

## Site Plan Review Application

Project Name: 697 Brunswick Avenue, LLC

Project Cost: \$200,000

Date of Submission: September 21<sup>st</sup>, 2026 Received by: \_\_\_\_\_ Fees: \$250.00

A complete written description of the proposed project including all other local, state and federal permits required for the project. The applicant is proposing to erect a 1,728 sf (footprint) building utilized for construction services with associated paved areas at 697 Brunswick Avenue. The building and parking lot are being erected over existing impervious surfaces and there is a small increase in impervious area of 125 sf. Therefore, we are asking for a waiver in regard to stormwater runoff. The only DEP permit required is a permit by rule application due to land disturbances within 75' of a stream.

Anticipated beginning/completion dates of construction: October 2026/May 2027

### 1. General Information:

Name of Property Owner: 697 Brunswick Avenue, LLC

Address: 9 Orchard Street Augusta ME 04330

Phone/Fax No: 207-242-2475

Applicant/Agent Name: Caleb Chadbourne

Address: 9 Orchard Street Augusta ME 04330

Phone/Fax No 207-242-2475

Design Professional(s)/Contractor(s): ☒ Surveyor ☒ Engineer ☐ Architect ☐ Contractor

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

Address: 432 Cony Road Chelsea, ME 04330

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

Engineer Name: James Coffin (PE #8500)

Address: 432 Cony Road Chelsea, ME 04330

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

Surveyor Name: Kane Coffin (PLS #1292)

Address: 432 Cony Road Chelsea, ME 04330

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

Signature:  Date: September 21, 2026

## 2. Property Information:

Property Location: 697 Brunswick Avenue

Deed Ref: Book 15675 Page 89 City Tax Map(s) 16 Lot(s) 6C

Property Size/Frontage: Acres 16.95 Sq. Ft. 738,342 Road 450' Shore N/A

Zoning District(s): Planned Developed (PD)

## 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;  
The property boundaries are shown on the Topographic Survey Plan and Site Plan.
2. The zoning district and zoning district boundaries if the property is located in more than one zone;  
The parcel is within the Planned Development (PD) District.
3. The location of required setbacks, buffers and other restrictions:  
All setbacks and buffers are shown on the Site Plan.
4. The location of any easements or rights-of-way;  
All easements and rights-of-way can be found on the Site Plan or Topographic Survey.
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;  
The isn't any current use on the property and it is considered vacated.
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;  
All existing utilities mentioned above can be found on the Topographic Survey Plan.
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)  
There is a fire hydrant located 600' southeast from the entrance along the south side of Brunswick Avenue.
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 Plan is included with this submission.
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; and  
There is a stream that crosser Brunswick Avenue through a 30" RCP and then goes in a west-east direction through the property where it flows into two-24" diameter PE pipes under Longwood Drive. Wetlands have been delineated on site by Vaughn Smith Associates and there will not be any wetland impacts associated with the project. There are not any deer wintering areas or Inland Water Fowl- Wading Bird Habitats on site according to the City's On-Line Mapping. A letter is included from the Maine Natural Areas Program indicating that there aren't any botanical features documented within the project area.

10. The location and type of any identified historic or archeological resource on the property.  
A letter is included from the Maine Historic Preservation commission indicating that there are not any historical resources on the property.
- 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;  
Although no water service is needed at this time it will be stubbed in for future use. A letter has been sent to Zach Lovely of the Gardiner Water District asking if there is sufficient water capacity for any future use.
  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 flows in an easterly direction along the existing gravel plateau and this will remain once construction is complete.
  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;  
Vehicles enter off from Brunswick Avenue through the existing curb cut and go in a westerly direction to the proposed building as shown on the site plan (C-1).
  6. The location and details for any signs proposed to be install or altered;  
There will be a new free-standing sign along Brunswick Avenue.
  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.
  8. Provisions for landscaping and buffering; and  
Buffering is shown on the site plan (C-1).
  9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.  
None at this time.
- c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.  
ES Coffin Engineering will obtain all pertinent 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;

Hancock Lumber has provided drawings of the proposed building.

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;

While there isn't a section in the ITE trip generation manual for construction services, we used "warehousing" for the traffic report and this resulted in 1.1 peak hour trips based on building size. We also included a parking memo that shows 3 parking spaces are required for the proposed use.

An erosion and sedimentation control plan; and

**The erosion & sedimentation control plan is shown 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.

**A stormwater waiver is being sought because there will be an increase of only 125 sf in impervious area.**

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.

**Building elevations are included in the application.**

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.

**Architectural plans are included from Hancock Lumber and a photo log depicting houses in the immediate area are 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 a 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 topographic survey shows the parcel boundaries.**

### **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.

#### 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 the applicable provisions of this 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. The building and parking are being erected over existing impervious area and therefore there will not be an increase in runoff.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

Although the proposed building will not have any sewer connection, a letter has been sent to Chuck Applebee (Acting Wastewater Director) asking if the project will have a negative impact on the sewer system. There will be a small dumpster on site that will be supplied by Troiano Waste Services.

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.

There are not any deer wintering areas or Inland Water Fowl- Wading Bird Habitats on site according to the City's On-Line Mapping. A letter is included from the Maine Historic Preservation commission indicating that there are not any historical resources on the property. A letter is included from the Maine Natural Areas Program indicating that there are not any unique natural areas.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

There is a stream that crosses Brunswick Avenue and then goes in a west-east direction through the property where it flows into two 24" diameter PE pipes under Longwood Drive. Wetlands have been delineated on site by Vaughn Smith Associates and there will not be any wetland impacts associated with the project.

6.5.1.7 The proposal will provide for adequate storm water management.

A stormwater waiver is being sought for the project because the building and parking areas are over existing impervious area.

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 as shown on the attached Firmette and this section is not applicable.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

The proposed building does not require any water and this section is not applicable.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

The project will not utilize public water or sewer services and groundwater quality & 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 construction services. Vehicles can adequately maneuver on site to access the new building, but pedestrians will not be able to walk around on site as this is a commercial use.

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 sent to John Cameron (Public Works Director) asking if the project will have any negative impacts to the public works department.

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 is currently getting pricing for the project and has provided a financial snapshot indicating that they have adequate financing to complete the project.

## 6.5.2 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 in the planned development district, but the residential growth district borders the parcel to the north. The nearest house in the residential growth district is located over 800' away from the proposed building. There is a residence across Brunswick Avenue that sits back over 500' from Brunswick Avenue and another home is located at the corner of Longwood and Brunswick Avenue. There are two houses to the west located between the old Gardiner Tool Rental site and the subject parcel. Where not enough vegetation is in place, adequate screening will be implemented along the property lines to provide a visual barrier.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

The property is being utilized as construction services, which is a permitted use in the planned development district. The property was formerly utilized as a snow dump over the last 10-15 years by the City of Gardiner. The proposed development will not have an adverse impact on abutting properties in the immediate area.

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

The lot was recently cleared, but a 25' buffer was left along the side and rear property lines. The project will implement Partial Screen Option #3 along the front property line per the Land Use Ordinance. This option includes 6 understory trees and 6 shrubs per 100', which will equate to a total of 18 of each plant type mentioned above. The project will not have an adverse impact on neighboring properties.

6.5.2.4 The building site and roadway design will 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 1,728 sf building is being erected as close to Brunswick Avenue as possible while still maintaining the building setback. The gravel plateau slopes towards the east property line with a 1 ½ -2% slope.

6.5.2.5 The proposal will 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;

We are using the gravel plateau for the proposed building and parking area that has existed for 10-15 years. There are wetlands and a stream to the north of the proposed building, but will not be impacted with the project. There are not any deer wintering areas or wading bird habitat on site according to the City's on-line mapping.

