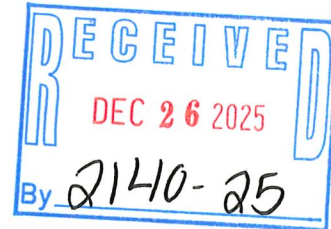
432 Cony Road
P.O. Box 4687
Augusta, ME 04330



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

December 26th, 2025

Kirk F. Mahoney, Director
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: JRN Holdings, LLC
Lot 18 LHBP
Technology Drive/Innovation Way
Gardiner, Maine

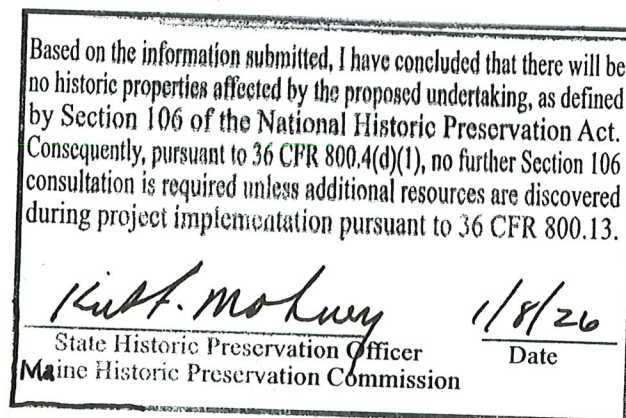
Dear Kirk,

JRN Holdings, LLC herein called the applicant owns a parcel of land identified as Lot #18 in the Libby Hill Business Park in Gardiner, Maine. The applicant is proposing to erect multiple 25'x60' contractor suites with associated parking to be located at the corner of Technology Drive and Innovation Way in the Libby Hill Business Park. 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. If you should have any questions, please do not hesitate to contact me.

Sincerely,


James E. Coffin, PE





CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Chief Richard Sieberg

May 1, 2026

Dear Mr. Coffin,

Thank you for providing the project information and site plan for the proposed Chelsealand, LLC development located at Lot 18 in the Libby Hill Business Park.

At this time, the Gardiner Fire Department has reviewed the proposed plan as submitted and does not have any concerns or objections to the project as proposed.

Should any substantial changes be made to the site layout, building design, access, or utilities, we request the opportunity to review the revised plans.

Please feel free to contact me if you have any questions or require additional information.

Respectfully,

Richard Sieberg
Gardiner Fire Department
Fire Chief



May 1, 2026

James E. Coffin, PE
432 Cony Road
P.O. Box 4687
Augusta, ME 04330

Subject: Chelsealand
LLC Lot 18 LHBP Technology Drive/Innovation Way
Gardiner, Maine

Dear Jim,

The City of Gardiner has capacity for the wastewater at your proposed Lot #18 in the Libby Hill Business Park in Gardiner, Maine. You are proposing to erect three buildings with each containing seven 25' x 60' contractor suites with associated parking located at the corner of Technology Drive and Innovation Way in the Libby Hill Business Park.

Please let me know if you need any additional approvals.

Please keep in mind you will have to complete the sewer connection application and pay the associated fees prior to beginning construction.

An inspection of the sewer lateral and connection will need to be conducted by the city to ensure compliance with the Sewer Use Ordinance prior back filling the lateral trench.

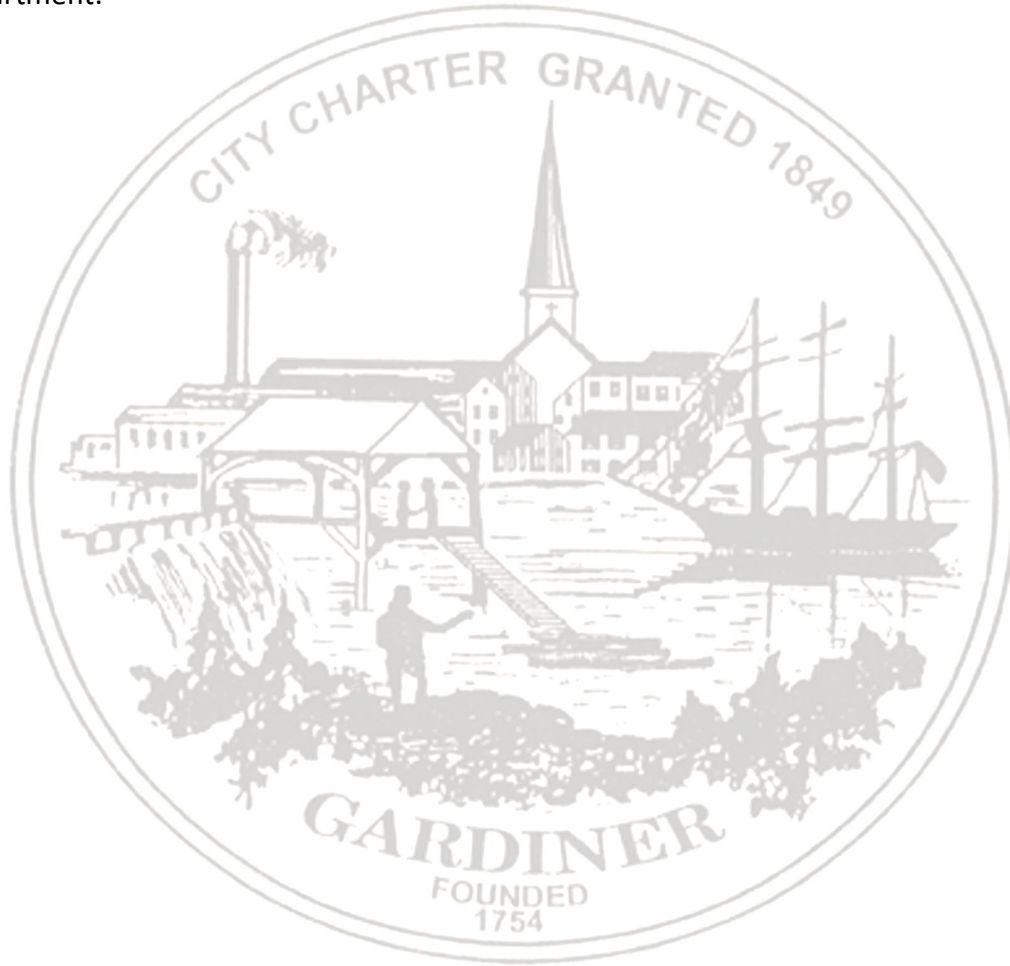
Sincerely,

Charles Applebee

Charles Applebee, Interim Wastewater Director City of Gardiner



The city of Gardner public works department has looked at the proposed lot #18 at the Libby hill business park we have no concerns with this project it will not have any negative impact on the department.



Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jcameron@gardinermaine.com
www.GardinerMaine.com



Wealth Management

Two Portland Sq
Fifth Floor
Portland, ME 04101

Toll free: (800) 341-0336
Office: (207) 775-2990

May 11th 2026

Eric James
151 Rivinia Drive
Jupiter, FL 33458

Dear Eric James:

This letter is to confirm that you have in excess of \$1,000,000.00 with RBC Wealth Management as of the close of business on May 11th, 2026. These assets are liquid and can be made available upon your request. RBC cannot guarantee that these funds will remain in your account, and assets are subject to market fluctuation.

This letter is for informational purposes only. The information provided herein is obtained from sources deemed reliable but does not serve as a substitute for account statements. Your RBC Wealth Management statement is the official record of your accounts.

Best Regards,

Michael Russell
Branch Service Manager
RBC Wealth Management

Investment and insurance products offered through RBC Wealth Management are not insured by the FDIC or any other federal government agency, are not deposits or other obligations of, or guaranteed by, a bank or any bank affiliate, and are subject to investment risks, including possible loss of the principal amount invested.

RBC Wealth Management, a division of RBC Capital Markets, LLC, registered investment adviser and Member NYSE/FINRA/SIPC.



CEO Kris McNeill
Gardiner Planning board
Office of Economic and Community Development

