

ANCHOR INN & COTTAGES REDEVELOPMENT
424 Post Road, Wells, ME
Maine Department of Environmental Protection
SLoDA Permit# L-15991-28-A-N

424 Post Road, LLC
424 Post Road
Wells, ME 04090

MEDEP
SITE LOCATION PERMIT AMENDMENT APPLICATION
AND SUPPORTING DOCUMENTS

Date: June 2023

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**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

ANCHOR INN & COTTAGES REDEVELOPMENT
424 Post Road, Wells, ME
Maine Department of Environmental Protection
SLoDA Permit# L-15991-28-A-N

**MEDEP SITE LOCATION PERMIT
AMENDMENT APPLICATION DOCUMENTS**

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- PART A. Site Location of Development Act Application
- PART B. Notice of Termination for the Maine Construction General Permit
(Blank form only at this time – need to use latest version at time of completion)



The seal affixed above applies to this report with Sections as listed above (further described in the Table of Contents for Each Section)

Date: June 2023



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SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

ANCHOR INN & COTTAGES REDEVELOPMENT

424 POST ROAD, WELLS, ME

PART A

SITE LOCATION of DEVELOPMENT ACT PERMIT AMENDMENT



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Part A

June 2023

SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

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Plans and Drawings

EC1 – Existing Conditions Plan	1” = 30’
L1 – Site Plan	1” = 30’
L2 – Construction Details	As Noted
L3 – Construction Notes and Details	As Noted
D1 – Pre-Development Stormwater Management Plan	1” = 40’
D2 – Post-Development Stormwater Management Plan	1” = 40’
D3 – Post-Development Stormwater Treatment Plan	1” = 30’

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SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

SITE LOCATION OF DEVELOPMENT PERMIT MODIFICATION APPLICATION 38 M.R.S.A. §§481-490

This application is for: (CHECK THE ONE THAT APPLIES)	<input type="checkbox"/> 20 acre development <input type="checkbox"/> Planning Permit <input type="checkbox"/> Metallic Mining	<input type="checkbox"/> Marine Oil Terminal <input type="checkbox"/> Structure <input type="checkbox"/> Subdivision	<input type="checkbox"/> Major Amendment <input checked="" type="checkbox"/> Minor Amendment
1. Name of Applicant:	424 Post Road, LLC	6. Name of Agent: (if applicable)	Geoffrey R. Aleva, PE CIVIL CONSULTANTS
2. Applicant's Mailing Address:	225 W. Squantum St, Suite 200 Quincy, MA 02171	7. Agent's Mailing Address:	PO Box 100 South Berwick, ME 03908
3. Applicant's Daytime Phone #:	508.345.3305 (Ankur Patel)	8. Agent's Daytime Phone # :	207.384.2550
4. Applicant's Fax #: (if available)		9. Agent's Fax # (if available):	207.384.2112
5. Applicant's e-mail address REQUIRED -license will be sent via e-mail):	ramin@girihotels.com	10. Agent's e-mail address REQUIRED - license will be sent via e-mail):	Geoff@civcon.com

PROJECT INFORMATION

11. Name of Development:	Anchor Inn – Site Modification				
12. Map and Lot #'s:	Map #: 27	Lot#: 4	13. Deed Reference #'s: (Additional deeds included for reference)	Book #: 16389	Page #: 598
14. Location of Project City/Town:	Wells	15. County:	York	16. UTM Northing	4793728.08
				17. UTM Easting	370619.98
18. Brief Description of Project including total parcel size:	The project will involve removal of the existing 16 “cottage” motel units and replacing them with a new 3-story, 51-unit, hotel building, as well as to expand parking. The existing 54 units in the 4 existing motel buildings are to remain. The office/dwelling unit is to remain as well as the pool and pool building. Total parcel size is 2.95 acres ±.				
19. Type of Direct Watershed: (Check all that apply)	<input type="checkbox"/> Lake not most at risk <input checked="" type="checkbox"/> River, stream or brook <input checked="" type="checkbox"/> Coastal wetland <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Wellhead or public water <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> Freshwater wetland				
19. Name of Waterbody Project Site drains to:	Stevens Brook				
21. Amount of Developed Area:	Total acres: 2.95	Existing Developed area: 2.95 acres		New Developed area: 0 acres	
22. Amount of Impervious Area:	Total acres: 1.81	Existing Impervious areas: 1.43 acres		New Impervious area: 0.38 acres	
23. Development started prior to obtaining a license?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
24. Development or any portion of the site subject to enforcement action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, name of enforcement staff involved?		
25. Common scheme of development?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	26. Title, Right or Interest:	<input checked="" type="checkbox"/> own <input type="checkbox"/> lease	<input type="checkbox"/> purchase option <input type="checkbox"/> written agreement	
27. Natural Resources Protection Act permit required?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes:	<input type="checkbox"/> PBR	<input type="checkbox"/> Tier 1 <input type="checkbox"/> Full Permit <input type="checkbox"/> Tier 2
28. Existing DEP Permit number (if applicable):	L-15991-28-A-N				
29. Names of DEP staff person(s) present at the pre-application meeting:	Ken Libbey				
30. Does agent have an interest in project? If yes, what is the interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

PLEASE TYPE OR PRINT IN *INK ONLY*



SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

PLEASE TYPE OR PRINT IN *INK ONLY*

FORM A PAGE 2


IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following:

CERTIFICATIONS / SIGNATURES

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

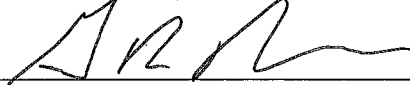
Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the electronic address located on the front page of this application (see #5 for the applicant and #10 for the agent)".

Signed:  Title PAESSENT Date: 6-13-2023

Notice of Intent to Comply with Maine Construction General Permit

With this Site Law application form and my signature, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit (MCGP). I have read and will comply with all of the MCGP standards.

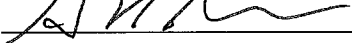
If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.

Signed  Date: 6-13-23

NOTE: You must file a MCGP Notice of Termination (Form K) within 20 days of completing permanent stabilization of the project site.

CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for development approval is complete and accurate to the best of his/her knowledge.

Signature: 

Name (print): Geoffrey R. Aleva, PE

Date: 6-13-23

Re/Cert/Lic No.: Maine#
 Engineer Geoffrey R. Aleva, PE #9679
 Geologist _____
 Soil Scientist _____
 Land Surveyor Michael P. Peverett, PLS #2362
 Site Evaluator _____
 Active Member of the Maine Bar _____
 Professional Landscape Architect _____
 Other _____



Neil Rapoza

From: noreply@informe.org
Sent: Tuesday, June 13, 2023 11:24 AM
Subject: DEP Payment Receipt

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
DEP Payment Portal	\$1,761.00
Service Fee	\$2.00
Maine.gov Total	\$1,763.00

Customer Information

Customer Name Neil Rapoza
Company Name Civil Consultants
Local Reference ID 1315205328
Receipt Date 6/13/2023
Receipt Time 11:23:55 AM EDT

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number *****1914
Order ID 67327458
Billing Name Neil Rapoza

Billing Information

Billing Address 293 Main Street
PO Box 100
Billing City, State South Berwick, ME
ZIP/Postal Code 03908
Country US
Phone Number 207-384-2550
This receipt has been emailed to the address below.
Email Address neil@civcon.com

SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE



September 30, 2022

Re: Agent Authorization for Four Twenty Four Post Road LLC 424 Post Road, Wells, Maine

To Whom It May Concern:

Giri Hotel Management allows Civil Consultants to act as their agent for Town and State permitting at the Anchor Inn, Wells, Maine.

Any further questions can be directed to Ankur Patel at apatel@girihotels.com or 508-345-3305.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ankur Patel', is written over a light blue horizontal line.