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will 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 aren't any sidewalks along Brunswick Avenue in the immediate area. The proposed site is being utilized for construction services where pedestrians will not be able to walk around on site.**

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

**The proposed building is situated close to Brunswick Avenue outside of the building setback lines as shown on the site plan. The parking is located on the side of the new building.**

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

**There are not any multiple buildings and this section is not applicable.**

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

**The proposed building has two overhead doors on the east side of the building as shown on the architectural plans by Hancock Lumber.**

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will 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 length of the wall.

**The proposed building doesn't have any walls greater than 50' and this section is not applicable.**

6.5.2.11 Building materials will match the character of those commonly found in the city and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will 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 are not be required to comply with this provision.

**The proposed wood-framed building will have earth tone color.**

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

**There aren't any sidewalks along Brunswick Avenue in the immediate area. The proposed site is being utilized for construction services where pedestrians will not be able to walk around on site.**

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

**There are no drive-thru lanes associated with the project and this section is not applicable.**

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

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 routed from Brunswick Avenue to the proposed building.

**8.8 Noise:**

The only noise generated from the project will be from construction vehicles during the site work.

**8.11 Bufferyard & Screening Standards:**

The project is required to implement a partial screen along each property line. We are proposing to use Partial Screen-Option #3 along the front property line as 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 will be implemented by applying calcium chloride and water as needed.

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

**10.24.5.7.2 Free Standing Signs:**

A new free-standing sign (36 sf max) for the construction services building will be installed 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.

We are asking for a waiver for stormwater.

August 24<sup>th</sup>, 2026

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

Subject: Agent Authorization  
697 Brunswick Avenue, LLC  
697 Brunswick Avenue  
Gardiner, Maine

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding our Planning Board Application to the City of Gardiner and any Maine Department of Environmental Protection permit applications needed for our project located at 697 Brunswick Avenue in Gardiner.

Sincerely,

Signed by:  
  
C74507AFD7434F8...  
Caleb Chadbourne, Owner



OPR BK 15675 PGS 89-90 03/27/2026 02:09:56  
 INSTR # 2026006111 # OF PAGES 2  
 ATTEST: MATTHEW BOUCHER  
 REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

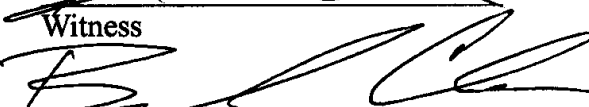
**WARRANTY DEED**  
*Statutory Short Form*

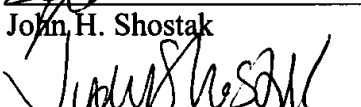
**KNOW ALL MEN BY THESE PRESENTS**, that JOHN H. SHOSTAK and JUDY L. SHOSTAK, whose address is 18 Buena Vista Drive, Augusta, Maine 04330, for consideration paid, conveys to 697 BRUNSWICK AVE., LLC, whose mailing address is 9 Orchard Street, Augusta, Maine 04330, with Warranty Covenants, the real property in the City of Gardiner, County of Kennebec and State of Maine, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed by John H. Shostak, Jr., a/k/a John H. Shostak to John H. Shostak and Judy L. Shostak by Warranty Deed dated January 29, 2020, and recorded in the Kennebec County Registry of Deeds on January 31, 2020, in Book 13464, Page 341.

In Witness Whereof, John H. Shostak and Judy L. Shostak this instrument to be signed as of this 27<sup>th</sup> day of March, 2026.

  
 Witness  
  
 Witness

  
 John H. Shostak  
  
 Judy L. Shostak

STATE OF MAINE  
 COUNTY OF KENNEBEC

March 27, 2026

Personally appeared the above-named John L. Shostak and Judy L. Shostak and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
 Notary Public / ~~Maine Attorney at Law~~  
 Printed Name:  
 My Commission Expires:

**MARGARET A. MANLEY**  
 Notary Public, State Of Maine  
 My Commission Expires September 28, 2031

② Taylor McCormack & Frame

**EXHIBIT A**  
**REAL ESTATE DESCRIPTION**  
**697 Brunswick Avenue, Gardiner**

A certain lot or parcel of land with any buildings thereon situated on the northerly side of the Brunswick Road in said Gardiner, bounded and described as follows:

Beginning at an iron pin placed or to be placed on the northerly side of said Brunswick Road at the northeasterly corner of land now or formerly owned or occupied by Brunswick Avenue Realty Trust; thence northerly along the easterly line of said Trust property a distance of 940 feet, more or less to land now or formerly of one John McLaughlin; thence easterly along the southerly line of said McLaughlin a distance of 880 feet, more or less, to the westerly side of a 25 foot wide right of way; thence southerly along the westerly side of said right of way a distance of 940 feet, more or less, to said Road; thence westerly along the northerly side of said Brunswick Road a distance of 880 feet, more or less, to the point of beginning.

Meaning and intending to convey the premises described in a deed from John H. Shostak, Jr., a/k/a John H. Shostak to John H. Shostak and Judy L. Shostak by Warranty Deed dated January 29, 2020, and recorded in the Kennebec County Registry of Deeds on January 31, 2020, in Book 13464, Page 341.

## PHOTOGRAPHS

**Client Name:**

697 Brunswick Avenue, LLC

**Project No.**

26-033

**Photo No. 1**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
683 Brunswick Avenue.

**Photo No. 2**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the little castle  
on Longwood Drive.



## PHOTOGRAPHS

**Client Name:**

697 Brunswick Avenue, LLC

**Project No.**

26-033

**Photo No. 3**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
27 Longwood Drive.

**Photo No. 4**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
42 Longwood Drive.



## PHOTOGRAPHS

**Client Name:**

697 Brunswick Avenue, LLC

**Project No.**

26-033

**Photo No. 5**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
41 Longwood Drive.

**Photo No. 6**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
26 Blakes Hill.



**Client Name:**

697 Brunswick Avenue, LLC

**Project No.**

26-033

**Photo No. 7**

**Date:** 9-15-2026

**Site Location:**

743 Brunswick Avenue  
Gardiner, Maine

**Description:**

Photo of the house at  
725 Brunswick Avenue.



## BUSINESS PROMISE CHECKING

9354954

**\$95,130<sup>31</sup>**

CURRENT BALANCE

**\$95,130.31**

AVAILABLE BALANCE

**011201458**

ROUTING NUMBER

...

[Quick Transfer](#)

## BUSINESS LOAN

100064497

**\$0<sup>00</sup>**

CURRENT BALANCE

**SEP 24, 2026**

NEXT PAYMENT DATE

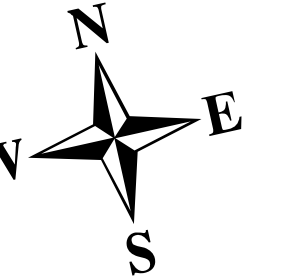
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[Pay a Loan](#)

[View all accounts](#)



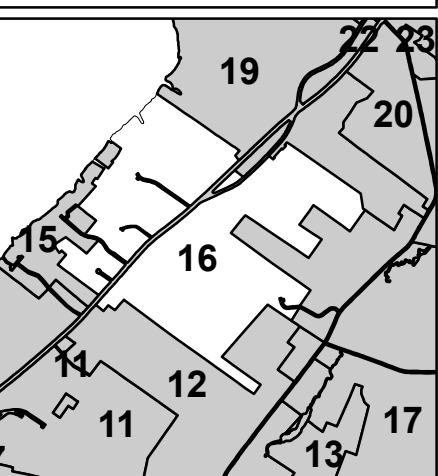
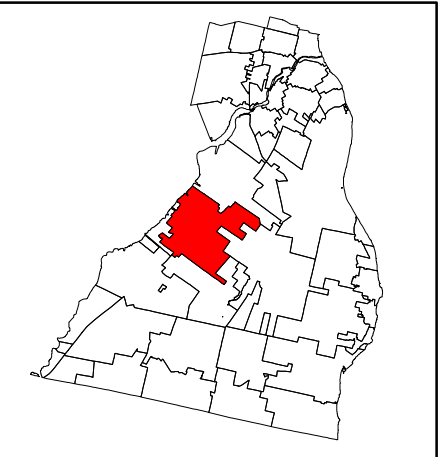
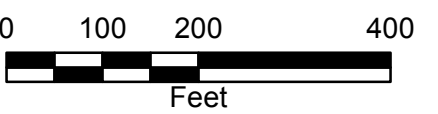
CITY OF  
**GARDINER**  
KENNEBEC CO.  
MAINE



**LEGEND**

- Lot Hook
- Private Right of Way
- Sub-lot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not  
to be used for conveyances.