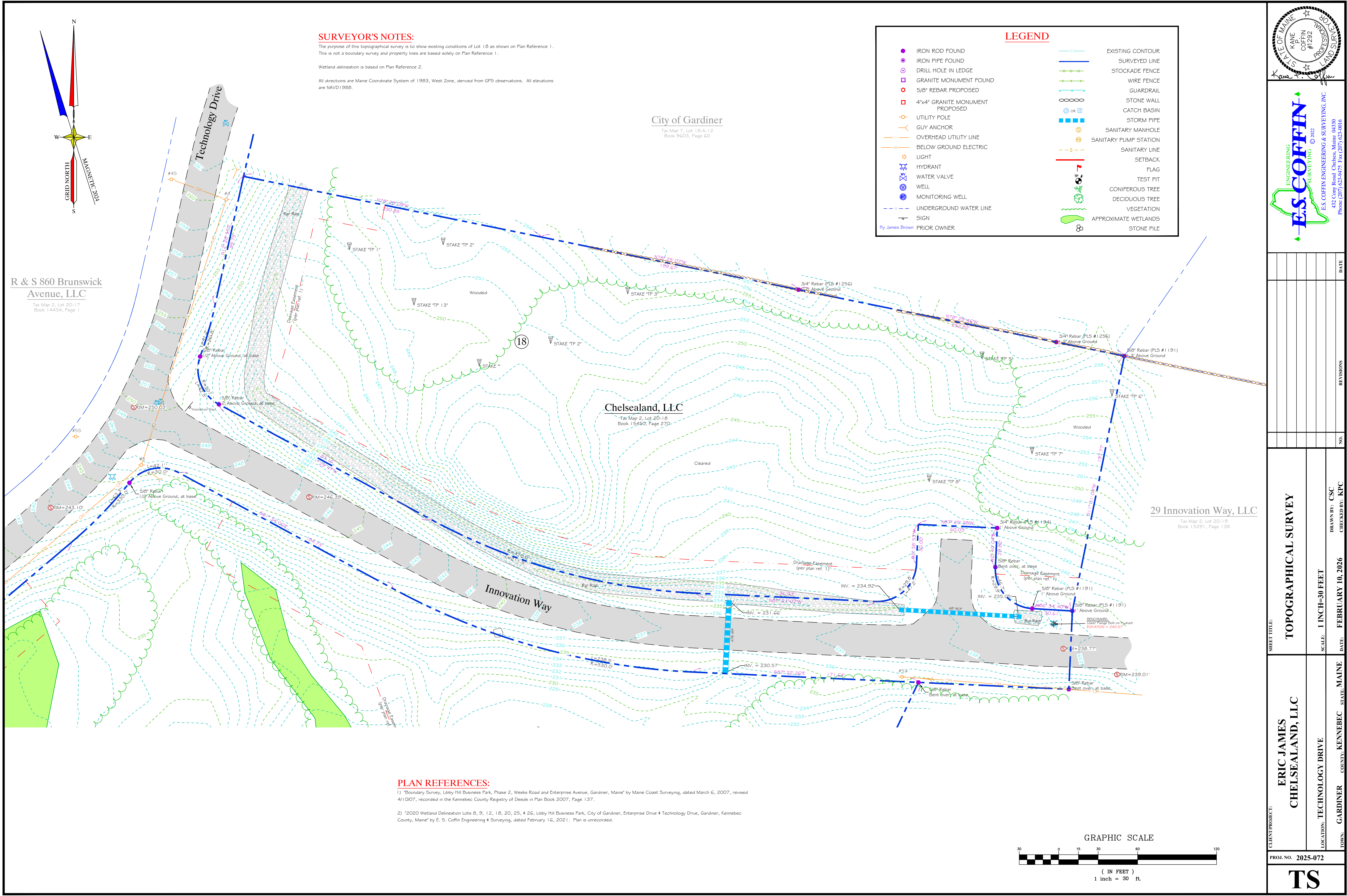
May 11, 2026

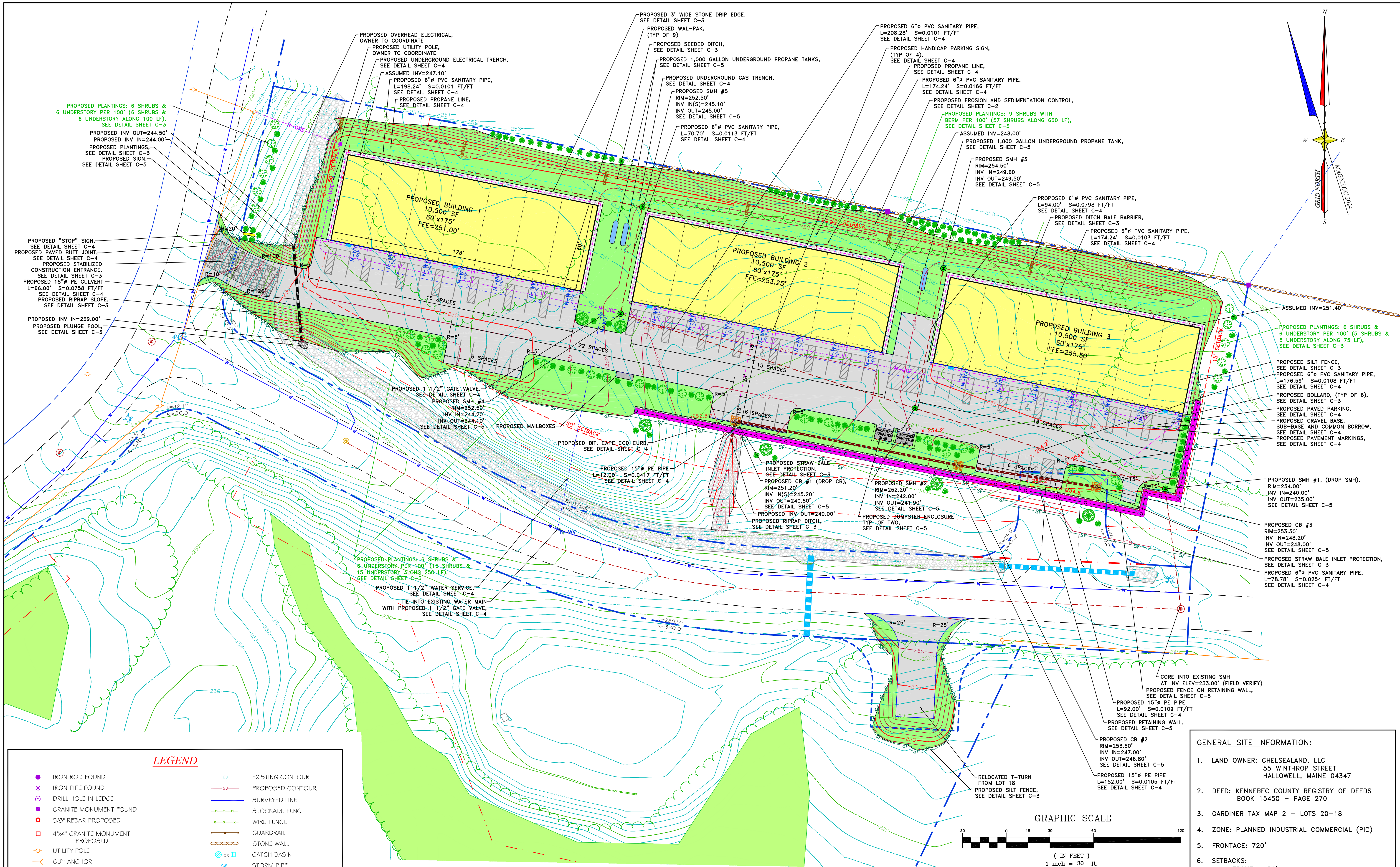
Subject: Chelsealand, LLC
Lot 18 LHBP
Technology Drive/Innovation way
Gardiner, Maine 04345

Based upon information provided this business appears to have appropriate operational and safety measures in place to open and operate in the City of Gardiner. With the appropriate systems in place, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal activity that may occur there. It is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner





LEGEND

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

LANDSCAPING NOTES

Property Lines:
Technology Drive: Partial Screen Option #3
Innovation Way: Partial Screen Option #3
& Partial Screen Option #1
East Property Line: Partial Screen Option #3
& Partial Screen Option #1
North Property Line: Partial Screen Option #2
Parking Lot:
2 Trees & 7 Shrubs per 25 Spaces
5% of the Parking Lot shall be landscaped

LANDSCAPE LEGEND Required Plantings			
SYMBOL	COMMON NAME	SIZE	QTY.
○	CANOPY TREE	2 - 2 1/2" dbH CAL.	6
○	UNDERSTORY TREE	1 1/2 - 2" dbH CAL.	34
●	DECIDUOUS SHRUB	18"/24" TALL	121

GENERAL SITE INFORMATION:

- LAND OWNER: CHELSEAALAND, LLC
55 WINTHROP STREET
HALLOWELL, MAINE 04347
- DEED: KENNEBEC COUNTY REGISTRY OF DEEDS
BOOK 15450 - PAGE 270
- GARDINER TAX MAP 2 - LOTS 20-18
- ZONE: PLANNED INDUSTRIAL COMMERCIAL (PIC)
- FRONTAGE: 720'
- SETBACKS:
FRONT = 50'
SIDE/REAR = 15'
- IMPERVIOUS AREA:
TOTAL: 65,625 SF (1.51 ACRES)
- DISTURBED AREA: 111,225 SF (2.55 ACRES)
- PARKING SPACES:
PER PARKING MEMO FROM SEWALL ENGINEERING:
REQUIRED = 55 SPACES
ACTUAL = 63 SPACES
- WETLAND DISTURBANCES = 0 SF

	E.S. COFFIN ENGINEERING & SURVEYING 432 Camp Road, Chelsea, Maine 04330 Phone (207) 623-9472 Fax (207) 623-9476	
	SITE PLAN	
	SCALE: 1 INCH=30 FEET	DRAWN BY: TCH
	DATE: APRIL 30, 2026	CHECKED BY: JEC
CONTRACTOR SUITES CHELSEAALAND, LLC	LOCATION: TECHNOLOGY DRIVE & INNOVATION WAY	TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE
	CLIENT/PROJECT:	PROJ. NO. 2025-072
C-1		

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEVED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

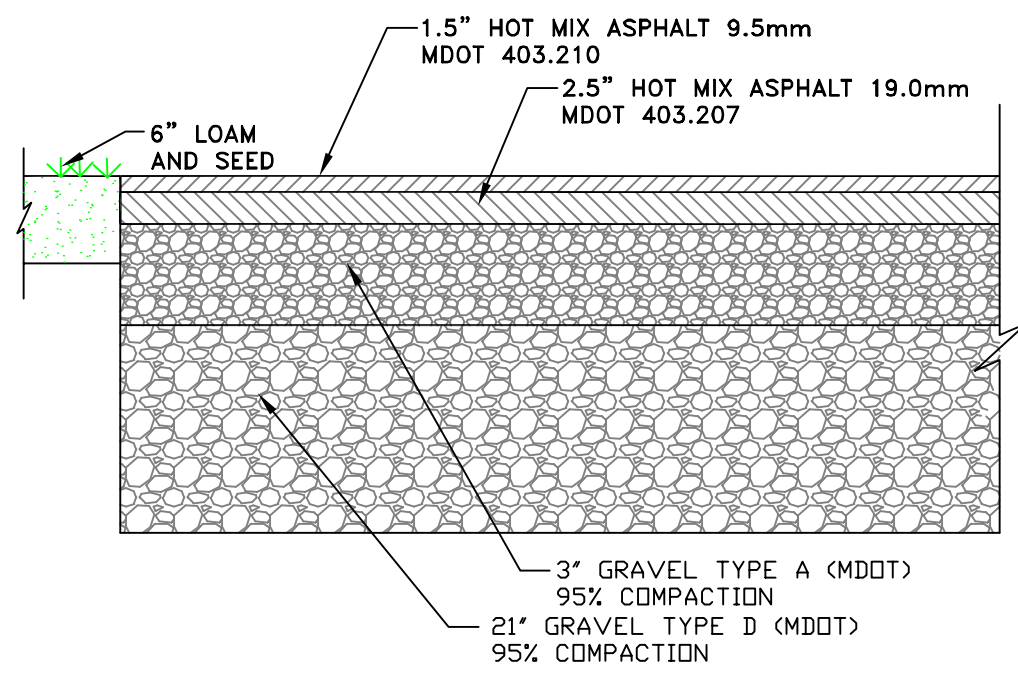
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