Ankur Patel, Principal

GIRI Hotels | 225 W. Squantum Street, Suite 200 | Quincy, MA 02171 | www.girihotels.com



FORM D

SUBMISSIONS CHECKLIST

If a provision is not applicable, put "NA"

Section 1. Development description

- A. Narrative
 - 1. Objectives and details
 - 2. Existing facilities (with dates of construction)
- B. Topographic map
 - 1. Location of development boundaries
 - 2. Quadrangle name
- C. Construction plan
 - 1. Outline of construction sequence (major aspects)
 - 2. Dates
- D. Drawings
 - 1. Development facilities
 - a. Location, function and ground area
 - b. Length/cross-sections for roads
 - 2. Site work (nature and extent)
 - 3. Existing facilities (location, function ground area and floor area)
 - 4. Topography
 - a. Pre- and post-development (contours 2 ft or less)
 - b. Previous construction, facilities and lot lines

Section 2. Title, right or interest

Section 3. Financial capacity

- A. Estimated costs
- B. Financing
 - 1. Letter of commitment to fund
 - 2. Self-financing
 - a. Annual report
 - b. Bank statement
 - 3. Other
 - a. Cash equity commitment
 - b. Financial plan
 - c. Letter
 - 4. Affordable housing information

Section 4. Technical ability (description)

- A. Prior experience (statement)
- B. Personnel (documents)

Section 5. Noise

- A. Developments producing a minor noise impact (statement)
 - ___ 1. Residential developments
 - ___ 2. Certain non-residential subdivisions
 - ___ 3. Schools and hospitals



- 4. Other developments
 - a. Type, source and location of noise
 - b. Uses, zoning and plans
 - c. Protected locations
 - d. Minor nature of impact
 - e. Demonstration
- B. Developments producing a major noise impact (full noise study)
 - 1. Baseline
 - a. Uses, zoning and plans
 - b. Protected locations
 - c. Quiet area
 - 2. Noise generated by the development
 - a. Type, source and location of noise
 - b. Sound levels
 - c. Control measures
 - d. Comparison with regulatory limits
 - e. Comparison with local limits

Section 6. Visual quality and scenic character (narrative, description, visual impact analysis)

Section 7. Wildlife and fisheries (narrative)

Section 8. Historic sites (narrative)

Section 9. Unusual natural areas (narrative)

Section 10. Buffers

A. Site plan and narrative

Section 11. Soils

- A. Soil survey map and report
 - 1. Soil investigation narrative
 - 2. Soil survey map
- B. Soil survey intensity level by development type
 - 1. Class A (High Intensity) Soil Survey
 - 2. Class B (High Intensity) Soil Survey
 - 3. Class C (Medium High-Intensity) Soil Survey
 - 4. Class D (Medium Intensity) Soil Survey
- C. Geotechnical Investigation
- D. Hydric soils mapping

Section 12. Stormwater management

- A. Narrative
 - 1. Development location
 - 2. Surface water on or abutting the site
 - 3. Downstream ponds and lakes
 - 4. General topography
 - 5. Flooding
 - 6. Alterations to natural drainage ways
 - 7. Alterations to land cover
 - 8. Modeling assumptions



SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

- 9. Basic standard
- 10. Flooding standard
- 11. General standard
- 12. Parcel size
- 13. Developed area
- 14. Disturbed area
- 15. Impervious area
- B. Maps
 - 1. U.S.G.S. map with site boundaries
 - 2. S.C.S. soils map with site boundaries
- C. Drainage Plans (a pre-development plan and a post-development plan)
 - 1. Contours
 - 2. Plan elements
 - 3. Land cover types and boundaries
 - 4. Soil group boundaries
 - 5. Stormwater quantity subwatershed boundaries
 - 6. Stormwater quality subwatershed boundaries
 - 7. Watershed analysis points
 - 8. Hydrologic flow lines (w/flow types and flow lengths labeled)
 - 9. Runoff storage areas
 - 10. Roads and drives
 - 11. Buildings, parking lots, and other facilities
 - 12. Drainage system layout for storm drains, catch basins, and culverts
 - 13. Natural and man-made open drainage channels
 - 14. Wetlands
 - 15. Flooded areas
 - 16. Benchmark
 - 17. Stormwater detention, retention, and infiltration facilities
 - 18. Stormwater treatment facilities
 - 19. Drainage easements
 - 20. Identify reaches, ponds, and subwatersheds matching stormwater model
 - 21. Buffers
- D. Runoff analysis (pre-development and post development)
 - 1. Curve number computations
 - 2. Time of concentration calculations
 - 3. Travel time calculations
 - 4. Peak discharge calculations
 - 5. Reservoir routing calculations
- E. Flooding Standard
 - 1. Variance submissions (if applicable)
 - a. Submissions for discharge to the ocean, great pond, or major river
 - i. Map
 - ii. Drainage plan
 - iii. Drainage system design
 - iv. Outfall design
 - v. Easements
 - b. Insignificant increase
 - i. Downstream impacts
 - c. Submissions for discharge to a public stormwater system
 - i. Letter of permission



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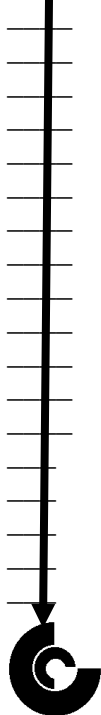
- ii. Proof of capacity
- ii. Outfall analysis and design (pictures)
- 2. Sizing of storm drains and culverts
- 3. Stormwater ponds and basins
 - a. Impoundment sizing calculations
 - b. Inlet calculations
 - c. Outlet calculations
 - d. Emergency spillway calculations
 - e. Subsurface investigation report
 - f. Embankment specifications
 - g. Embankment seepage controls
 - h. Outlet seepage controls
 - i. Detail sheet
 - j. Basin cross sections
 - k. Basin plan sheet
- 4. Infiltration systems
 - a. Well locations map
 - b. Sand and gravel aquifer map
 - c. Subsurface investigation report with test pit or boring logs
 - d. Permeability analysis
 - e. Infiltration structure design
 - f. Pollutant generation and transport analysis
 - g. Monitoring and operations plan
 - i. Locations of storage points of potential contaminants
 - ii. Locations of observation wells and infiltration monitoring plan
 - iii. Groundwater quality monitoring plan
- 5. Drainage easement declarations.
- F. Stormwater quality treatment plan peak discharge calculations
 - 1. Basic stabilization plan
 - a. Ditches, swales, and other open channel stabilization
 - b. Culvert and storm-drain outfall stabilization
 - c. Earthen slope and embankment stabilization
 - d. Disturbed area stabilization
 - e. Gravel roads and drives stabilization
 - 2. General Standard
 - a. Calculations for sizing BMP
 - b. Impervious area calculation
 - c. Developed area calculation
 - d. Summary spreadsheet of calculations
 - 3. Phosphorus control plan
 - a. Calculations for the site's allowable phosphorus export
 - b. Calculations for determining the developed site's phosphorus export
 - c. Calculations for determining any phosphorus compensation fees
 - 4. Offset Credits
 - a. Urban impaired stream Offset credit calculation
 - b. Phosphorus credit determination
 - i. Location map
 - ii. Scaled plan