**Map 16**

Printed: 7/30/2026  
Effective Date: 4/1/2026



BICKFORD RUTH A  
678 BRUNSWICK AV  
GARDINER, ME 04345

MCLAUGHLIN PATRICIA V  
735 BRUNSWICK AV  
GARDINER, ME 04345-9721

BLAKE RONALD & MICHELE  
BLAKE RONNA  
26 BLAKES HL  
GARDINER, ME 04345

O'BRIEN GERALD A  
O'BRIEN MARGARET S  
42 LONGWOOD DR  
GARDINER, ME 04345

CRANDALL CAREN ANN  
46 LONGWOOD DR  
GARDINER, ME 04345

ROXTON LLC  
101 HIGH HOLBORN ST  
GARDINER, ME 04345

CREAMER CORY M SR  
CREAMER ANDREA M  
725 BRUNSWICK AV  
GARDINER, ME 04345

SALAVARRIA ETHAN  
SALAVARRIA BETHANY  
230 MAIN ST  
APT 2B  
WINTHROP, ME 04364

DEADEND WISHES TRUST  
PO BOX 522  
GARDINER, ME 04345

SHOREY ERIC L  
742 BRUNSWICK AV  
GARDINER, ME 04345

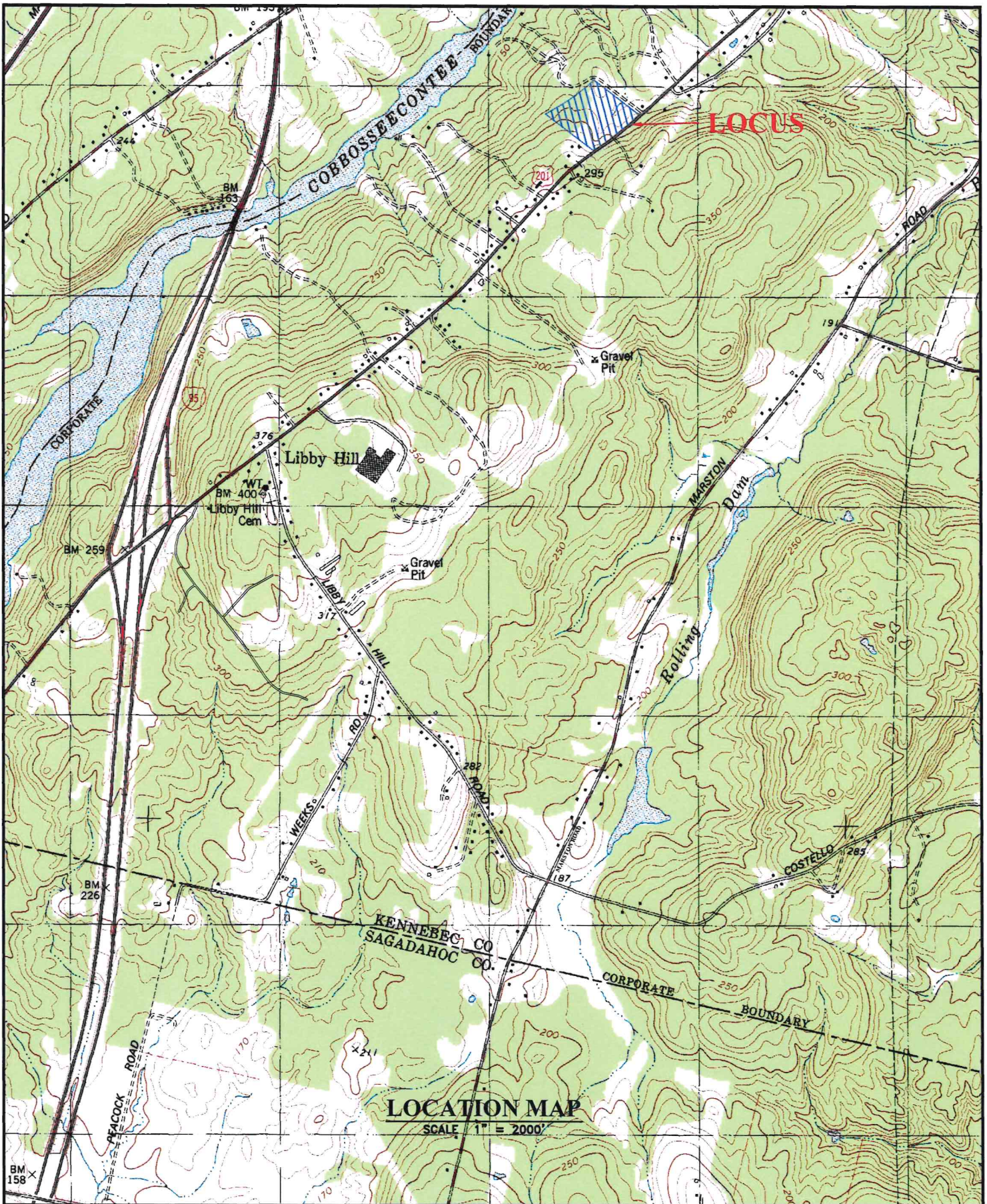
DRAKE JOHN F  
DRAKE TERESA M  
30 OLD NORTH RD  
WEST GARDINER, ME 04345

GRAND FALLS MORTGAGE CORP  
133 BIRCH DR  
POLAND SPRING, ME 04274

GRANT NIKOLE M  
GRANT JOSHUA C  
14 MOONLIGHT DR  
GARDINER, ME 04345

GUILMETTE RUTH A  
683 BRUNSWICK AV  
GARDINER, ME 04345

HASKELL ANDREW M  
HASKELL JILL C  
41 LONGWOOD DR  
GARDINER, ME 04345



CUSTOMER/PROJECT:

697 BRUNSWICK AVENUE, LLC

LOCATION: 697 BRUNSWICK AVENUE

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE



SHEET TITLE:

**SITE LOCATION MAP**

SCALE: 1" = 2000'