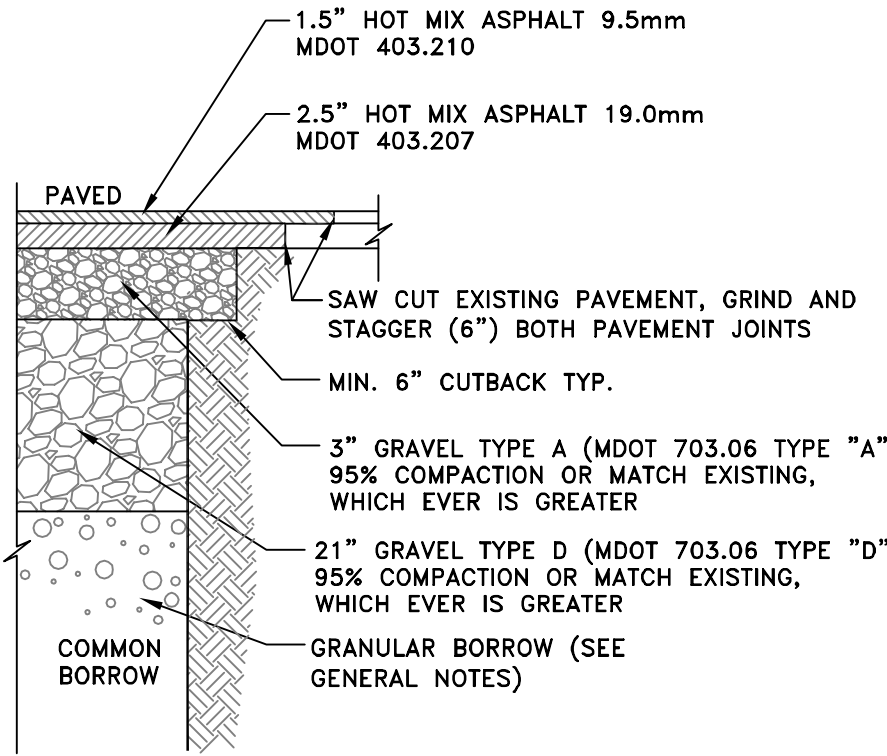
THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



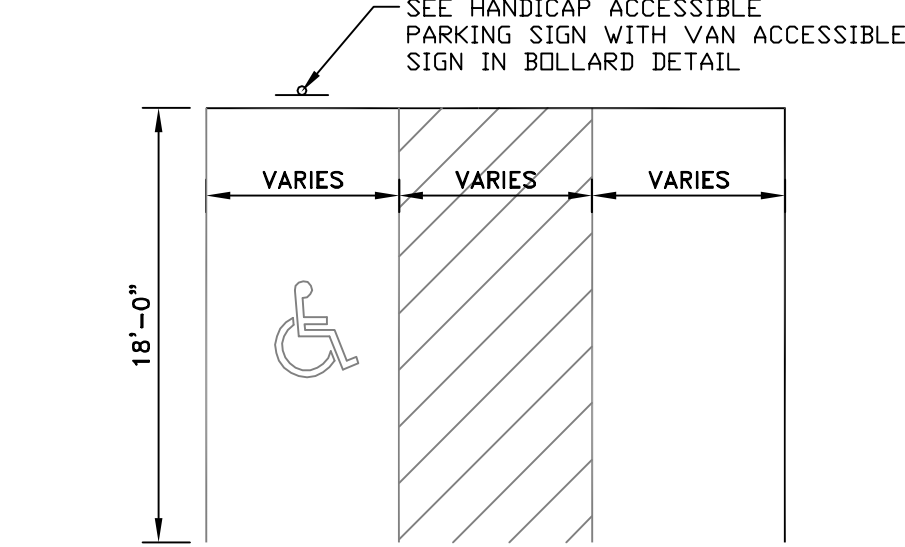
PAVED ROAD DETAIL

NOT TO SCALE



BUTT JOINT DETAIL

NOT TO SCALE

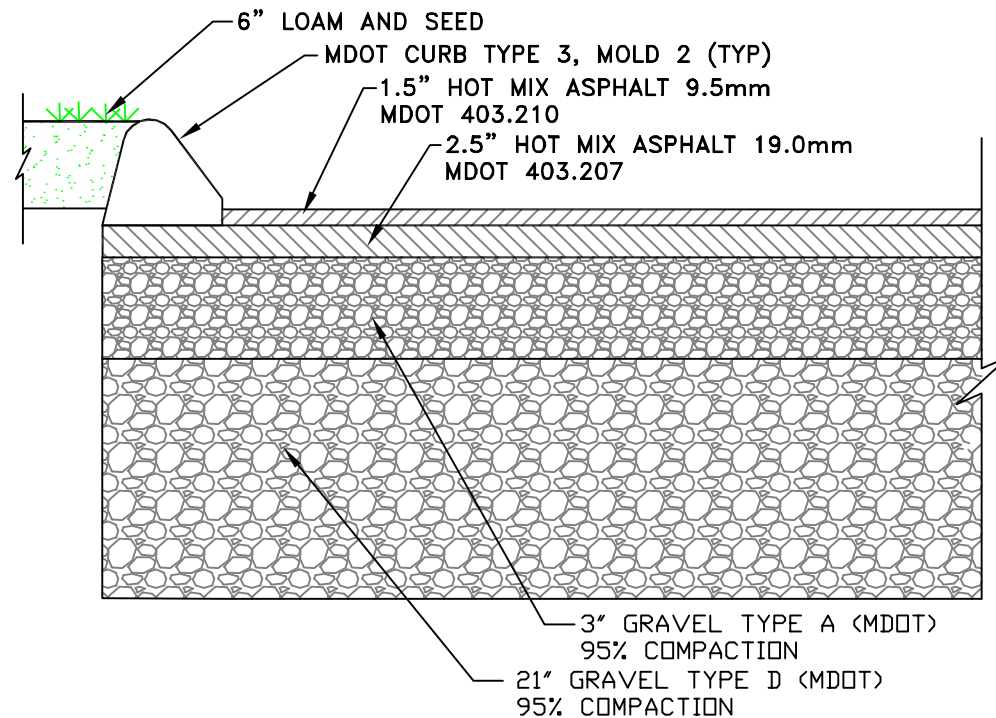


NOTES:

1. H-CAP PARKING STALLS ARE 9'x18' EXCEPT ALONG THE RETAINING WALL, WHICH ARE 8'x18'.
2. GRADES NOT TO EXCEED 2% IN ANY DIRECTION.