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- iii. Title and right
 - iv. Demolition plan
 - v. Vegetation plan
 - vi. Offset credit calculation
 - vii. Calculation for the new allowable export
 - 5. Runoff treatment measures
 - a. structural measures
 - i. Design drawings and specifications
 - ii. Design calculations
 - iii. Maintenance plan
 - iv. TSS removal or phosphorus treatment factor determinations
 - v. Stabilization plan
 - b. Vegetated buffers
 - i. Soil survey
 - ii. Buffer plan
 - iii. Turnout and level spreader designs
 - iv. Deed restrictions
 - 6. Control plan for thermal impacts to coldwater fisheries
 - 7. Control plan for other pollutants
 - 8. Engineering inspection of stormwater management facilities
-
- G. Maintenance of common facilities or property
 - 1. Components of the maintenance plan
 - A. Maintenance of facilities by owner or operator
 - 1. Site owner or operator (name legally responsible party)
 - 2. Contact person responsible for maintenance
 - 3. Transfer mechanism
 - 4. List of facilities to be maintained
 - 5. List of inspection and maintenance tasks for each facility
 - 6. Identifications of any deed covenants, easements, or restrictions
 - 7. Sample maintenance log
 - 8. Copies of any third-party maintenance contracts
 - B. Maintenance of facilities by homeowner's association
 - 1. Incorporation documents for the association
 - 2. Membership criteria
 - 3. Association officer responsible for maintenance
 - 4. Establishment of fee assessment for maintenance work
 - 5. Establishment of lien system
 - 6. Reference to department order(s) in association charter
 - 7. Transfer mechanism from developer to association
 - 8. List of facilities to be maintained
 - 9. Identification of any deed covenants, easements, or restrictions
 - 10. Renewal of covenants and leases
 - 11. List of inspection and maintenance tasks for each facility
 - 12. Sample maintenance log
 - 13. Copies of any third-party maintenance contracts
 - C. Maintenance of facilities by municipality or municipal district
 - 1. Identification of the municipal department or utility district
 - 2. Contact person responsible for maintenance
 - 3. Evidence of acceptance of maintenance responsibility
 - 4. Transfer mechanism from developer

N/A



- 5. List of facilities to be maintained
- 6. List of inspection and maintenance tasks for each facility
- 7. Identifications of any deed covenants, easements, or restrictions
- 8. Sample maintenance log
- 2. General inspection and maintenance requirements
 - a. Drainage easements
 - b. Ditches, culverts, and catch-basin systems
 - c. Roadways and parking surfaces
 - d. Stormwater detention and retention facilities
 - 1. Embankment inspection and maintenance
 - 2. Outlet inspection and clean-out
 - 3. Spillway maintenance
 - 4. Sediment removal and disposal
 - e. Stormwater infiltration facilities
 - 1. Sediment protection plan
 - 2. Infiltration rehabilitation plan
 - 3. Sediment removal and disposal
 - 4. Groundwater monitoring plan
 - f. Proprietary treatment devices
 - g. Buffers
 - h. Other practices and measures

Section 13. Urban Impaired Stream Submissions

- 1. Off-site credits
- 2. Compensation fees (Urban Impaired Stream/Phosphorus)
- 3. Development impacts

Section 14. Basic Standards

- A. Narrative
 - 1. Soil types
 - 2. Existing erosion problems
 - 3. Critical areas
 - 4. Protected natural resources
 - 5. Erosion control measures
 - 6. Site stabilization
- B. Implementation schedule
- C. Erosion and sediment control plan
 - 1. Pre-development and post-development contours
 - 2. Plan scale and elements
 - 3. Land cover types and boundaries
 - 4. Existing erosion problems
 - 5. Critical areas
 - 6. Protected natural resources
 - 7. Locations (general)
 - 8. Locations of controls
 - 9. Disturbed areas
 - 10. Stabilized construction entrance
- D. Details and specifications (for both temporary and permanent measures)
- E. Design calculations
- F. Stabilization plan
 - 1. Temporary seeding



- 2. Permanent seeding
- 3. Sodding
- 4. Temporary mulching
- 5. Permanent mulching
- G. Winter construction plan
 - 1. Dormant seeding
 - 2. Winter mulching
- H. Third-party inspections
 - ____ 1. Inspector's name, address, and telephone number
 - ____ 2. Inspector's qualifications
 - ____ 3. Inspection schedule
 - ____ 4. Contractor contact
 - ____ 5. Reporting protocol

Section 15. Groundwater

- A. Narrative
 - 1. Location and maps
 - 2. Quantity
 - 3. Sources
 - 4. Measures to prevent degradation
- B. Groundwater protection plan
- C. Monitoring plan
 - ____ 1. Monitoring points
 - ____ 2. Monitoring frequency
 - ____ 3. Background conditions
 - ____ 4. Monitoring parameters
 - ____ 5. Personnel qualifications
 - ____ 6. Proof of training
 - ____ 7. Equipment and methods
 - ____ 8. Quality assurance/quality control
 - ____ 9. Reporting requirements
 - ____ 10. Remedial action plan
- D. Monitoring well installation report
 - 1. Well location map
 - 2. Elevation data
 - 3. Well installation data
 - 4. Well construction details
 - 5. Borehole logs
 - 6. Summary of depth measurements
 - 7. Characteristics of subsurface strata
 - 8. Well installation contract
 - 9. Schematic cross-sections
 - 10. Monitoring point summary table
 - 11. Protective casing
 - 12. On-site well identification

Section 16. Water supply

- A. Water supply method
 - 1. Individual wells (evidence of sufficient/healthful supply)
 - ____ a. Support of findings by well drillers
 - ____ b. Support of findings by geologist



- _NA_ 2. Common well(s) (reports)
 - a. Hydrogeology report
 - b. Engineering report
 - c. Well installation report
 - d. Long-term safe yield and zone of influence determination
 - e. Public water supply
 - i. Proposed well or wells
 - ii. Existing well or wells
 - iii. Water quality analysis
- 3. Well construction in shallow-to-bedrock areas
- 4. Additional information
- 5. Off-site utility company or public agency
- 6. Other sources
- _NA_ B. Subsurface wastewater disposal systems (locations of systems and wells)
- _X_ C. Total usage (statement re: total anticipated water usage)

Section 17. Wastewater disposal

- _NA_ A. On-site subsurface wastewater disposal systems (investigation results)
 - 1. Site plan
 - 2. Soil conditions summary table
 - 3. Logs of subsurface explorations
 - 4. Additional test pits, borings or probes
 - a. Soil conditions A
 - b. Soils with Profiles 8 and 9 parent material
 - c. Soil conditions D
 - d. Disposal field length 60 feet or greater
 - 5. 3-bedroom design
 - 6. Larger disposal systems
 - a. System design details
 - b. Plan view
 - c. Cross sections
 - d. Test pit data
 - e. Mounding analysis
- _NA_ B. Nitrate-nitrogen impact assessment
 - 1. When required
 - a. Exempted
 - i. Conventional systems meeting certain setbacks
 - ii. Denitrification systems
 - b. Special conditions and other exemptions
 - 2. Assumptions
 - a. Initial concentration
 - b. Background concentration
 - c. Contribution from development
 - d. Mixing and dilution
 - e. Severe-drought scenario
 - f. Wastewater flow to subsurface wastewater disposal fields
 - 3. Assessment report minimum requirements
 - a. Narrative and calculations
 - b. Site plan
 - i. Well locations
 - ii. 10 mg/l and 8 mg/l isocons



- iii. Groundwater contours and groundwater flow divides
- c. References
- 4. Denitrification systems
 - a. Design plans and specifications
 - b. Installation information
 - c. Monitoring plan
 - d. Maintenance
 - e. Backup system
- D. Municipal facility or utility company letter
- E. Storage or treatment lagoons

- Section 18. Solid waste** (list: type, quantity, method of collection and location)
- A. Commercial solid waste facility (final disposal location)
 - B. Off-site disposal of construction/demolition debris (final disposal location)
 - C. On-site disposal of woodwaste/land clearing debris
 - 1. Applicability of rules (evidence re: applicability of rules)
 - 2. Burning of wood wastes
 - a. Delineation on site plan
 - b. Plans for handling unburned woodwaste and woodash
 - c. Evidence of capacity to accept waste (approved facility)
 - d. Usage of materials
 - e. Data on mixing ratios and application rates
 - D. Special or Hazardous Waste

Section 19. Flooding

- A. Explanation of flooding impact
- B. Site plan showing 100-year flood elevation
- C. Hydrology analysis
- D. FEMA flood zone map with site boundaries

Section 20. Blasting

- A. Site Plan or map
- B. Report
 - 1. Assessment
 - 2. Blasting plan

Section 21. Air emissions (narrative and summary)

- A. Point and non-point sources identified
- B. Emission components (point sources)

Section 22. Odors

- A. Identification of nature/source
- B. Estimate of areas affected
- C. Methods of control

Section 23. Water vapor (narrative)

Section 24. Sunlight (statement and drawing, if required)