DATE: AUGUST 24, 2026

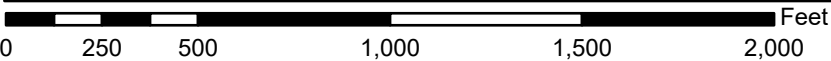
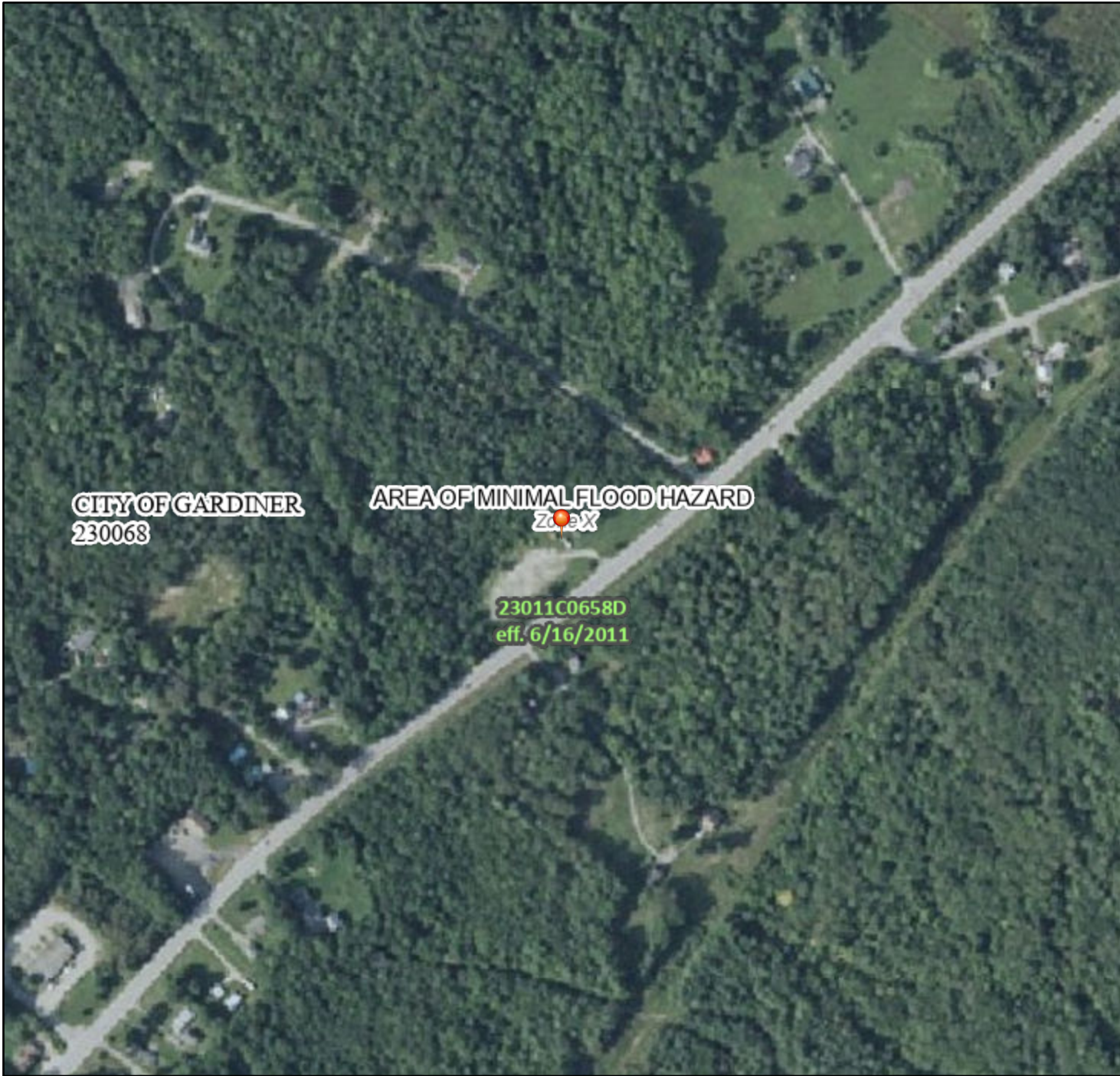
PROJECT NO. 2026-033

**SLM**

# National Flood Hazard Layer FIRMMette



69°48'37"W 44°12'2"N



1:6,000

69°47'59"W 44°11'36"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)<br>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 8/24/2026 at 4:04 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

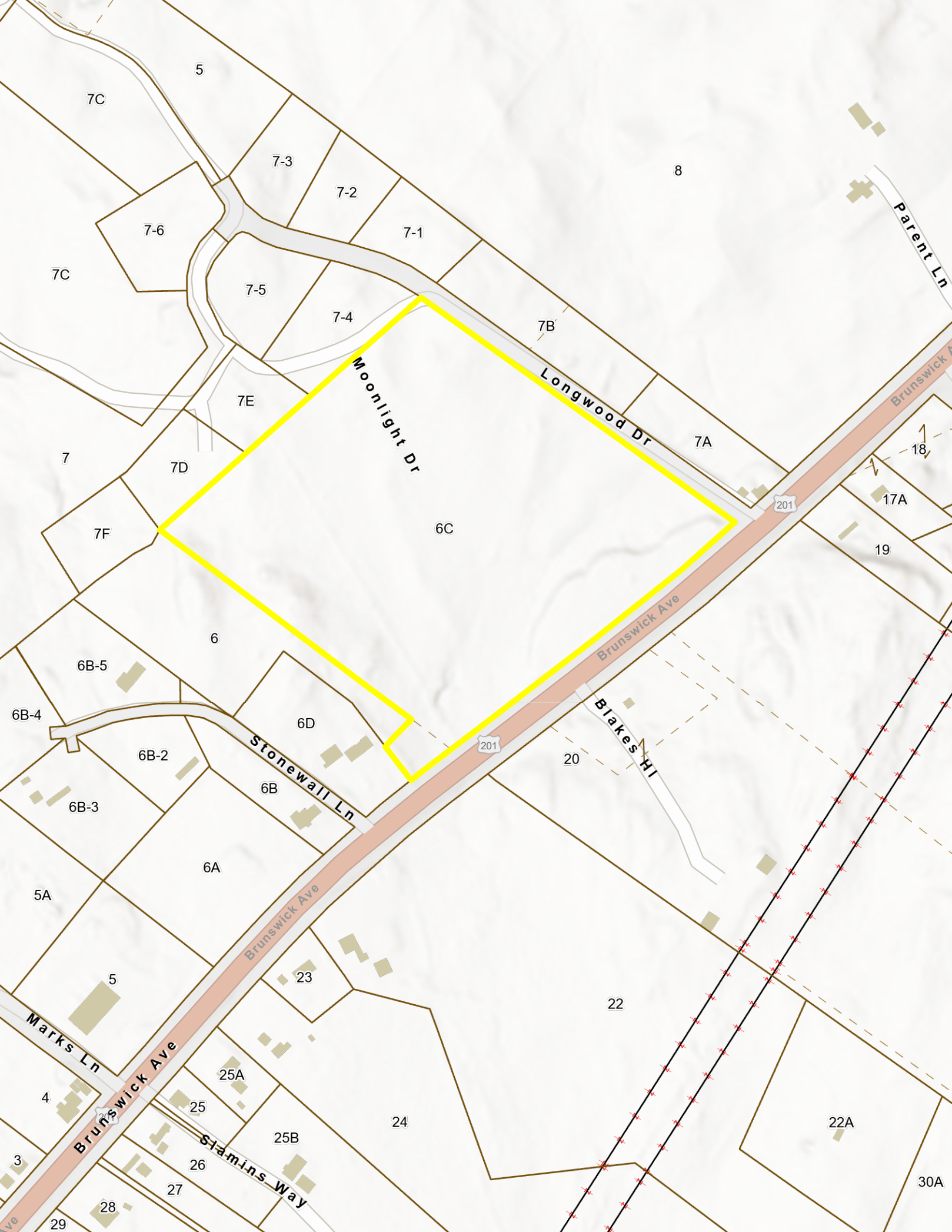
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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              | 2.0          | 10.7%          |
| HrC                                | Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky             | 3.0          | 15.8%          |
| PeB                                | Paxton-Charlton very stony fine sandy loams, 3 to 8 percent slopes | 0.6          | 2.9%           |
| RcA                                | Ridgebury fine sandy loam                                          | 1.5          | 8.0%           |
| RdA                                | Ridgebury very stony fine sandy loam                               | 6.0          | 31.3%          |
| WrB                                | Woodbridge fine sandy loam, 3 to 8 percent slopes                  | 6.0          | 31.2%          |
| <b>Totals for Area of Interest</b> |                                                                    | <b>19.1</b>  | <b>100.0%</b>  |



# 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

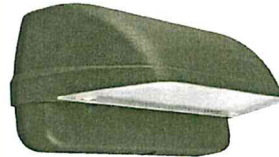
## PRODUCT IMAGE(S)