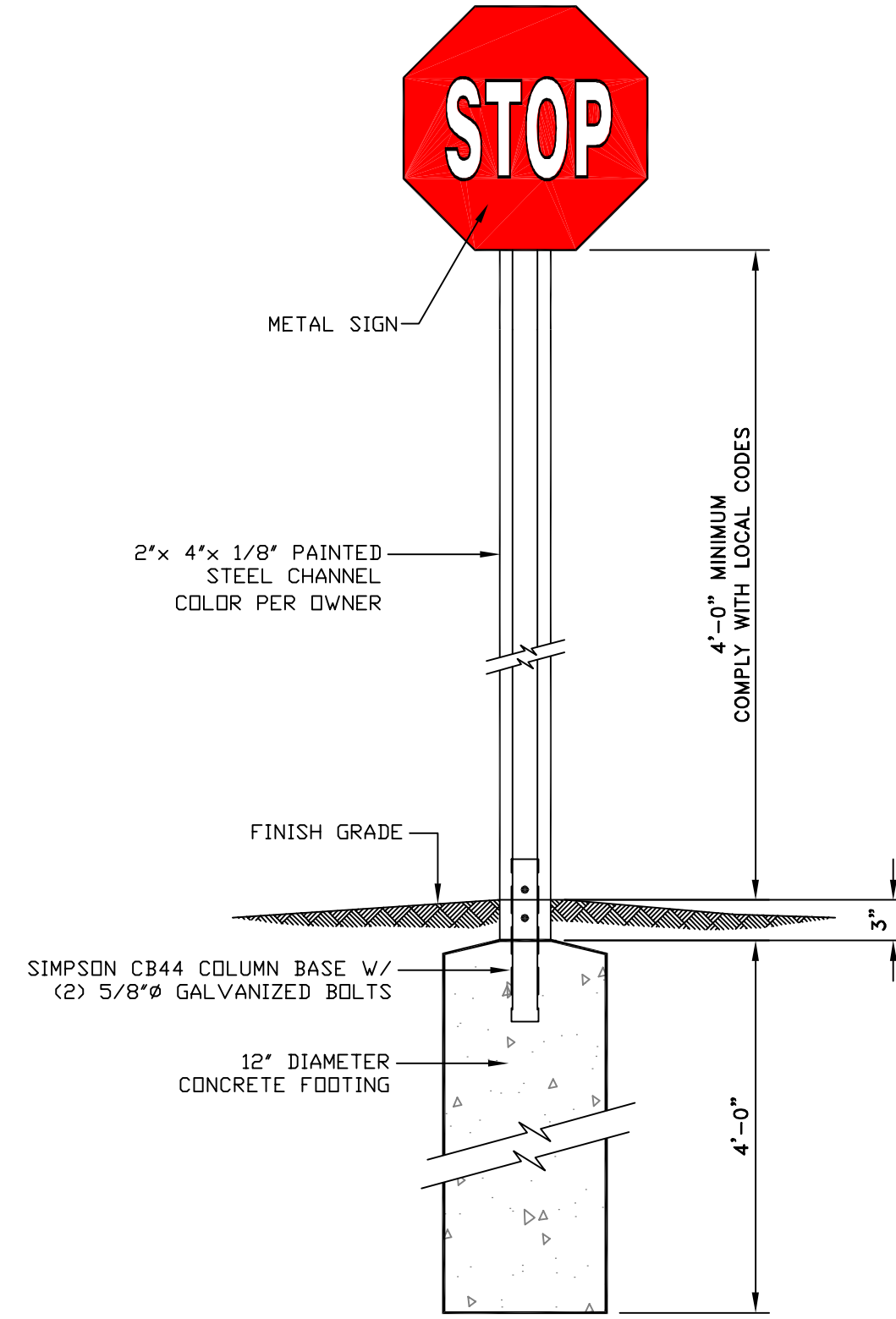
HANDICAP PARKING DETAIL

NOT TO SCALE



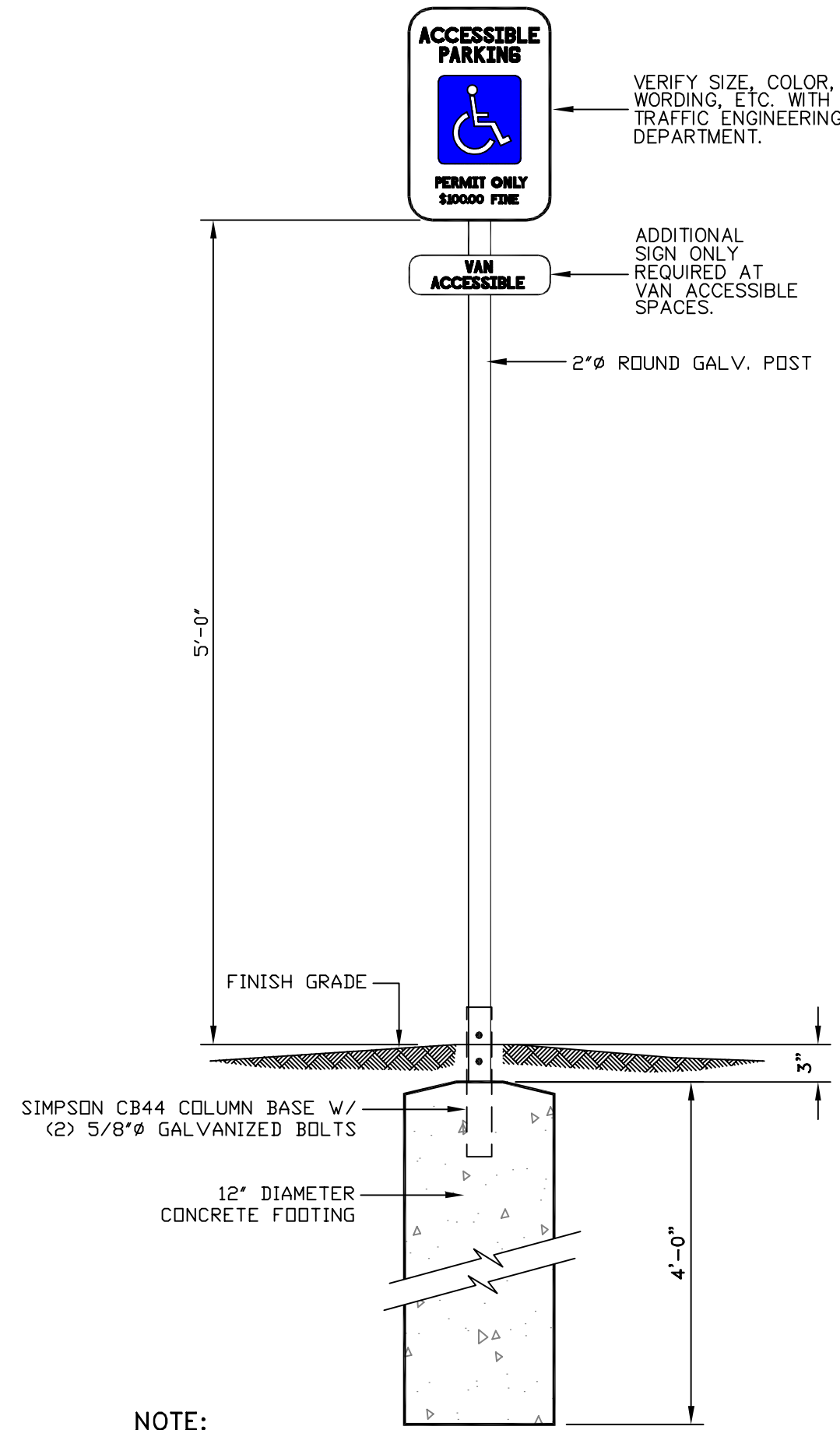
BITUMINOUS CAPE COD CURB DETAIL

NOT TO SCALE



TYPICAL STOP SIGN

NOT TO SCALE

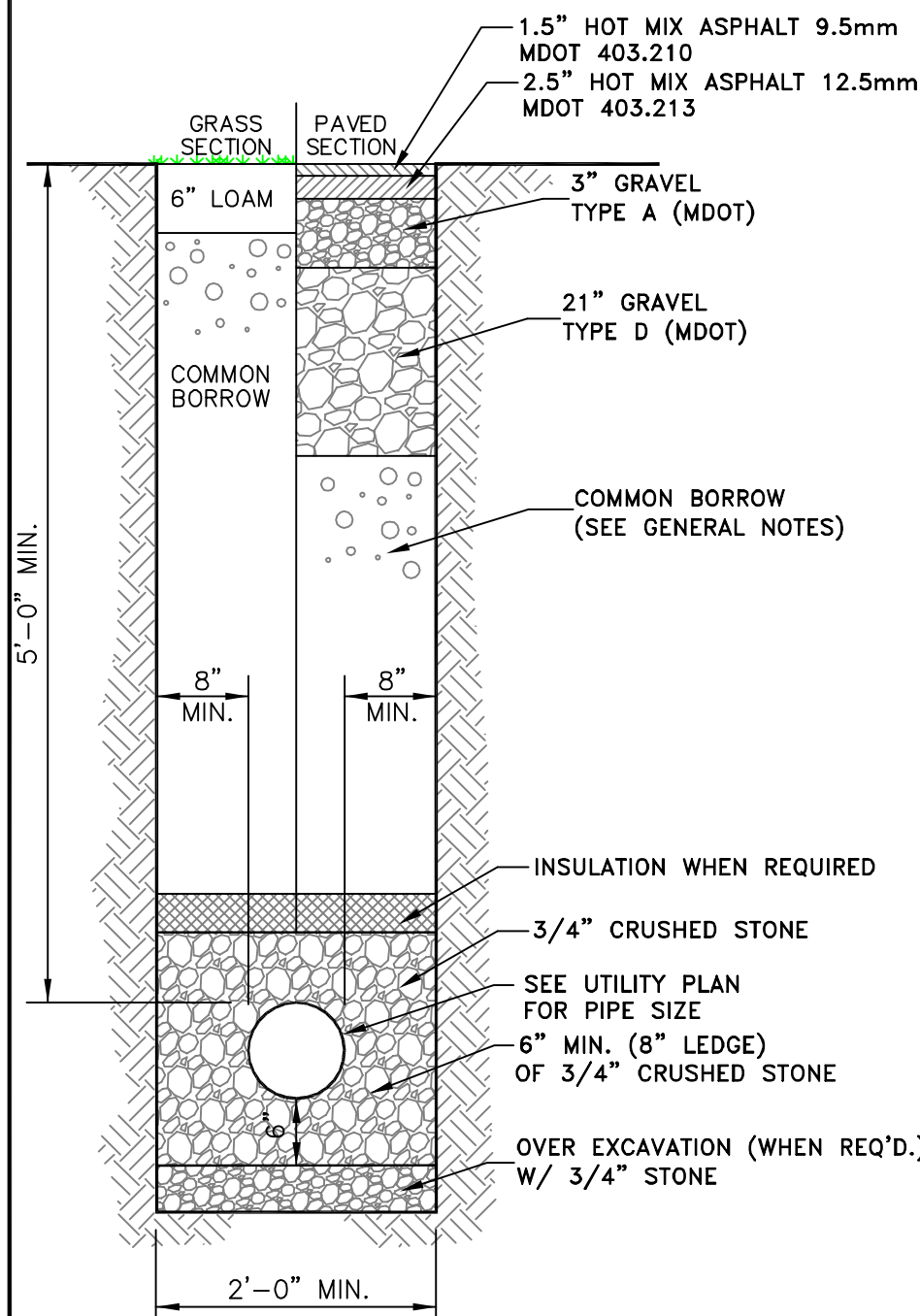


HANDICAP ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

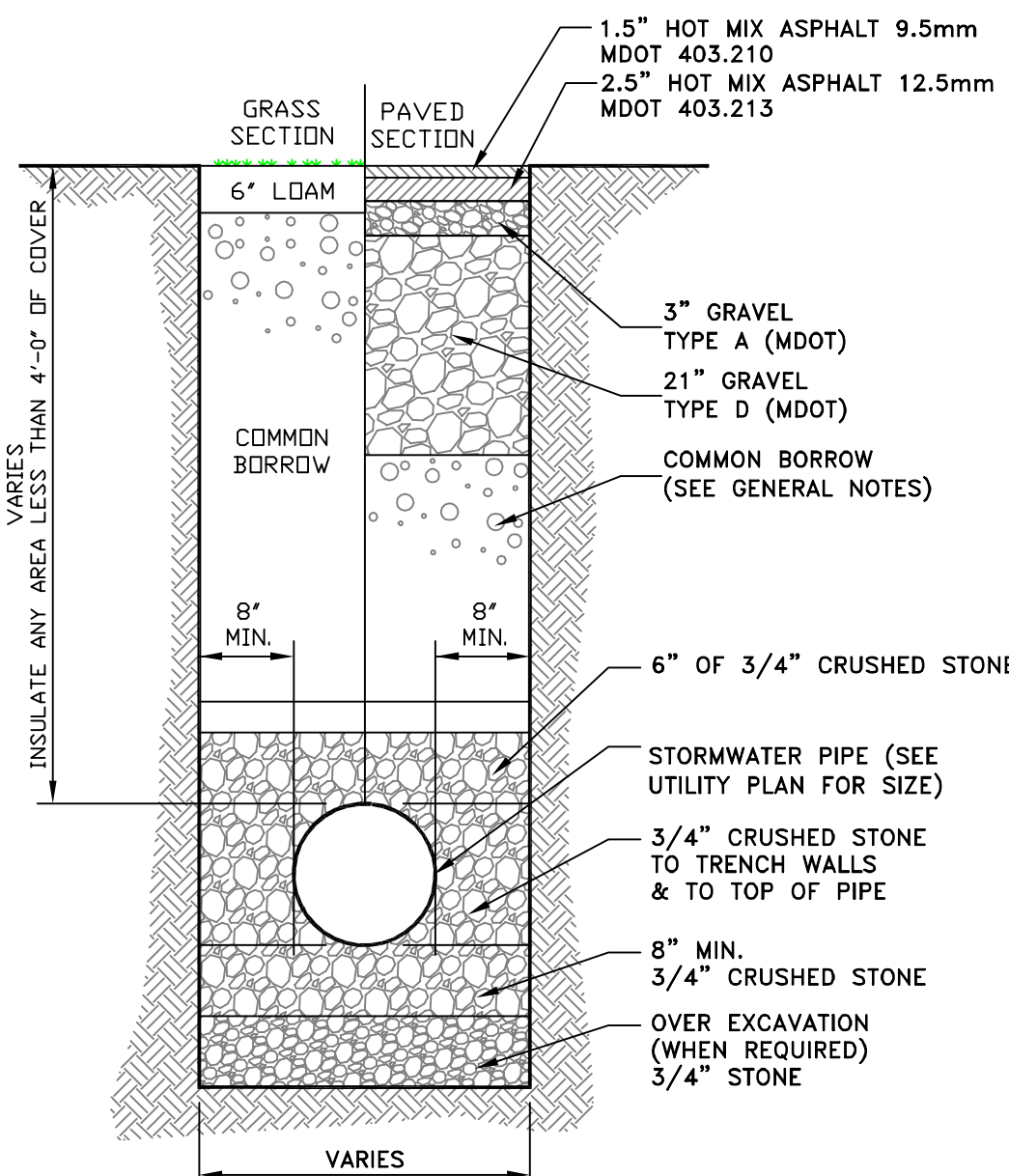
TRENCH NOTES:

1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.
3. TRENCHES SHALL BE BACKFILLED AND TEMPORARY STABILIZED (INCLUDING SPOIL AND/OR BACKFILL PILES) AT THE END OF EACH WORKING DAY.