Section 25. Notices

- A. Evidence that notice sent



X B. List of abutters for purposes of notice

Supplemental requirements for Wind Energy Developments only:

Section 26. Shadow flicker

 NA A. A copy of the Windpro Analysis and associated narrative

Section 27. Public Safety

- NA A. Design safety certifications or other documents attesting to the safety of the wind turbine equipment.
- ↓ B. Evidence pertaining to overspeed controls
- ↓ C. Site plan documenting safety setbacks zones for each wind turbine
- ↓ D. Other documents as necessary to demonstrate safety considerations

Section 28. Tangible Benefits

 NA A. Narrative demonstration of tangible benefits

Section 29. Decommissioning

- NA A. Description of implementation trigger for decommissioning
- ↓ B. Description of extent of decommissioning
- ↓ C. Itemization of total cost to complete decommissioning
- ↓ D. Demonstration of financial assurance for completeness of decommissioning plan

Section 30. Generating Facility-visual Quality and Scenic Character

 NA A. (narrative, description, visual impact analysis)



SECTION 1 DEVELOPMENT DESCRIPTION

A. Narrative

1. Objectives And Details

The project will consist of the redevelopment of the existing Anchor Inn and Cottages property, located at 424 Post Road in Wells, Maine, and shown on Tax Map 27 as lot 4 of the Wells, Maine Tax Maps. The lot is owned by 424 Post Road, LLC and is part of the larger Midway Motel and RV Resort. The site is a mixture of developed lawn areas, concrete sidewalks, paved parking, a paved driveway extending off Post Road, 4 motel buildings, 16 cottages, an office building, pool building, and pool.

The development was included in a previous Site Location of Development Act permit (L-15991-28-A-N), which will require an amendment for the proposed redevelopment/modification of the site.

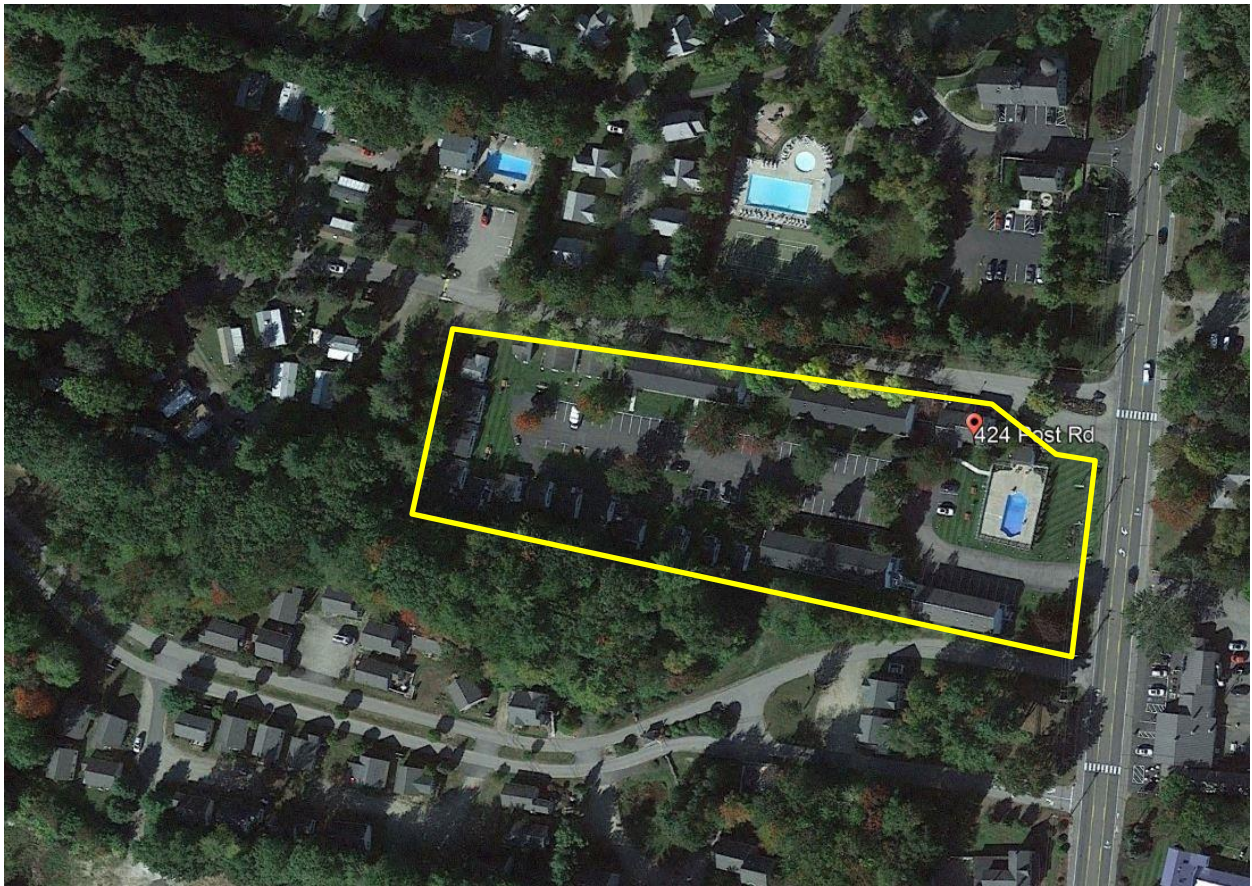
The proposed redevelopment will be to remove the existing 16 “cottage” motel units and replace them with a new 3-story, 51-unit hotel building. The existing 54 units in the 4 existing motel buildings are to remain as well as the office/dwelling unit and the pool/pool building. With the 54 units in the existing motels and the proposed 51 units of the new hotel, the total units on the property will increase to 105. The parking lot is also proposed to be expanded from 70 parking spaces to 119 in order to service the increased quantity of units.

The new stormwater drainage infrastructure will include a stormwater treatment BMP in the form of a proprietary Jellyfish Filter. The filter will be installed to improve the quality of the runoff leaving the site. Refer to Chapter 12 of this application for additional information regarding stormwater treatment sizing and requirements.

The new hotel building will be located at the western edge of the subject lot. The hotel will be served by public water and sewer. The site will require modifications to grading at the parking lot and around the hotel building location. Erosion control measures will be required to protect downstream stormwater facilities and infrastructure. There will be no increase in developed area since the entire lot is currently developed land.

The project is not located in an erosion or flood hazard zone and the proposed work follows the Town of Wells General Business District requirements. No Wetlands or other natural resources will be impacted by the proposed modification to the site.





Aerial photograph – 2021



**SECTION 1
TOPOGRAPHIC MAP**



**Portion of
U.S.G.S. WELLS, ME QUADRANGLE**

7.5 Minute Series (TOPOGRAPHIC)



B. Construction Plan

Construction of the facility will begin in the fall of 2023, it is anticipated that project will take one construction season to complete. The mobilization will begin upon approval of the DEP permit.

A general construction sequence is as follows:

1. Install erosion control measures.
2. Excavate, regrade, and compact the area to reach required elevations of proposed hotel building, parking/emergency access, and pedestrian walkways.
3. Install new storm drainage infrastructure including catch basins and Jellyfish filter BMP (do not install treatment cartridges until site is stabilized).
4. Construct new hotel/motel building.
5. Pave the new parking, emergency access, and pedestrian walkways.
6. Stabilize non-paved areas with rip rap, erosion control mesh, and/or topsoil and seed as required.
7. Install landscaping.
8. Maintain erosion control until vegetation is established.

C. Drawings

DRAWINGS

Included with this submittal is a seven (7) sheet plan set. Locations of proposed and existing features are represented on these plans.

Plans and Drawings

EC1 – Existing Conditions Plan	1" = 30'
L1 – Site Plan	1" = 30'
L2 – Construction Details	As Noted
L3 – Construction Notes and Details	As Noted
D1 – Pre-Development Stormwater Management Plan	1" = 40'
D2 – Post-Development Stormwater Management Plan	1" = 40'
D3 – Post-Development Stormwater Treatment Plan	1" = 30'



**SECTION 2
TITLE, RIGHT OR INTEREST**

Currently the property is owned by 424 Post Road, LLC. Refer to attached deeds.