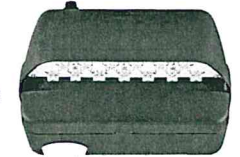
LNC2-12LU



LNC2-18LU

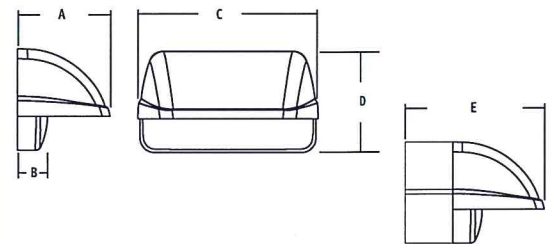


With diffuser



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 <sup>7</sup> | CCT                                                                                                   | IES DISTRIBUTION       | FINISH     | OPTIONS                                                                                                                          |
|-----------|--------------------------|----------------------|-------------------------------------------------------------------------------------------------------|------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------|
| LNC2 LNC2 | 5L 5 LEDs                | U 120V-277V          | 3K <sup>2</sup> 3000K nominal 80 CRI                                                                  | 2 <sup>2</sup> Type II | 1 Bronze   | PC Photocontrol                                                                                                                  |
|           | 7L 7 LEDs                | 1 120V               |                                                                                                       | 3 Type III             | 2 Black    |                                                                                                                                  |
|           | 9L 9 LEDs                | 2 208V               | 4K 4000K nominal 70 CRI                                                                               | 4 Type IV              | 3 Gray     | BBU <sup>1,5</sup> Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C |
|           | 12L <sup>3</sup> 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 <sup>4,5,6</sup> Programmable motion sensor, factory default dimming is 10% light output                                     |
|           | 12LF 12 LEDs, 347V       | F 347V (12L only)    |                                                                                                       |                        |            |                                                                                                                                  |

<sup>1</sup> Battery backup only available on 12L models, not available for Canada

<sup>2</sup> Does not qualify for DLC

<sup>3</sup> Replace U with 1 for 120V or 4 for 277V for 12L with BBU

<sup>4</sup> 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

<sup>5</sup> PC option not applicable, included in sensor

<sup>6</sup> 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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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LARED0LNC2-SPEC 3/17

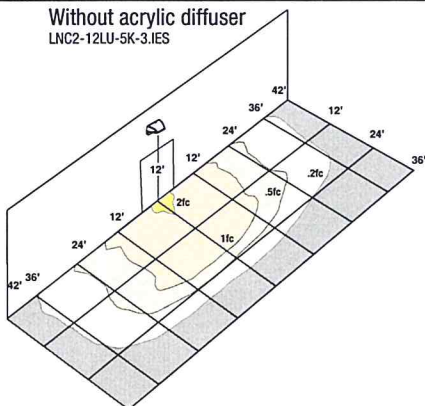
## REPLACEMENT PART/ACCESSORIES

| 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)                   |

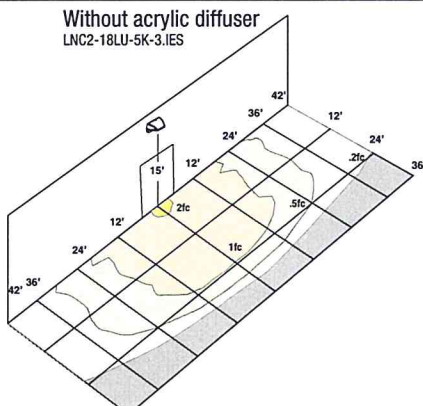
\*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

## 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 <sup>1</sup> | LUMENS                     | LPW <sup>1</sup> | LUMENS                     | LPW <sup>1</sup> |
| 5                | STD.<br>(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 <sup>1</sup> 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<br>(mA) | INPUT VOLTAGE<br>(V) | CURRENT<br>(Amps) | SYSTEM POWER<br>(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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LAREDLNC2-SPEC 3/17

## LNC2 – BATTERY BACK UP

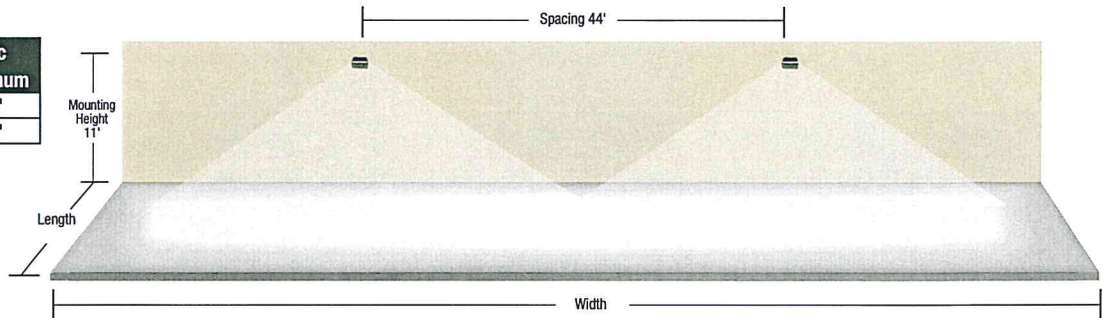


Side View

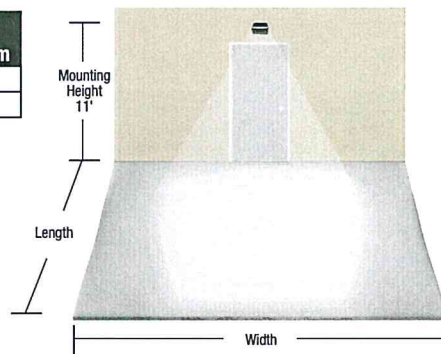


3/4 View

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

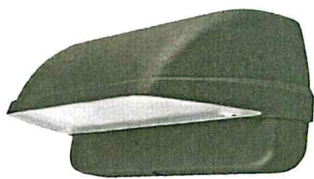


| Single Unit | 1 fc Average | 1 fc Minimum |
|-------------|--------------|--------------|
| Length      | 16'          | 15'          |
| Width       | 48'          | 24'          |



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



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



August 28, 2026

James Coffin  
ES Coffin Engineering & Surveying  
432 Cony Road  
Chelsea, ME 04330

Via email: [jcoffin@coffineng.com](mailto:jcoffin@coffineng.com)

Re: Rare and exemplary botanical features in proximity to: #2026-033, Proposed Warehouse, 697 Brunswick Ave, Gardiner, Maine.

Dear James Coffin:

I have searched the Wildlife Diversity Section's Ecology Group (formerly Maine Natural Areas Program) files in response to your request received August 24, 2026 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's Environmental Review Team ([IFWEnvironmentalReview@maine.gov](mailto:IFWEnvironmentalReview@maine.gov)) at 353 Water Street, Augusta, Maine 04333.

According to our information, 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.

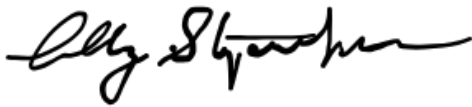
This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all areas in Maine, and in the absence of a specific field investigation, the Ecology Group cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Ecology Group 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. If data provided by the Ecology Group are to be published in any form, we ask to be informed at the outset and credited as the source.

The Ecology Group has instituted a fee structure of \$75.00 an hour to recover the cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for consulting the Maine Inland Fisheries and Wildlife's Wildlife Diversity Section's Ecology Group in the environmental review process. Please do not hesitate to contact me if you have further questions about our findings or about rare or unique botanical features on this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abby Stepanauskas', with a stylized, cursive script.

