



Section 5
**Site Inventory and Environmental Assessment
of Major Development Activities
September 13, 2016**

1) Owner/Applicant:

Gary Violette
1036 Western Avenue
Manchester, ME 04351
Phone#622-5994

Agent/Consultant:

Coffin Engineering & Surveying, Inc.
P.O. Box 4687
Augusta, ME 04330
Phone#623-9475

2) Consultants:

Coffin Engineering & Surveying, Inc.
P.O. Box 4687
Augusta, ME 04330
Phone#623-9475

3) Site Plan:

- a) See site plan (C-1)
- b) See site plan (C-1)
- c) See site plan (C-1)
- d) See site plan (C-1)
- e) See site plan (C-1) for GAUD easement.
- f) See site plan (C-1)
- g) Not applicable.
- h) There will not be any off-site conflicts with noise, lighting traffic, etc.
- i) Not applicable

4) Narrative:

Existing: Mulligans, Dunkin Donuts, JD's Dog Grooming and the Lighthouse currently occupy the four parcels. There is adequate parking available for all uses with public sewer and water available. The site is comprised of buildings, pavement and lawn and is well maintained.

Proposed: The applicant proposes to erect two 5,000 sf free standing commercial buildings and a new 4,735 sf convenience store with gas pumps. The existing Mulligan's C-Store will be demolished once the new store has been erected. It is anticipated that the existing store will stay open during construction. It is unclear at this time who or what

use will occupy these two 5,000 sf commercial buildings, but more than enough parking has been provided. All of the proposed buildings are all depicted on the site plan (sheet C-1). All exterior lighting will be “dark sky” with all fixtures pointed downward.

Constraints: Shoreland Zoning is the major constraint with the site in that the proposed buildings must be at least 75’ from Weston Brook and only 20% impervious area is allowed within the 250’ mark from the aforementioned Weston Brook. The amount of impervious area within 250’ of Weston Brook is 73,990 sf. 20% of the area of the property owned by the applicant within 250’ of Weston Brook is 76,611 sf. Therefore the project complies within the maximum 20% impervious area allowed within 250’ of Weston Brook.

A stormwater permit application was filed with the Department of Environmental Protection on July 27th and it is anticipated that a permit will be granted within the next two weeks.

A traffic study, utility study and market study are not warranted with this proposal.

- 5) Site Inventory and Environmental Assessment:
9 copies of this report are included.

This concludes Section 5 (Site Inventory & Environmental Assessment) and if you should have any questions or concerns, please do not hesitate to contact me 623-9475.

Sincerely,

A handwritten signature in cursive script that reads "James Coffin".

James E. Coffin, PE (agent)