3
P7

After recording return to:
Bergen & Parkinson, LLC JW
62 Portland Road, Suite 25
Kennebunk, ME 04043

Doc# 2012037579
Bk 16389 Pg 598 - 600
Received York SS
08/15/2012 9:06AM
Debra L. Anderson
Register of Deeds

Space Above This Line For Recording Data

WARRANTY DEED

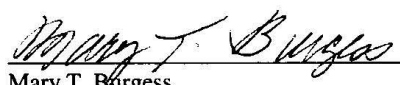
Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that **MARY T. BURGESS**, FOR CONSIDERATION PAID, hereby grants to **424 POST ROAD, LLC**, a Maine limited liability company with a place of business at 424 Post Road, Wells, Maine 04090, with WARRANTY COVENANTS, a certain condominium units commonly known and designated as Units A, B, C, D, E and G and certain declarant rights of the Midway Motel and RV Resort Condominium, located in the Town of Wells, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Mary T. Burgess has hereunder set her hand and seal as of this 10 day of August, 2012.


WITNESS


Mary T. Burgess

STATE OF MAINE
York County, ss.

August 10, 2012

Personally appeared the above-named Mary T. Burgess and acknowledged the foregoing instrument to be her free act and deed.

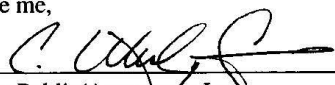
Before me,

Notary Public/Attorney at Law
C. WESLEY CROWELL



EXHIBIT A

Units A, B, C, D, E and G located in the Town of Wells, County of York and State of Maine in Midway Motel and RV Resort, a Condominium, a condominium created under the laws of the State of Maine, said Units A, B, C, D, E and G (known as Motel Units) being more particularly described in the Declaration of Midway Motel and RV Resort, a Condominium dated October 4, 1990 and recorded in the York County Registry of Deeds at Book 5535, Page 138 as amended by Amendment to Declaration dated October 10, 1990 and recorded in said Registry in Book 5540, Page 38 (said Declaration, as amended, hereinafter referred to as the "Declaration") and in the plans for said condominium recorded in Condominium File No. 427, Pages 1 and 2 as amended by plan recorded in Condominium File No. 427, Page 3.

Said condominium units are conveyed together with the allocated interest of said units as set forth in the Declaration, subject to any condominium fees or assessments.

Said units and allocated interests are conveyed subject to the terms and conditions of the Declaration and the by-laws attached thereto, as the same may have been further amended or modified, other than as set forth above. The Building designated as Unit F is not built.

TOGETHER WITH all of Grantor's rights and privileges as "Declarant" under the Declaration, which rights and privileges were assigned and transferred to Trio Realty Development Corp. by Quitclaim Deed of Midway Motel Partners dated September 313, 1991 recorded in the York County Registry of Deeds in Book 5842, Page 96 and more particularly described in the Warranty Deed and Assignment of Special Declarant and Development Rights given by Midway Partners dated October 4, 1990 and recorded at York County Registry of Deeds Book 5568, Page 122: provided, however, that Grantee's assumption of any obligations or duties of Grantor as "Declarant" under said Declaration shall be limited to such assumption of obligations and duties as is specifically set forth below.

TOGETHER WITH all other rights, interests, benefits and easements, including rights and interests to limited common elements and common elements as may be appurtenant or accessory to, or a part of, the condominium units, the special Declarant and Development Rights and other property rights hereby conveyed, under the Declaration, its By-Laws and Plats and Plans and said deeds recorded in the said Registry of Deeds in Book 5842, Page 96 and Book 5568, Page 122.

TOGETHER WITH all right, title and interest of the Grantor in and to a Reciprocal Covenant Agreement and Deed of Easement recorded in the York County Registry of Deeds in Book 3536, Pages 153 through 161.

Title reference is made to Quitclaim Deed (Without Covenant) from Herbert C. Hayden to John M. Burgess and Mary T. Burgess dated July 27, 1993 and recorded in Book 6645, Page 261 with the York County Registry of Deeds. Mary T. Burgess is conveying the above-described premises as the sole surviving joint tenant, John M. Burgess died on August 26, 2010.



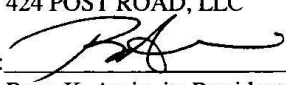
LIMITED ACCEPTANCE OF DECLARANT RIGHTS

Pursuant to 33 M.R.S.A. §1603-104(a), 424 Post Road, LLC hereby executes this instrument as transferee of all Grantor's special Declarant Rights, if any, in full acknowledgement and acceptance of the same.

Dated this 10 day of August, 2012.



WITNESS

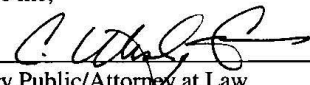
424 POST ROAD, LLC
By: 

Ryan K. Amin, its President
Thereunto duly authorized

State of Maine
York County, ss.

August 10, 2012

Personally appeared the above-named Ryan K. Amin, President of 424 Post Road, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,


Notary Public/Attorney at Law
C. WESLEY CROWELL

End of Document



**SECTION 3
FINANCIAL CAPACITY**

A. Estimated Cost

The site development work budget breakdown for the project is as follows:

Item	Cost*
Grading	\$80,000
Erosion control	\$15,000
Stormwater Infrastructure / BMPs	\$100,000
Utilities	\$75,000
Pavement/Curbing repairs	\$60,000
Landscaping	\$15,000
Miscellaneous	\$50,000
TOTAL	\$395,000

* Revision upon final plan completion.

B. Financing

The project will be financed with resources held by the applicant. See attached statements.

C. Certificate of Good Standing

Proof of good standing is provided herein.





MAINE

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

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Mon May 01 2023 15:14:29. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
424 POST ROAD, LLC	20130253DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING
Filing Date	Expiration Date	Jurisdiction	
07/24/2012	N/A	MAINE	
Other Names	(A=Assumed ; F=Former)		

NONE

Clerk/Registered Agent

JASON G. HOWE
PO BOX 9546

PORTLAND, ME 04112 9546

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Additional Addresses

[Plain Copy](#)

[Certified copy](#)

Certificate of Existence [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#)

[Long Form with amendments \(\\$30.00\)](#)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site,



THE 1871 GROUP

Kennebunk Savings PURPOSE DRIVEN.

May 31, 2023

Ryan Amin
60 Lamplighter Drive
Shrewsbury, MA 01545-5457

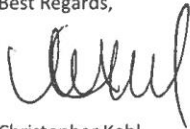
RE: Anchor Inn & Cottages 424 Post Road, Wells, ME

Dear Ryan –

At your request, I am providing this letter of financial capacity for the proposed expansion project at the Anchor Inn. Please share as necessary with the appropriate agencies for completing the approval process.

424 Post Road LLC and related entities have financed multiple projects with Kennebunk Savings. The purpose of this Letter is to confirm 424 Post Road LLC has the financial capacity to complete the above-referenced project. If there are questions concerning the financial capacity of 424 Post Road LLC or the qualifications of the Giri Management development team – please direct them directly to me.

Best Regards,



Christopher Kehl
EVP/Managing Director
Kennebunk Savings

PO BOX 28 • 104 MAIN STREET, KENNEBUNK, ME 04043 / 800.339.6573 / KENNEBUNKSAVINGS.COM

Member FDIC  Equal Housing Lender



SECTION 4 TECHNICAL ABILITY

A. Prior Experience (Statement)

1. Design Team

CIVIL CONSULTANTS has participated in many site development projects in the last 30 years, including developments requiring Site Location Permitting and stormwater management conforming to Chapter 500.

2. Construction & Facility Maintenance Team

Site contractor and maintenance companies have not been selected at this time.