Abby Stepanauskas | Information Manager | Wildlife Diversity Section – Ecology Group  
207-287-8048 | [abby.stepanauskas@maine.gov](mailto:abby.stepanauskas@maine.gov)



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



## Rare and Exemplary Botanical Features within 4 miles of:

Project #2026-033, Proposed Warehouse, 697 Brunswick Ave, Gardiner, Maine.

| Common Name                      | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                    |
|----------------------------------|--------------|------------|-------------|--------------------|-------------------|------------------------------------------------------------|
| 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)                      |
| Parker's Pipewort                | SC           | S3         | G3          | 2024-08-05         | 16                | Tidal wetland (non-forested, wetland)                      |
| 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)                  |
| American Ginseng                 | 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)                  |
| Estuary Bur-marigold             | SC           | S3         | G4          | 2024-08-05         | 30                | Tidal wetland (non-forested, wetland)                      |
| Upper Floodplain Hardwood Forest |              | S3         | GNR         | 2016-05-23         | 46                |                                                            |
| Wild Garlic                      | SC           | S2         | G5          | 2016-05-23         | 26                | Forested wetland,Hardwood to mixed forest (forest, upland) |
| Freshwater Tidal Marsh           |              | S2         | G4?         | 2020-08-05         | 16                |                                                            |
| Eaton's Bur-marigold             | SC           | S2         | G3          | 2024-08-05         | 29                | Tidal wetland (non-forested, wetland)                      |
| Water Stargrass                  | SC           | S3         | G5          | 2024-07-27         | 22                | Open water (non-forested, wetland)                         |
| Clothed Sedge                    | E            | S1         | G4          | 2024-07-03         | 11                | Dry barrens (partly forested, upland)                      |
| Narrow-leaf Arrowhead            | SC           | S2         | G4          | 2024-07-24         | 10                |                                                            |



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



## 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 MDIFW Wildlife Diversity Section's Ecology Group (State Ranks) and NatureServe (Global Ranks).

| Rank                       | Definition                                                                                                                                                                                                                                             |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S1</b><br><b>G1</b>     | <b>Critically Imperiled</b> – 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.                                            |
| <b>S2</b><br><b>G2</b>     | <b>Imperiled</b> – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.                                                                                |
| <b>S3</b><br><b>G3</b>     | <b>Vulnerable</b> – 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.                                              |
| <b>S4</b><br><b>G4</b>     | <b>Apparently Secure</b> – 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. |
| <b>S5</b><br><b>G5</b>     | <b>Secure</b> – 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.                                                                   |
| <b>SX</b><br><b>GX</b>     | <b>Presumed Extinct</b> – Not located despite intensive searches and virtually no likelihood of rediscovery.                                                                                                                                           |
| <b>SH</b><br><b>GH</b>     | <b>Possibly Extinct</b> – Known from only historical occurrences but still some hope of rediscovery.                                                                                                                                                   |
| <b>S#S#</b><br><b>G#G#</b> | <b>Range Rank</b> – 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.                                                                                               |
| <b>SU</b><br><b>GU</b>     | <b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.                                                                                                            |
| <b>GNR</b><br><b>SNR</b>   | <b>Unranked</b> – Global or subnational conservation status not yet assessed.                                                                                                                                                                          |
| <b>SNA</b><br><b>GNA</b>   | <b>Not Applicable</b> – 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).                                                   |
| <b>Qualifier</b>           | <b>Definition</b>                                                                                                                                                                                                                                      |
| <b>S#?</b><br><b>G#?</b>   | <b>Inexact Numeric Rank</b> – Denotes inexact numeric rank.                                                                                                                                                                                            |

|           |                                                                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Q</b>  | <b>Questionable taxonomy that may reduce conservation priority</b> – 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. |
| <b>T#</b> | <b>Infraspecific Taxon (trinomial)</b> – The status of infraspecific 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.

| <b>Status</b> | <b>Definition</b>                                                                                                                                                                                           |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E</b>      | <b>Endangered</b> – 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.                               |
| <b>T</b>      | <b>Threatened</b> – 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. |
| <b>SC</b>     | <b>Special Concern</b> – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.                                                                   |
| <b>PE</b>     | <b>Potentially Extirpated</b> – 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).

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



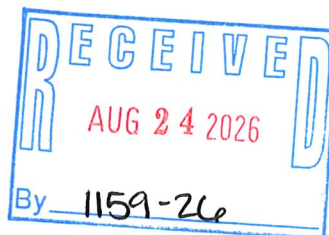
432 Cony Road  
Chelsea, ME 04330



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

August 24, 2026

Kirk Mohnney  
Maine Historic Preservation Commission  
55 Capitol Street  
State House Station 65  
Augusta, Maine 04333



Subject: 697 Brunswick Avenue, LLC  
697 Brunswick Avenue  
Augusta, Maine

Dear Kirk:

697 Brunswick Avenue, LLC, herein called the applicant is proposing erect a 1,718 sf (footprint) warehouse with associated paved areas at 697 Brunswick Avenue in Gardiner. The 16.95-acre parcel is identified as Lot 6C on Tax Map 16 in the City of Gardiner Tax Maps and is in the Planned Development (PD) District as shown on the City's Zoning Map. A site location map has been included for your use.

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

Sincerely,

James E. Coffin, PE

|                                                                                                                                                                                                                                                                                                                                                                                                             |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13. |         |
|                                                                                                                                                                                                                                                                                                                                                                                                             | 9/10/26 |
| State Historic Preservation Officer<br>Maine Historic Preservation Commission                                                                                                                                                                                                                                                                                                                               | Date    |



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



September 15, 2026

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

**RE: Information Request - 697 Brunswick Avenue, Warehouse, Gardiner Project ID 10744-12031**

Dear James:

Per your request received on **August 24, 2026**, 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 **697 Brunswick Avenue, Warehouse, Gardiner** project, pursuant to MDIFW's authority. It is understood the project proposes a 1,718 square foot warehouse with associated parking, stormwater, and access and will require tree clearing within the 16.95 acre parcel. Given this scope we have tailored our review accordingly. Please note that as project details are lacking, our comments should be considered preliminary.

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 Agency does not anticipate significant impacts to any of the bat species as a result of this project.

***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 SVPs has not been completed. SVPs are not included on MDIFW maps until

*September 15, 2026*

*Letter to James Coffin, E.S. Coffin*

*Comments RE: 697 Brunswick Avenue, Warehouse, Gardiner*

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.

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 SVPs 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 SVPs. 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. MDIFW recommends that any potential SVP depressions be avoided, including avoiding the 250-foot associated Critical Terrestrial Habitat surrounding the pool.

Note that new regulations effective May 17, 2026, restrict development activities within the immediate 100-foot SVP Protection Zone surrounding SVPs. These new regulations also afford the 250-foot radius surrounding an SVP the same protections regardless of property boundaries. For additional information, contact MDIFW and/or the Department of Environmental Protection.

## ***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.

*September 15, 2026*

*Letter to James Coffin, E.S. Coffin*

*Comments RE: 697 Brunswick Avenue, Warehouse, Gardiner*

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 MDIFW Wildlife Diversity Section's Ecology Group (formerly 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](mailto:mainefieldoffice@fws.gov)).

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 black ink, appearing to read 'L. Hatmaker', with a long horizontal stroke extending to the right.