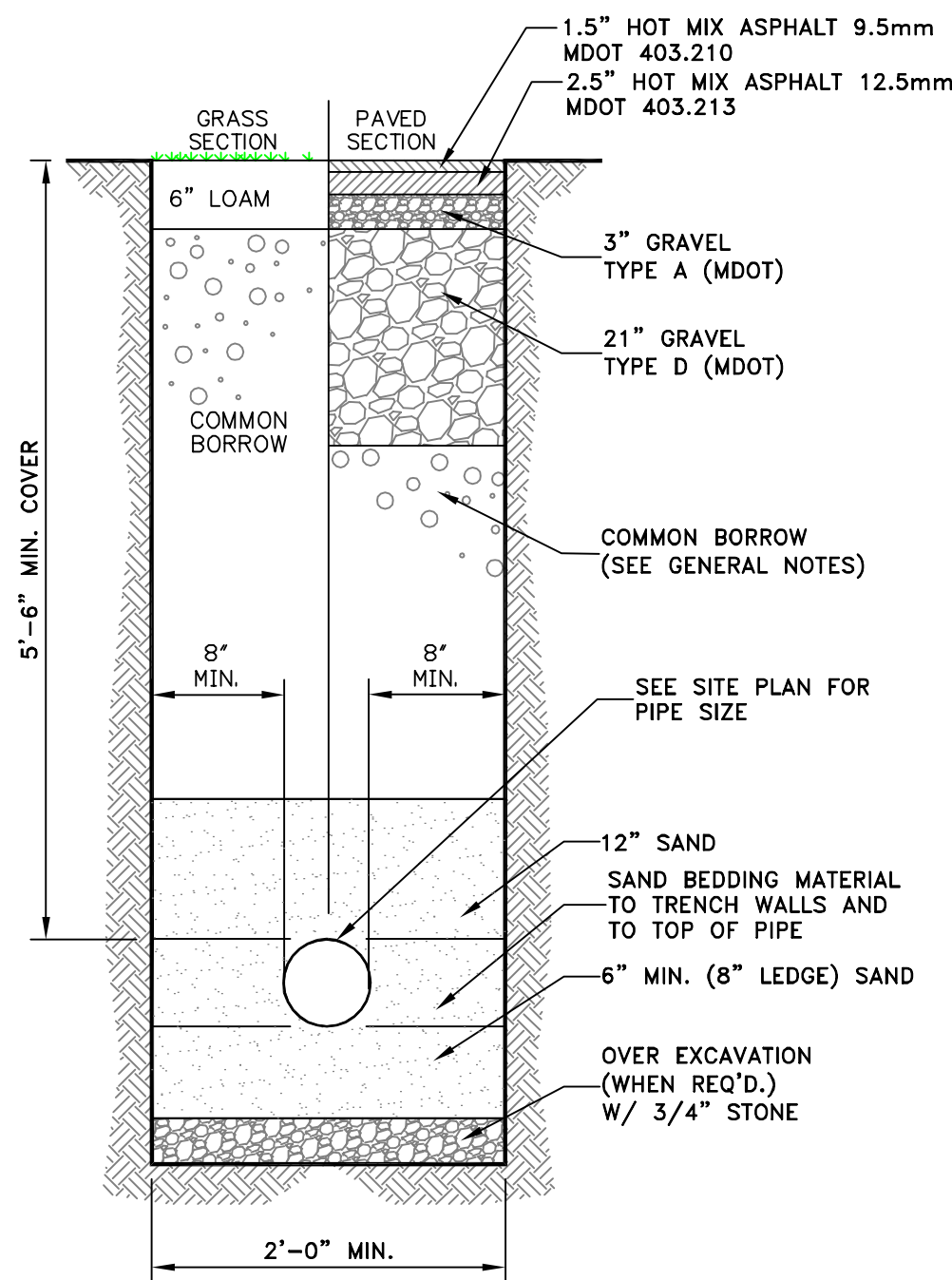
TYPICAL SANITARY TRENCH SECTION

NOT TO SCALE



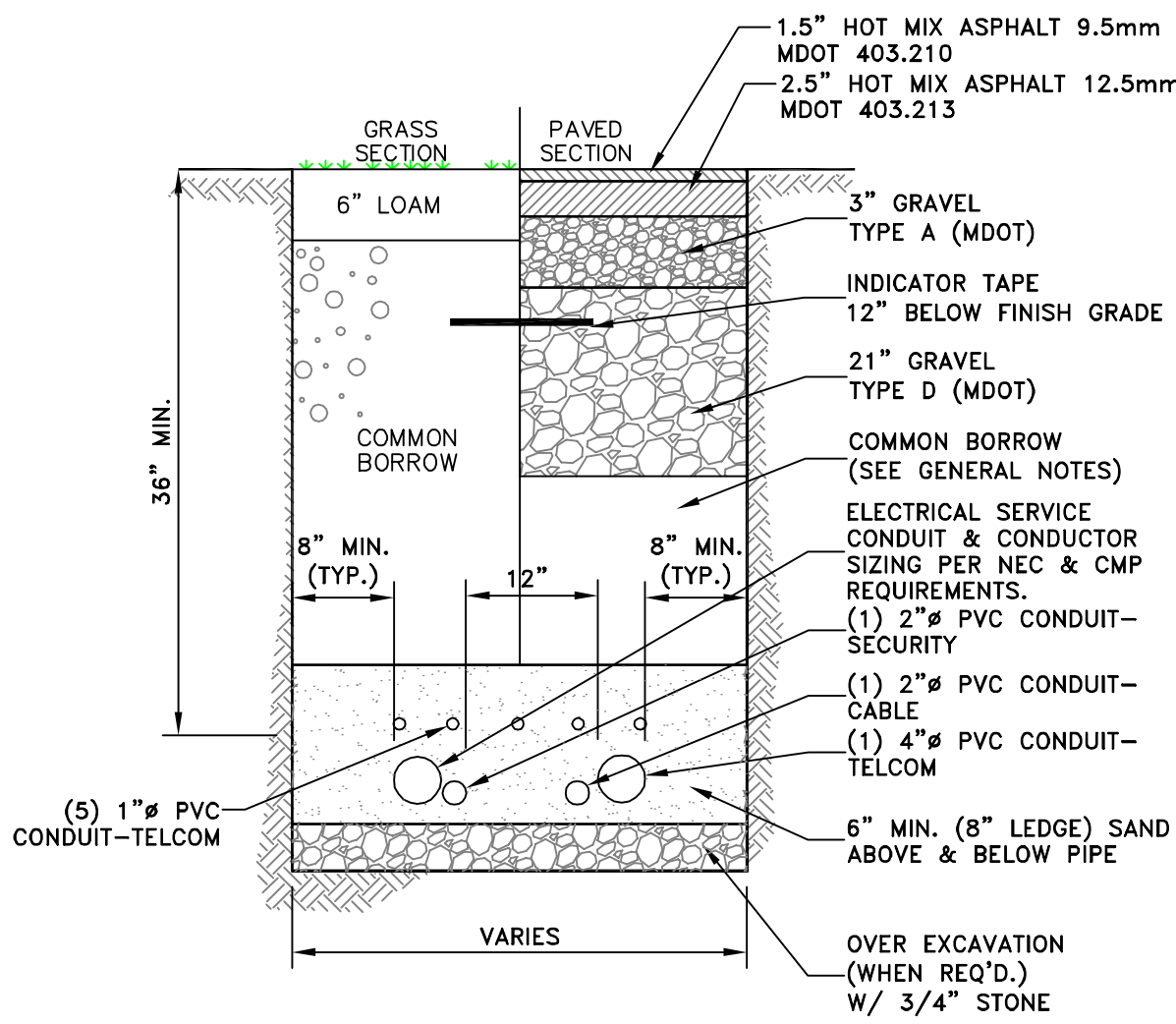
TYPICAL STORMWATER TRENCH SECTION

NOT TO SCALE



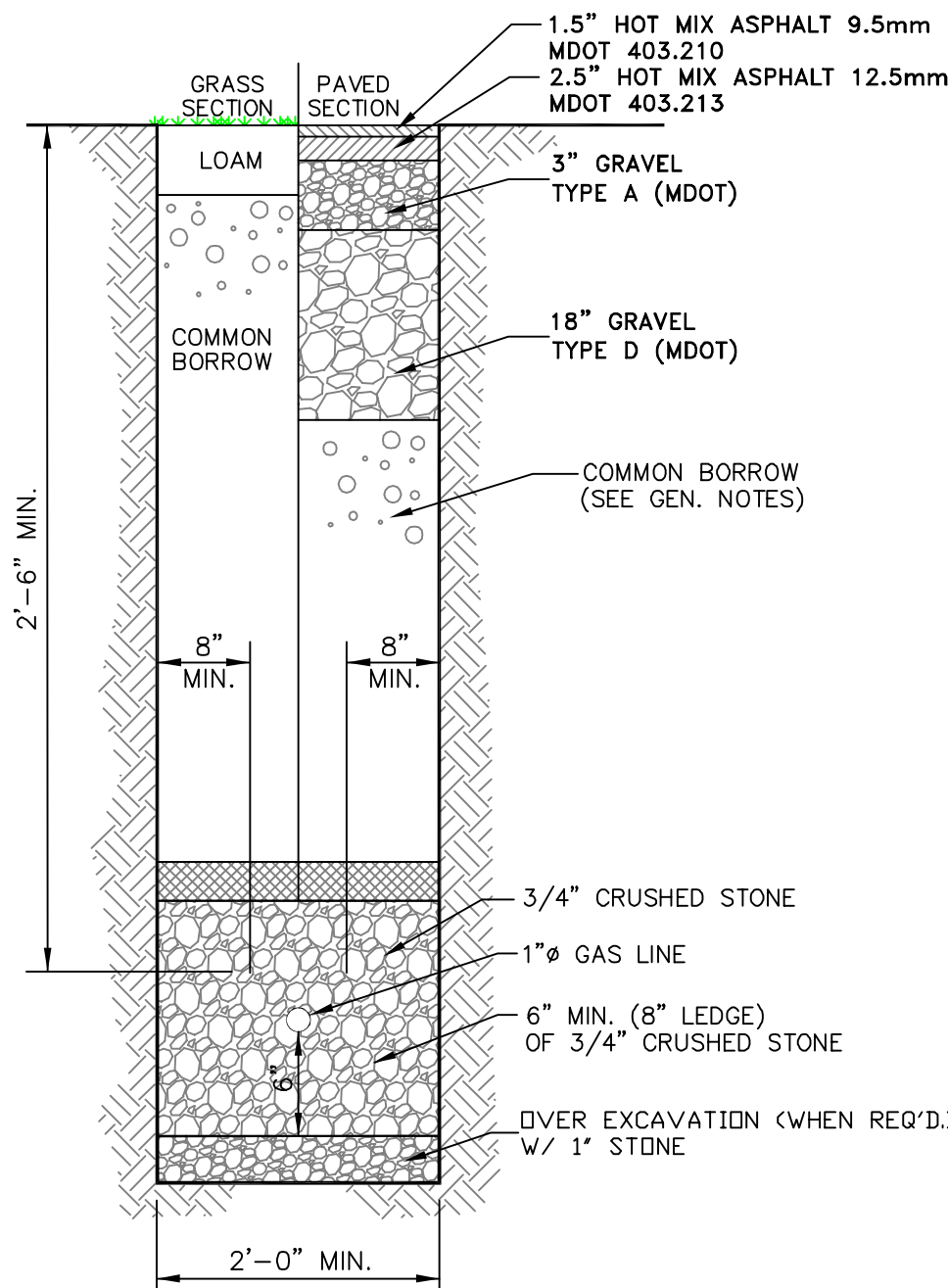
WATER SERVICE TRENCH SECTION

NOT TO SCALE



TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION

NOT TO SCALE



TYPICAL GAS TRENCH SECTION

NOT TO SCALE

STATE OF MAINE
JAMES F. COFFIN
8500
LICENSED PROFESSIONAL ENGINEER
James Coffin

ENGINEERING & SURVEYING
E.S. COFFIN
© 2023
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Com Road, P.O. Box 4687 Augusta, Maine 04330-4687
Ph: (207) 625-9475 Fax: (207) 625-4076 Toll Free: 1-800-249-9475

CLIENT/PROJECT: CONTRACTOR SUITES
CHELSEA/LAND, LLC

PROJ. NO. 2025-072

C-4

SHEET TITLE: SITE DETAILS III

CONTRACTOR SUITES