B. Personnel (Documents)

1. Design Team

Geoffrey R. Aleva, P.E., Neil J. Rapoza, P.E., and Michael P. Peverett, P.L.S. will be the primary CIVIL CONSULTANTS' employees who will design the site redevelopment. Resumes are included.



CIVIL CONSULTANTS COMPANY ORGANIZATION

CIVIL CONSULTANTS is a professional consulting firm bringing together expertise from a variety of disciplines to provide a full scope of technical services.

The company is based in South Berwick, Maine, and serves a wide range of clients, both public and private, including municipal, state & federal agencies, educational, commercial & industrial organizations, individuals and developers.

In-house personnel have demonstrated experience and are highly qualified to assist clients in the following areas:

- Boundary and Construction Surveying
- Control Surveying (GPS and Conventional)
- Topographic Mapping
- Volumetric Surveys
- Hydrographic Surveys
- Deformation Measurement
- Records Research
- Water Supply and Distribution Systems
- Sewer Collection and Individual Septic Systems
- Structural Engineering
- Municipal Plan Review
- Roadway Design
- Drainage Analysis and Design
- Soils Testing (Density, Grain Size)
- Commercial and Residential Site Development
- Contract Bidding
- Bid Evaluation and Administration
- Construction Layout and Inspection
- Permitting and Regulatory Application and Review
- Fiscal Impact Reports
- Cartographic Compilation/ CADD Drafting
- Environmental Assessments

CIVIL CONSULTANTS maintains relationships with professionals and consultants that can provide a range of additional services in the areas of electrical engineering, mechanical engineering, high intensity soil survey (HISS) mapping, wetlands mapping, wildlife studies, and hydrogeologic and geologic analysis.

Members of CIVIL CONSULTANTS hold professional engineering and surveying licenses in New Hampshire and Maine and are members of numerous professional societies and associations.

The staff at CIVIL CONSULTANTS also takes an active part in community concerns through memberships on local city/town boards and commissions as well as civic groups.



SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

DESIGN TEAM PERSONNEL

CIVIL CONSULTANTS brings together a number of professionals from a variety of disciplines, primarily Surveying and Civil Engineering. Many hold multiple registrations.

The staff of CIVIL CONSULTANTS maintains and expands their expertise through membership in professional societies and attendance at seminars and courses.

In addition, many staff members are very active in their state and local communities through participation as members of various boards and commissions as well as civic and service organizations.

The following pages provide specific information about CIVIL CONSULTANTS' personnel.

**President
Senior Project Engineer**
Geoffrey R. Aleva, P.E.

Survey Technician
Thomas H. MacKinney, Jr

**Vice President
Senior Project Engineer**
Neil J. Rapoza, P.E.

Professional Land Surveyor
Andrew Piccirillo, P.L.S.

**Vice President
Senior Surveyor**
Michael P. Peverett, P.L.S.

CAD Production Manager
Joseph A. Attisano

Senior Surveyor
Christopher H. Mende, P.L.S., L.L.S.

Administrative
Sherry St. Pierre
Kourtney Bonsaint

Senior Project Engineer
Jay E. Stephens, P.E.

Staff Engineers
Daniel R. Caiazzo, E.I.T.(NH)
Samuel T. Rock, E.I.(ME)



SECTION 5
NOISE

A. Developments producing a minor noise impact. (Statement)

We do not anticipate that noise levels will be above acceptable limits for the proposed use. The construction activities will be limited to the hours of 7 am to 7 pm or daylight hours and will therefore be exempt.

B. Development producing a major noise impact. (Full Noise Study)

This project will not produce a major noise impact; a full Noise Study has not been prepared.



SECTION 6
VISUAL QUALITY AND SCENIC CHARACTER

A. Visual Quality and Scenic Character. (Narrative)

There will be minimum impact to the visual quality and scenic character of the site. The new 3-story hotel building will be located at the rear of the lot and will maintain the existing vegetated buffer between it and the abutting lots as much as possible. The 4 existing motel buildings, office building, and pool/pool building are to remain towards the front of the lot. It is for these reasons that the proposed building will not create any obstructions of view of the site from Post Road and views of the surrounding area for abutting lots.

The disturbance of existing trees and vegetation throughout the site is proposed to be kept to a minimum to maintain the natural aesthetic of the site. All disturbed areas not otherwise addressed will be vegetated with grass or native shrubs.



**SECTION 7
WILDLIFE & FISHERIES**

Not applicable. The project involves redeveloping an existing development and will not have any additional impact on surrounding habitats.



SECTION 8 HISTORIC SITES

Not applicable. The project involves redeveloping an existing development and will not have any additional impact on nearby historical sites.



**SECTION 9
UNUSUAL NATURAL AREAS**

Not applicable. The project involves redeveloping an existing development and will not have any additional impact on nearby unusual natural areas.



SECTION 10 BUFFERS

Not applicable. No buffers are proposed as part of this redevelopment's stormwater management plan.



SECTION 11 SOILS

A. SOIL SURVEY MAP AND REPORT

The project involves redeveloping an existing development. The redevelopment will continue to utilize the existing municipal sewer service.

Soils from the attached web soil survey were used as the basis for determining the soil conditions to be used in the hydrologic analysis. Test pit data from investigations at potential BMP locations is attached as well.

B. GEOTECHNICAL INVESTIGATION

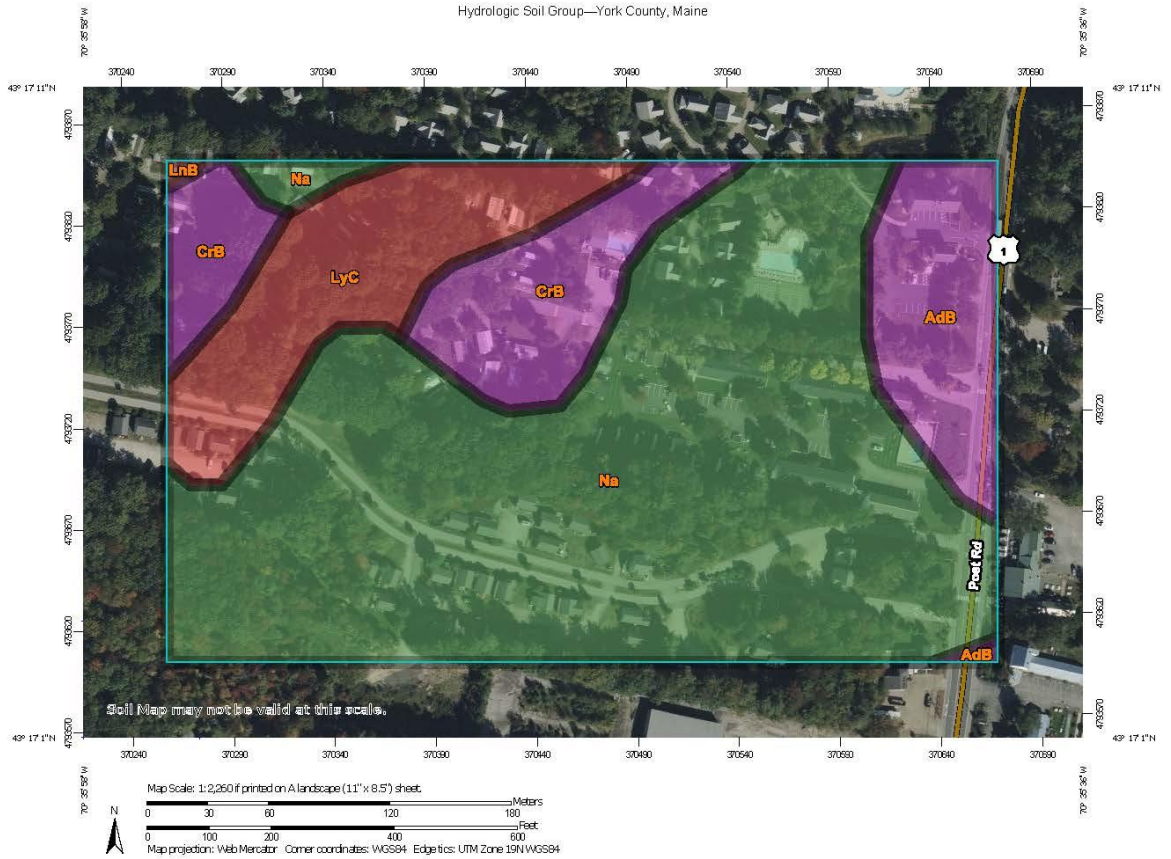
A geotechnical report has not been prepared for the proposed use. Reports will be generated as required to complete building designs.