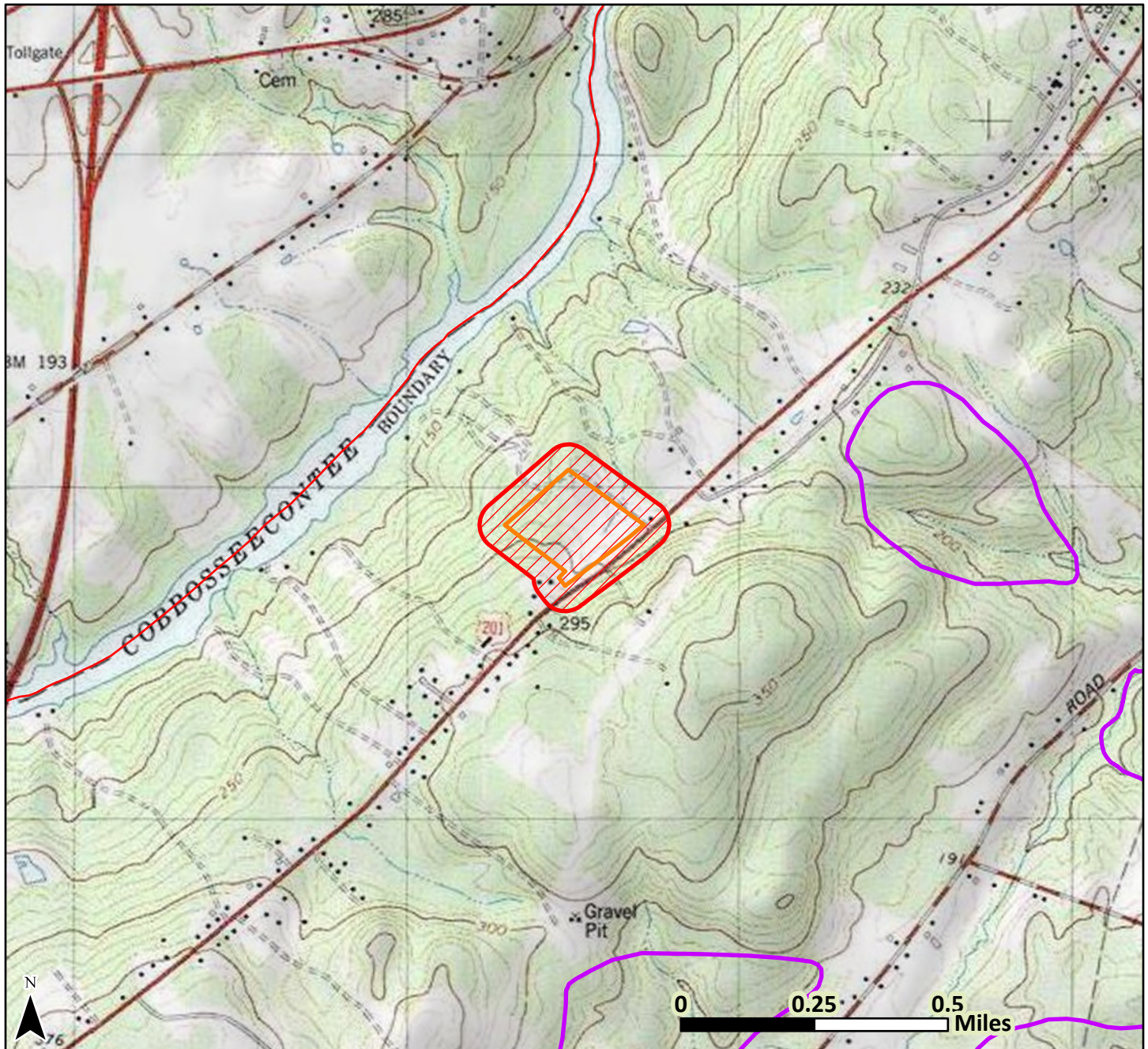
Laura Hatmaker  
Natural Resource Biologist



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

**697 Brunswick Avenue, Warehouse, Gardiner**

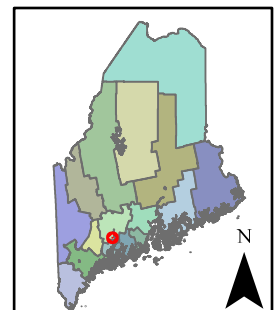
Project ID 10744, Version ID 12031



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

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- Deer Wintering Area

Date: 8/31/2026  
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  
Chelsea, ME 04330



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

September 21, 2026

City of Gardiner  
Ms. Debbie Willis, Planning Board Chairwoman  
Gardiner City Hall  
6 Church Street  
Gardiner, Maine 04345

Subject: Parking Memo  
697 Brunswick Avenue, LLC  
697 Brunswick Avenue

Dear Ms. Willis,

697 Brunswick Avenue, LLC, herein called the applicant is proposing to erect a 1,728 sf (footprint) construction services building with associated paved areas at 697 Brunswick Avenue in Gardiner.

**PARKING DEMAND**

Utilizing 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 1,728 S.F. for a Specialty Contractor is a weighted average demand of 3 spaces (1.76 spaces per 1,000 S.F.) for the weekday (Monday to Friday) period. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

James E. Coffin, PE

432 Cony Road  
Chelsea, ME 04330



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

September 21<sup>st</sup>, 2026

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

Subject: 697 Brunswick Avenue, LLC  
697 Brunswick Avenue  
Stormwater Waiver

Dear Kris,

697 Brunswick Avenue, LLC, herein called the applicant is proposing to erect a 1,718 sf (footprint) warehouse with associated paved areas at 697 Brunswick Avenue in Gardiner. The 16.95-acre parcel is identified as Lot 6C on Tax Map 16 in the City of Gardiner Tax Maps and is in the Planned Development (PD) District as shown on the City's Zoning Map.

The proposed project will result in 125 sf of new impervious area and therefore, we are asking for a waiver in regard to stormwater treatment. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

James E. Coffin, PE



432 Cony Road  
Chelsea, ME 04330



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

September 21, 2026

City of Gardiner  
Ms. Debbie Willis, Planning Board Chairwoman  
Gardiner City Hall  
6 Church Street  
Gardiner, Maine 04345

Subject: 697 Brunswick Avenue, LLC  
Traffic Report

Dear Ms. Willis,

697 Brunswick Avenue, LLC, herein called the applicant is proposing to erect a 1,728 sf (footprint) construction services building with associated paved areas at 697 Brunswick Avenue in Gardiner.

The building will be utilized for vehicle maintenance and storage with no fixtures at this time. 2-3 employees will be on site daily and the hours operation will be 7:30 am to 4 pm with no customers accessing the site.

There isn't a section for storage or vehicle maintenance in the 8<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Manual. Warehouse uses are the only logical choice listed in the ITE Manual. The peak hour trips generated are calculated from the ITE Manual (8<sup>th</sup> addition) under "Warehousing" and are shown below:

Based on Building Size (2,495 sf):

AM Peak Hour Rate = 0.42

$(2,495 \text{ sf} / 1,000 \text{ sf}) \times 0.42 = 1.0 \text{ peak hour trips.}$

PM Peak Hour Rate = 0.45

$(2,495 \text{ sf} / 1,000 \text{ sf}) \times 0.45 = 1.1 \text{ peak hour trips.}$

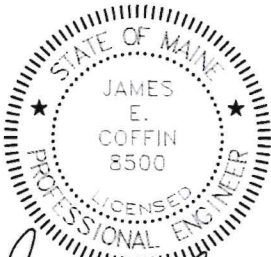
**Maximum Peak Hour Trips = 1.1 (PM)**

The maximum generator based on the building size occurs during the PM peak hour (1.1 peak hour trips) for the proposed project. With the low number of peak hour trips, the project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