CHELSEA/LAND, LLC

SCALE: AS SHOWN

LOCATION: TECHNOLOGY DRIVE & INNOVATION WAY

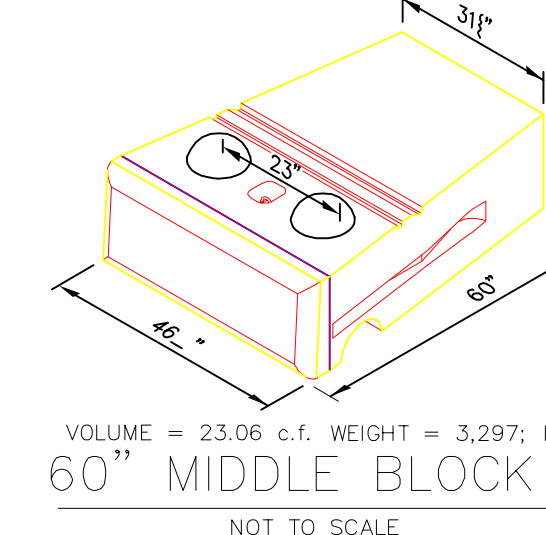
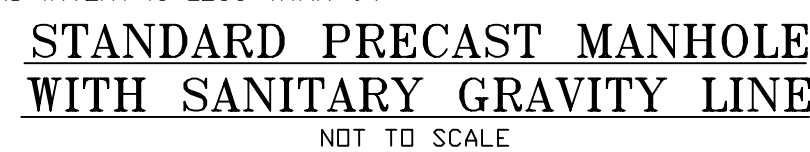
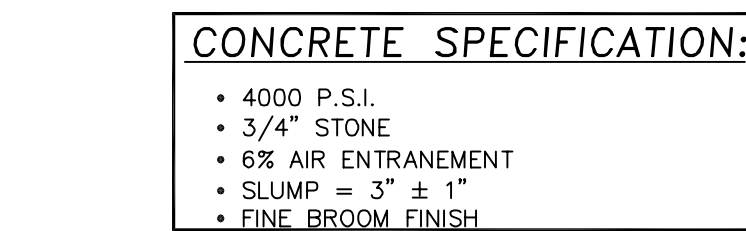
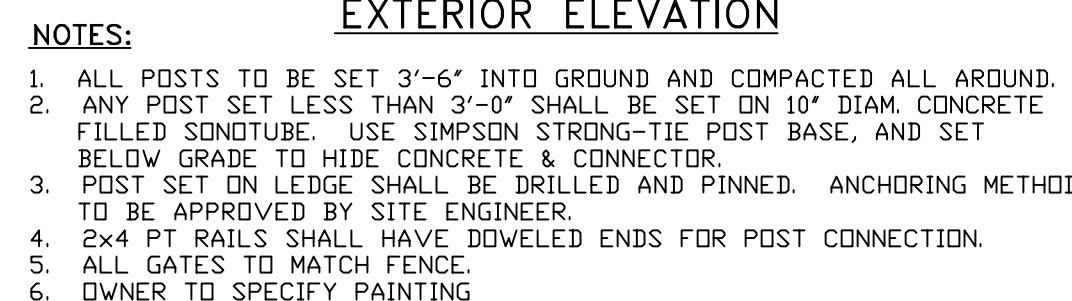
TOWN: GARDNER COUNTY: KENNEBEC STATE: MAINE

DRAWN BY: TCH
CHECKED BY: JEC

DATE: APRIL 30, 2026

REVISIONS

DATE



General Notes

Drawings provided by JW Design Build are intended for design purposes only for JW Design Build. Drawings provided are for illustrative purposes only, and are not to be used for construction. JW Homes does not guarantee that the plans/drawings are completely accurate and compliant with applicable building codes. If anyone other than JW Homes uses these plans, they must check with local code enforcement to ensure proper construction.