C. HYDRIC SOILS MAPPING

No new wetland delineation was conducted for this development.



Hydrologic Soil Group—York County, Maine



 **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/25/2022
Page 1 of 4



































**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Page A 11-2

Section 11
Soils

June 2023

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  A  A/D  B  B/D  C  C/D  D  Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none">  A  A/D  B  B/D  C  C/D  D  Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none">  A  A/D  B  B/D 		<p>Soils</p> <ul style="list-style-type: none">  C  C/D  D  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: York County, Maine Survey Area Data: Version 20, Aug 31, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021</p> <p>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.</p>	



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdB	Adams loamy sand, 0 to 8 percent slopes	A	2.3	9.2%
CrB	Croghan loamy fine sand, 0 to 8 percent slopes, wooded	A	3.1	12.2%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	0.0	0.2%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	3.3	13.2%
Na	Naumburg sand	A/D	16.5	65.1%
Totals for Area of Interest			25.3	100.0%



Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

SOIL DATA
For
Civil Consultants

Location: Anchor Inn and Cottages, 424 Post Road, Wells
Date: 24 March 2023

Test Pit One

<u>Depth</u>	<u>Description</u>
0-10"	Very dark brown sandy loam fill, granular, friable.
10-20"	Very dark gray loamy sand, granular, friable, redox.
20-28"	Gray sand, massive, loose, redox.
28-36"	Strong brown sand, massive, loose, redox.
36-52"	Yellowish brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 10"
Restrictive layer: none
Soil series name: fill over Naumburg
Hydrologic Soil Group: D

Test Pit Two

<u>Depth</u>	<u>Description</u>
0-7"	Dark brown loamy sand fill, granular, friable.
7-21"	Yellowish brown sand fill, single grain, loose.
21-24"	Black loamy fine sand, massive, friable, redox.
24-32"	Gray loamy sand, massive, friable, redox.
32-52"	Strong brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 21"
Restrictive layer: none
Soil series name: fill over Naumburg
Hydrologic Soil Group: C

Test Pit Three

<u>Depth</u>	<u>Description</u>
0-8"	Dark brown sandy loam fill, granular, friable.
8-19"	Very dark gray loamy fine sand, granular, friable, redox.
19-26"	Light gray loamy sand, granular, friable, redox.
26-30"	Light olive brown sand, single grain, loose, redox.
30-53"	Olive brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 8"
Restrictive layer: none
Soil series name: fill over Naumburg
Hydrologic Soil Group: D



Test Pit Four

<u>Depth</u>	<u>Description</u>
0-7"	Very dark brown loamy sand fill, granular, friable.
7-16"	Light yellowish brown gravelly loamy sand fill, granular, friable.
16-30"	Gray sand, massive, friable, redox.
30-48"	Dark yellowish brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 16"

Restrictive layer: none

Soil series name: fill over Naumburg

Hydrologic Soil Group: C

Test Pit Five

<u>Depth</u>	<u>Description</u>
0-5"	Very dark brown stony fine sandy loam, granular, friable.
5-15"	Yellowish brown stony loamy sand, granular, friable.
15"+	Bedrock.

Depth to Seasonal High Water Table: none

Restrictive layer: bedrock at 15"

Soil series name: Lyman

Hydrologic Soil Group: D

Test Pit Six

<u>Depth</u>	<u>Description</u>
0-12"	Dark brown sandy loam fill, granular, friable.
12-20"	Dark gray loamy sand, granular, friable, redox.
20-26"	Gray sand, massive, friable, redox.
26-36"	Yellow sand, single grain, loose, redox.
36-52"	Dark yellowish brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 12"

Restrictive layer: none

Soil series name: fill over Naumburg

Hydrologic Soil Group: D

Test Pit Seven

<u>Depth</u>	<u>Description</u>
0-8"	Very dark brown sandy loam fill, granular, friable.
8-18"	Yellowish brown loamy sand fill, granular, friable.
18-22"	Very dark gray loamy fine sand, granular, friable, redox.
22-28"	Gray fine sand, massive, friable, redox.
28-36"	Light yellowish brown sand, massive, loose, redox.
36-50"	Olive brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 18"

Restrictive layer: none

Soil series name: fill over Naumburg

Hydrologic Soil Group: C



Test Pit Eight

<u>Depth</u>	<u>Description</u>
0-10"	Very dark brown sandy loam fill, granular, friable.
10-24"	Yellowish brown loamy sand fill, granular, friable.
24-32"	Very dark gray loamy sand, granular, friable, redox.
32-38"	Gray sand, massive, loose, redox.
38-52"	Yellowish brown sand, single grain, loose, redox.

Depth to Seasonal High Water Table: 24"

Restrictive layer: none

Soil series name: fill over Naumburg

Hydrologic Soil Group: C

Test Pit Nine

<u>Depth</u>	<u>Description</u>
0-20"	Very dark brown sandy loam fill, granular, friable.
20-24"	Light yellowish brown loamy sand, granular, friable.
24-32"	Light olive brown loamy sand, granular, friable, redox.
32-48"	Olive brown stony loamy sand, massive, friable, redox.
48"+	Bedrock.

Depth to Seasonal High Water Table: 24"

Restrictive layer: bedrock at 48"

Soil series name: fill over Waumbek

Hydrologic Soil Group: C



**SECTION 12
STORMWATER MANAGEMENT**

**THIS IS A SEPARATE
DOCUMENT**



SECTION 13
URBAN IMPAIRED STREAM SUBMISSIONS

None of the proposed modifications are located within the watershed of an urban impaired stream; therefore, this section is not applicable.



SECTION 14
BASIC STANDARDS SUBMISSIONS

See Project drawings for erosion control notes and details.



SECTION 15 GROUNDWATER

A. NARRATIVE

1. Location and maps (Include copy of map if available)

N/A.

2. Quantity

N/A.

3. Sources

N/A.

4. Measures to Prevent Degradation

N/A.

B. Groundwater Protection Plan

N/A.

C. Monitoring Plan

N/A

D. Monitoring Well

N/A



SECTION 16 WATER SUPPLY

A. Water Supply Method

1. Individual wells

N/A

2. Common wells

N/A

3. Well Construction In Shallow-To-Bedrock Areas.

N/A

4. Additional Information

N/A

5. Off-Site Utility Company or Public Agency

The development will continue to be serviced by municipal water.

6. Other Sources

N/A

B. Subsurface wastewater disposal systems (location of systems and wells)

N/A

C. Total Usage (Statement re: total anticipated water usage)

N/A. No new water utilities are proposed for this development.



**SECTION 17
WASTEWATER DISPOSAL**

A. On-Site Subsurface Wastewater Disposal System

N/A

B. Nitrate-Nitrogen Impact Assessment

1. When required.

N/A

2. Assumptions

N/A

3. Assessment report minimum requirement.

N/A

4. Denitrification systems

N/A

C. Municipal facility or utility company letter

The development will continue to be serviced by municipal sewer. See attached capacity letter.

D. Storage or treatment lagoons

N/A





Wells Sanitary District

Nick F. Rico, P.E. Superintendent

197 ELDRIDGE RD, WELLS, MAINE 04090 - (207) 646-5906 - FAX: (207) 646-4020

Website: www.wellssanitarydistrict.org - E-mail: wsd@wellssanitarydistrict.org

Mission Statement

To provide the highest quality wastewater collection and treatment services at the lowest possible cost to our customers, while protecting human health, the environment, and Wells beaches and marshes.