# Warehousing (150)

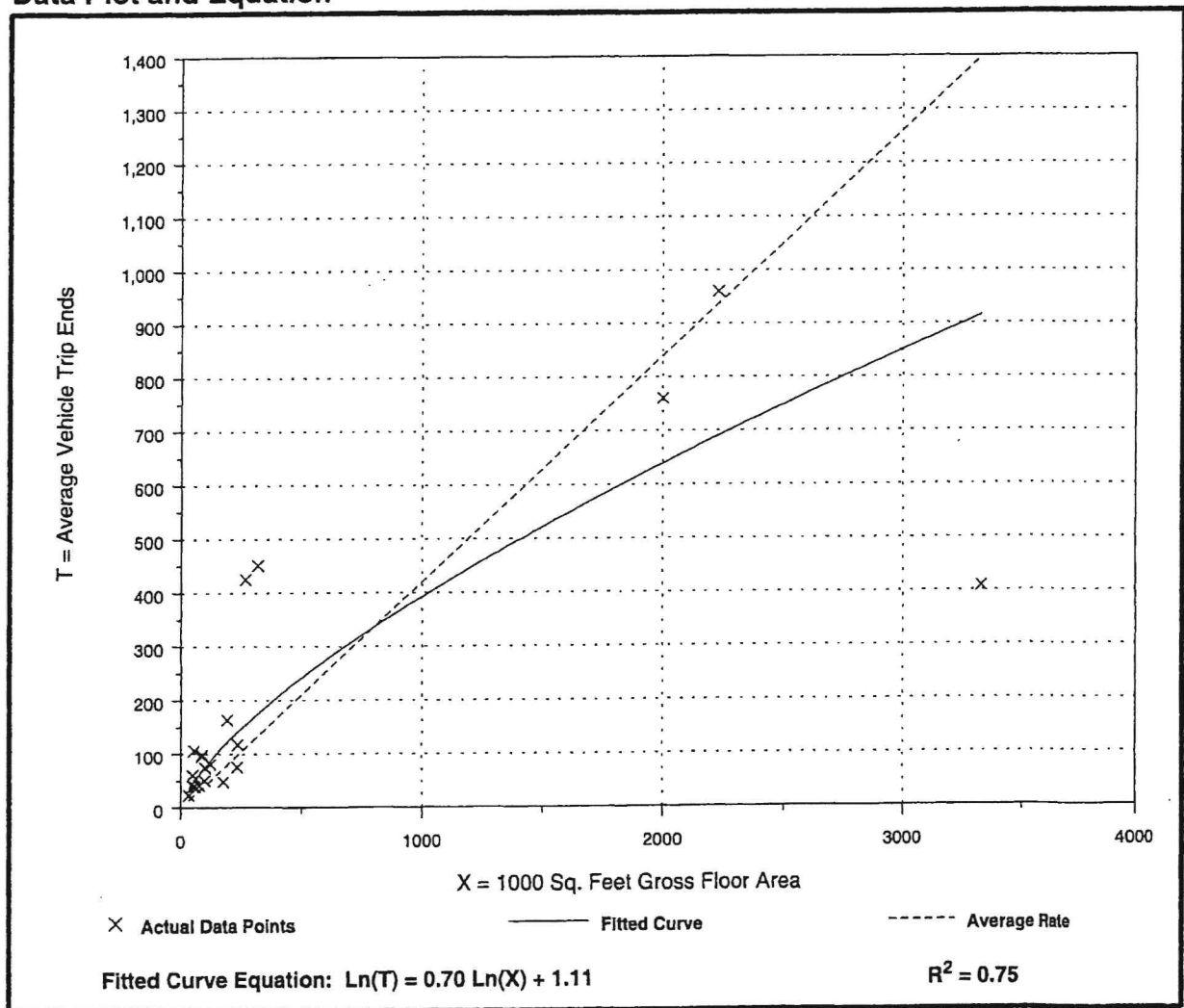
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**A.M. Peak Hour of Generator**

Number of Studies: 20  
 Average 1000 Sq. Feet GFA: 490  
 Directional Distribution: 65% entering, 35% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.42         | 0.12 - 1.93    | 0.74               |

## Data Plot and Equation



# Warehousing (150)

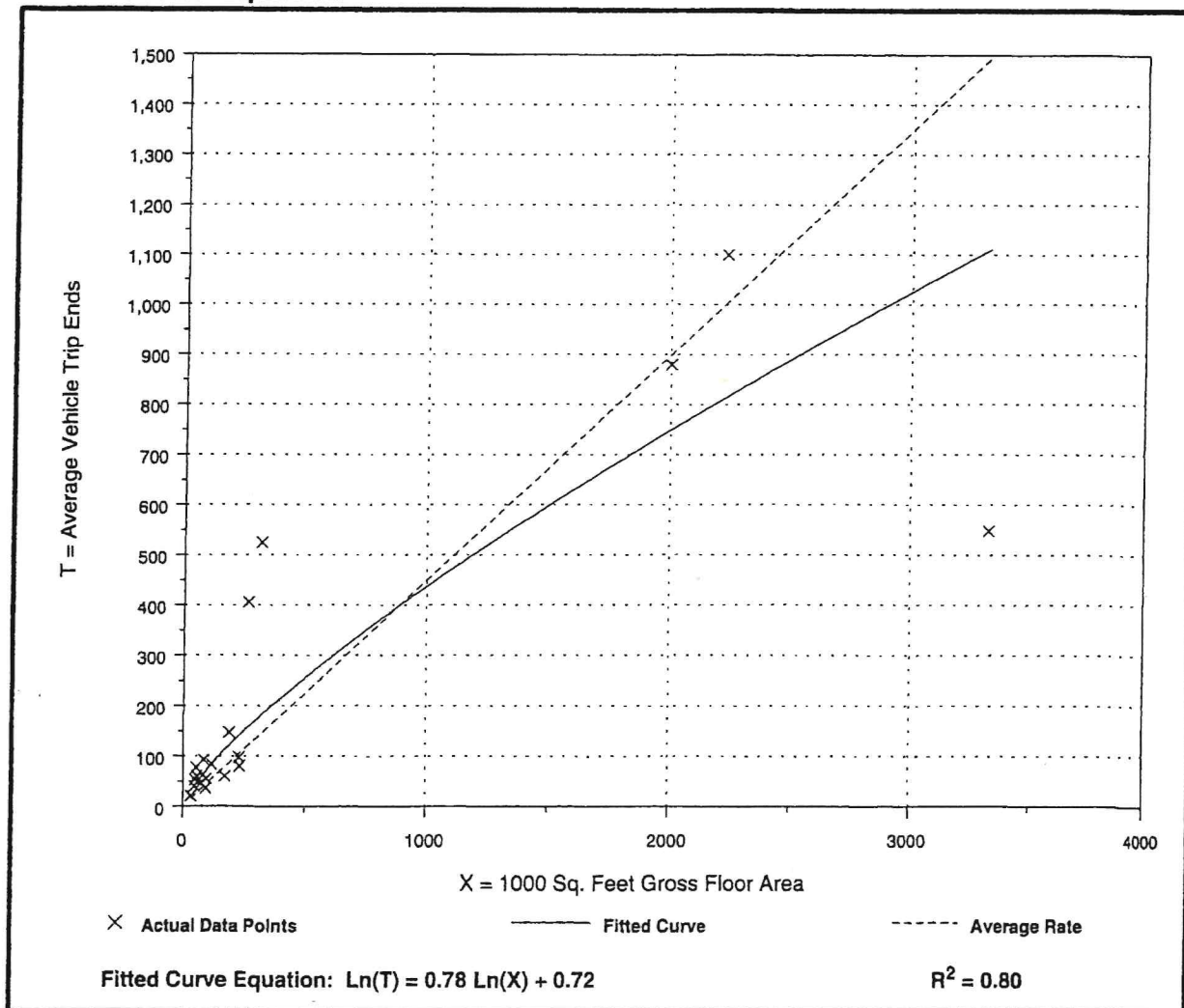
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 19  
Average 1000 Sq. Feet GFA: 511  
Directional Distribution: 19% entering, 81% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.45         | 0.16 - 1.65    | 0.76               |

## Data Plot and Equation





## CITY OF GARDINER FIRE & RESCUE DEPARTMENT



*Chief Richard Sieberg*

*September 16, 2026*

James E. Coffin, PE  
E.S. Coffin Engineering & Surveying, INC  
432 Cony Road  
Chelsea, ME 04330

**Re: 697 Brunswick Avenue, LLC**  
697 Brunswick Avenue  
Gardiner, Maine 04345

Dear Mr. Coffin:

The Gardiner Fire Department has reviewed the information provided regarding the proposed construction of a 1,718-square-foot warehouse and associated paved areas at 697 Brunswick Avenue in Gardiner, Maine.

Based on our review of the proposed project and the site plan provided, the Gardiner Fire Department has **no fire or emergency access concerns** with the project as currently proposed.

This review is limited to matters within the Fire Department's jurisdiction. All applicable fire protection, building, emergency access, and life-safety requirements shall be met as required by the applicable codes and regulations during the permitting and construction process.

Should the project design or site plan change substantially, additional review by the Gardiner Fire Department may be necessary.

Please feel free to contact me if you have any questions.

Respectfully,

Richard F. Sieberg  
Gardiner Fire Department  
Fire Chief