JW Design Build is not an architectural firm, drawings are not prepared by an architect. Structural notes are suggestions only, this plan has not been reviewed by a structural engineer. (JW Homes can help coordinate?)

Existing measurements and conditions to be verified in the field prior to construction.

Plumbing, Electrical, and HVAC design to be provided by others. (JW Design Build can help coordinate)

Please note scale size on all drawings, some drawings may differ in scale size.

Follow all applicable building and electrical codes, including national, state, and local codes.

Code Compliance

International Building Code (IBC) - 2015 Edition
Maine Uniform Building and Energy Code (MUBEC) - 2015 Edition
International Energy and Conservation Code (IECC) - 2021 Edition
Uniform Plumbing Code (UPC) - 2015 Edition
International Mechanical Code (IMC) - 2021 Edition
ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality - 2016 Edition
ADA Standards for Accessible Design, Dept of Justice - 2010 Edition
NFPA 101 Life Safety Code - 2018 Edition

Zoning

Innovation Way, Gardiner ME
Owner: Chelsea Land LLC

Map 2, Lot 20-18
Book 15450, Page 270

Zone: Planned Industrial
Commercial

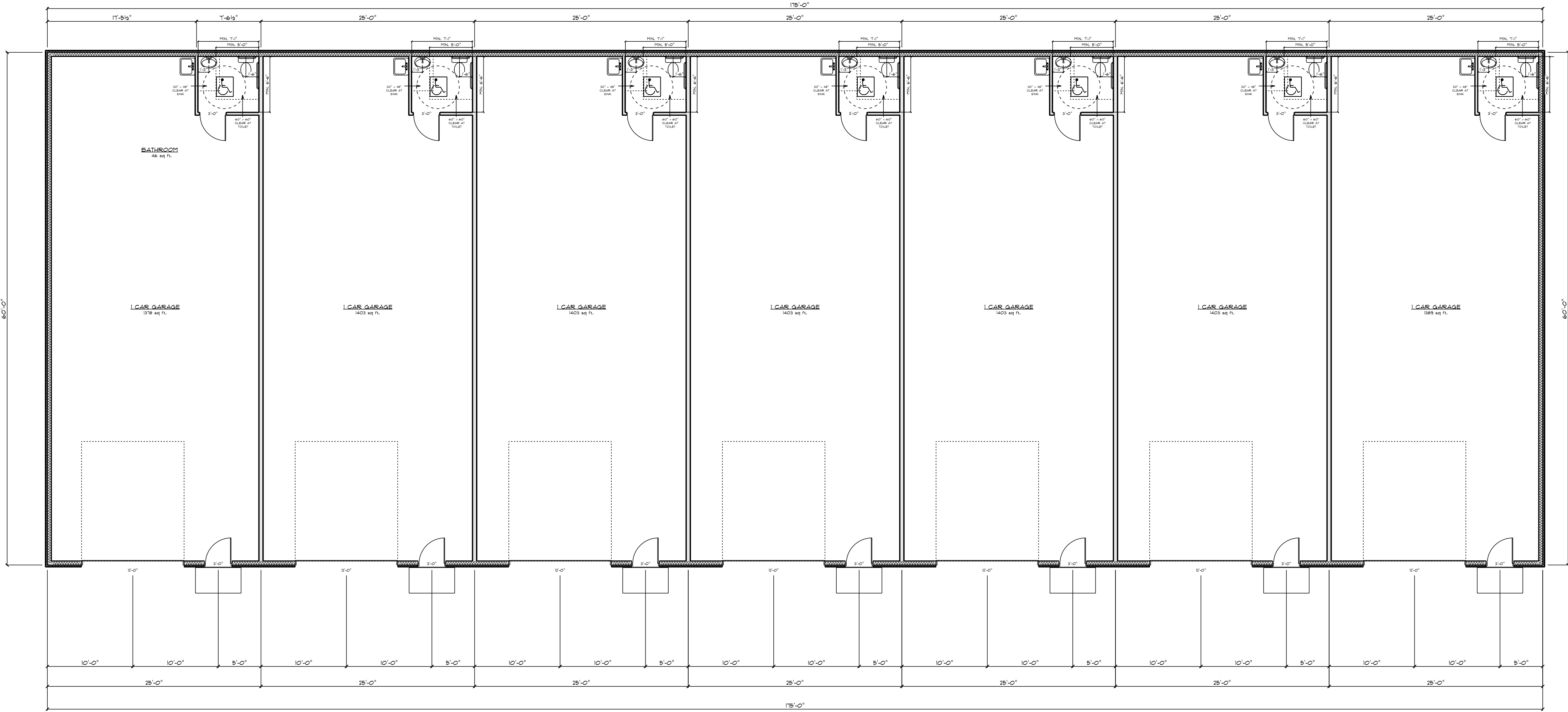
Land Area: 3.37 Acres



Contractor Suites

Innovation Way, Gardiner ME

Eric James		SCALE: AS NOTED		JW DESIGN BUILD		JW Design Build - 46 River Rd	PAGE: CS.1	
Eric James	Contractor Suites	DRAWN BY: Nathan Marcotte				Sales:		
Innovation Way	Gardiner, ME	Wednesday, April 29, 2026				Sales Phone:		
						Sales Email:		

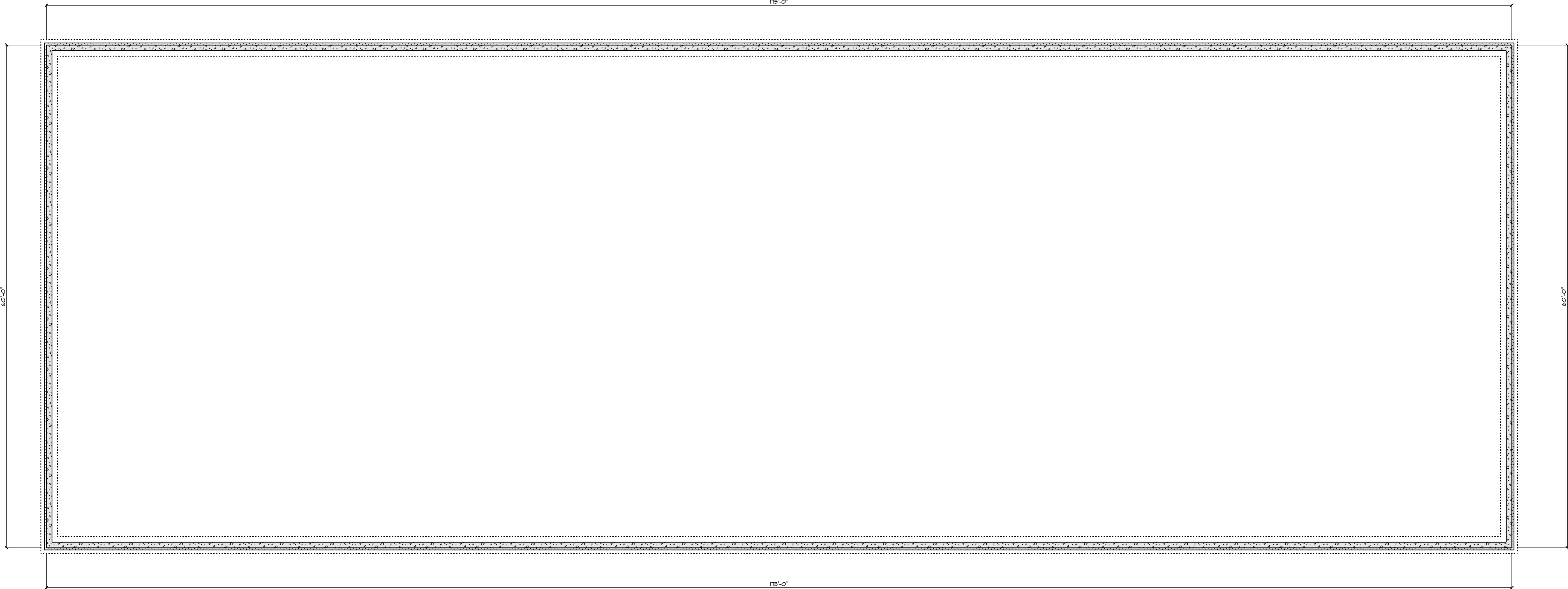


1ST FLOOR
SCALE: 1/8" = 1'-0"

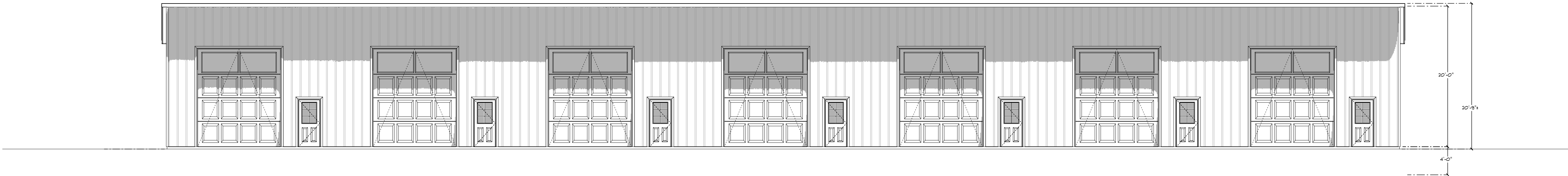
Eric James		SCALE: AS NOTED	JW DESIGN BUILD			JW Design Build - 46 River Rd		PAGE: FP.1
Eric James	Contractor Suites	DRAWN BY: Nathan Marcotte				Sales:		
						Sales Phone:		
Innovation Way	Gardiner, ME	Wednesday, April 29, 2026				Sales Email:		

FROST WALLS

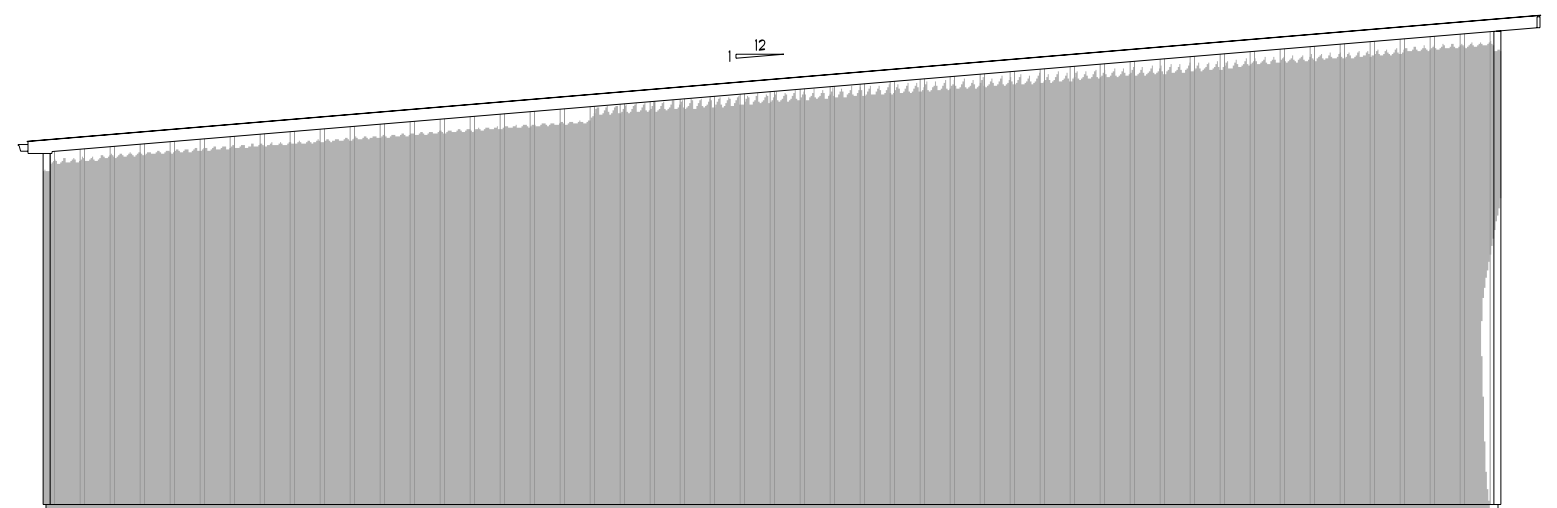
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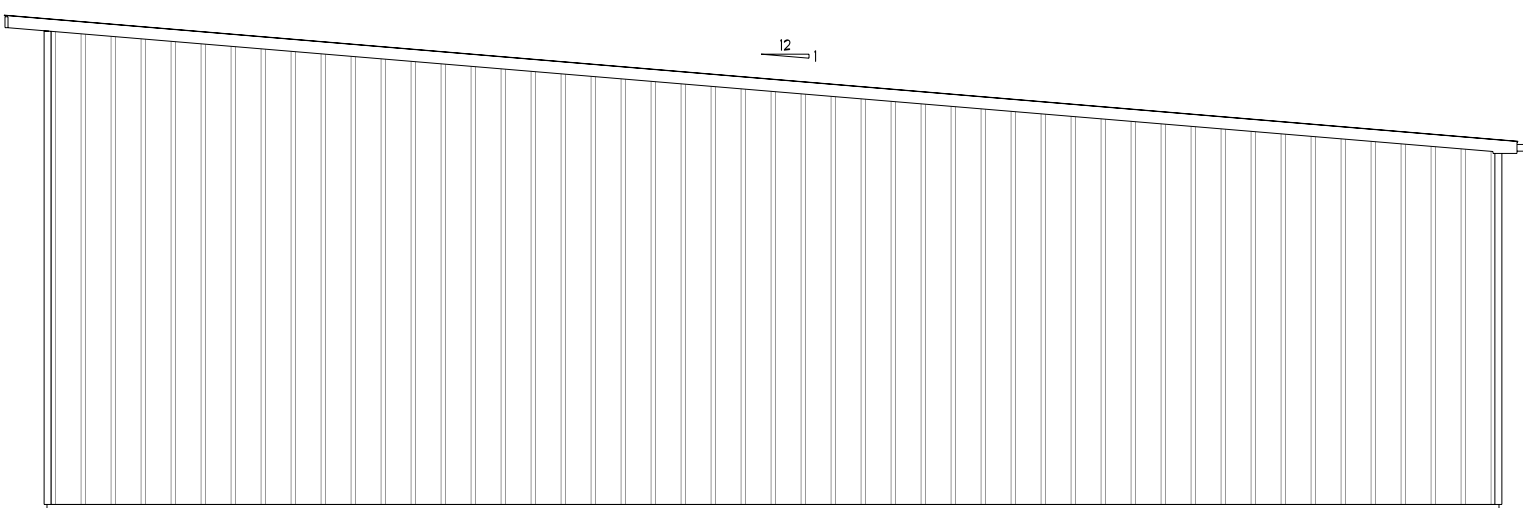
Eric James		SCALE: AS NOTED		JW DESIGN BUILD			JW Design Build - 46 River Rd		PAGE: FP.2
Eric James	Contractor Suites	DRAWN BY: Nathan Marcotte					Sales:		
							Sales Phone:		
Innovation Way	Gardiner, ME	Wednesday, April 29, 2026					Sales Email:		



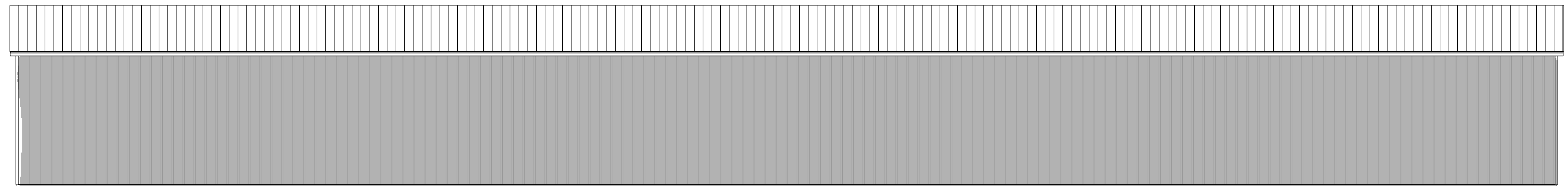
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

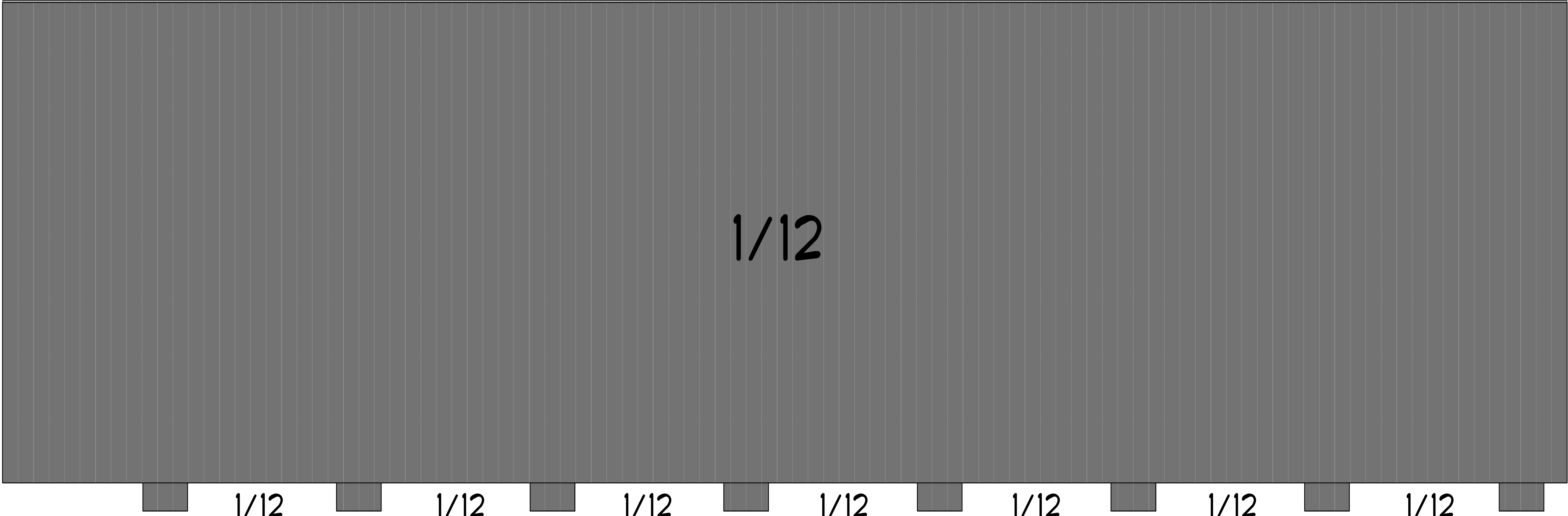


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Eric James		JW DESIGN BUILD		JW Design Build - 46 River Rd	PAGE:	EL.1
Eric James	Contractor Suites	Eric James	Contractor Suites	Sales:	Sales:	
Innovation Way	Gardiner, ME			Sales Phone:	Sales Phone:	
				Sales Email:	Sales Email:	



TOP ELEVATION
SCALE: 1/8" = 1'-0"