November 7, 2022

424 Post Road, LLC
424 Post Road
Wells, ME 04090

**Re: Sewer Capacity- proposed hotel at 424 Post Road, Wells, Maine
(Map 27, Lot 004) Sewer Account #4005 (nka Anchor Inn & Cottages)**

Dear Sir/Madam:

Wells Sanitary District (WSD) has capacity for the proposed changes at 424 Post Road (Map 24, Lot 4). Geoff Aleva, P.E. (Civil Consultants) provided plans that include the demolition of 16 cottages and construction of a 51-unit hotel.

The property is currently connected to a private sewer main shared by other developments. This private sewer main is connected to the public sewer system at Post Road (aka, US Route 1). The proposed changes are subject to the Sewer Capacity Reserve Fee (SCRF) of **\$38,241**. Please see the attached invoice for the SCRF.

Note that the SCRF needs to be paid before construction begins. If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Rico".

Nick Rico, P.E.
Superintendent

Enc. SCRF #275

cc: Wells Planning Office via email
Ankur Patel (Giri Hotels) via email
Geoff Aleva, P.E. (Civil Consultants) via email

\\server\Server\ADMIN\LETTERS\22 Avail.docx



**SECTION 18
SOLID WASTE**

(list type, quantity method of collection and location)

A. Commercial Solid Waste Facility (final disposal location)

Not applicable. Expect to generate minimal construction debris.

B. Off-Site Disposal of Construction/Demolition Debris (final disposal location)

The demolition of the existing 16 cottage motel units (8,210 sq.ft.) and the construction of the new 3-story hotel building (9,250 sq.ft.) will produce demolition/construction debris and solid waste. The waste generated because of these activities will be disposed of in the Turnkey Landfill in Rochester, NH. Demolition debris is expected to be approximately 125 pounds per square foot and construction debris is expected to be 3.9 pounds per square foot, resulting in approximately 513 tons of total debris.

It is anticipated that Troiano Waste Services will be hauling the construction and demolition debris; however, it will be the decision of the contractor that is awarded the contract to specify a hauling company, with the requirement that they are listed as active Non-Hazardous Transporters by the DEP.

If the final disposal location and hauler are to be changed, the applicant will notify the DEP prior to hauling debris from the site.

C. On-Site Disposal of Woodwaste and/or Land Clearing Debris

Expect to generate minimal woodwaste, any incidental clearing debris will be chipped on site and utilized for erosion control.

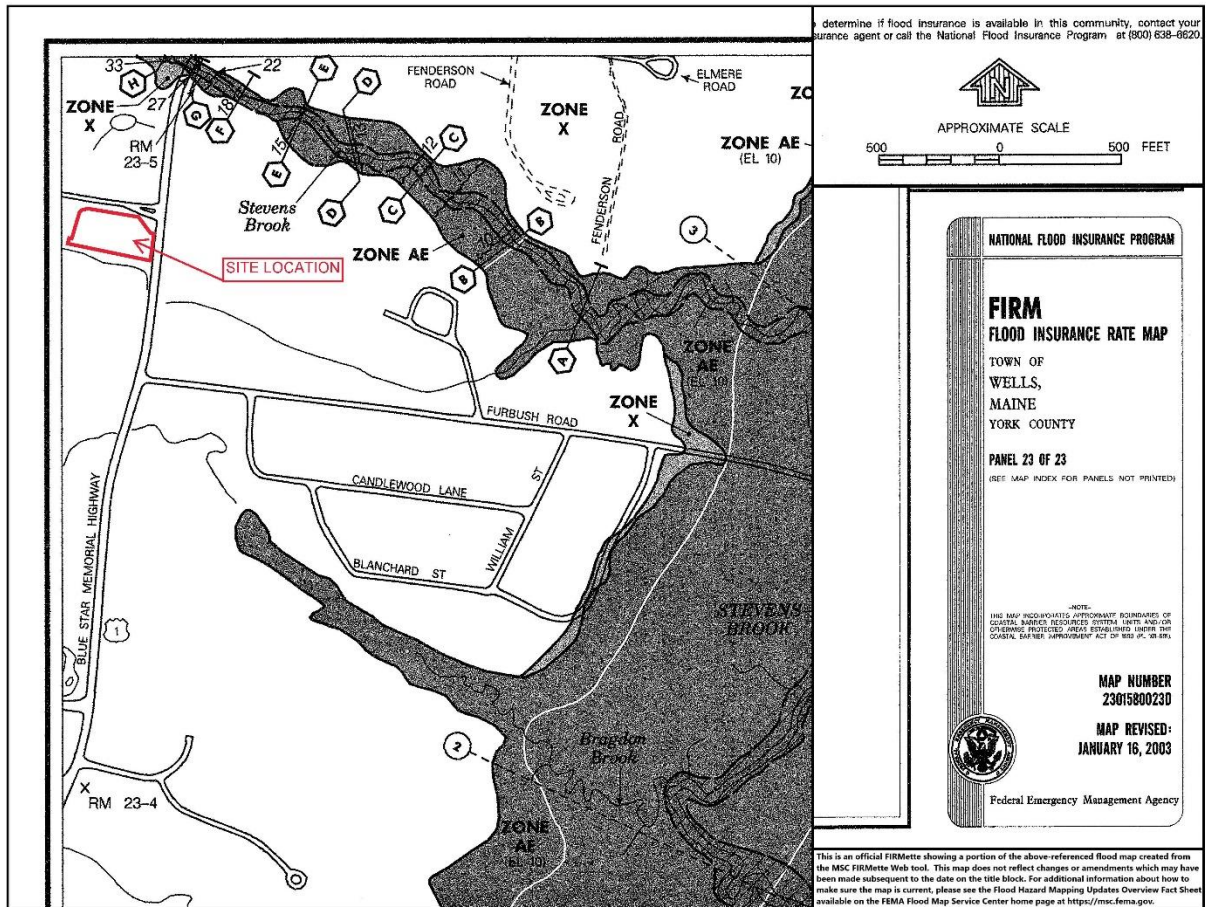
D. Special or Hazardous Waste

Hazardous Waste is not expected to be generated by normal operation of the facilities. Any discharge of hazardous waste will be reported as required by State of Maine Rule 18-691 C.M.R. §9.1.



SECTION 19 FLOODING

The site is not located in an area of flooding as indicated on the most recent FEMA mapping.



SECTION 20 BLASTING

A. Site Plan or map

No blasting is anticipated to complete the project. If ledge were to be encountered during construction that requires blasting, a blasting plan will be prepared in accordance with Maine Title 38 §490-Z.

B. Report

N/A



**SECTION 21
AIR EMISSIONS**

A. Point and non-point sources identified.

No significant air emissions are anticipated as a result of the development.

B. Emissions components (point source)

No significant air emissions are anticipated as a result of the development.



SECTION 22 ODORS

A. Point and non-point sources identified

Not applicable.

B. Emissions components (point source)

Not applicable.

C. Methods of control

Not applicable.



SECTION 23 WATER VAPOR

The proposed development will not be a significant source of water vapor.



**SECTION 24
SUNLIGHT**

Not applicable.



**SECTION 25
NOTICES**

A. Evidence That Notice Has Been Sent

FORM B

**PUBLIC NOTICE:
NOTICE OF INTENT TO FILE**

Please take notice that

424 Post Road, LLC, 845 Hartford TPKE Shrewsbury, MA 01545-4148 (508) 345 - 3305 (Ankur Patel)

(Name, Address and Phone # of Applicant)

is intending to file a Site Location of Development Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 481 thru 490 on or about

06/05/2023

(Anticipated Filing Date)

The application is for

The project will involve removal of the existing 16 "cottage" motel units and replacing them with a new 3-story, 51 unit, hotel/motel building, as well as to expand parking. The existing motel units (54 total) in buildings A, B, D, and E are to remain. The office/dwelling unit is to remain as well as the pool and pool building.

(Description of the Project)

at the following location:

424 Post Road (U.S. Route 1) Wells, Maine 04090

(Project Location)

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. (Delete if not applicable.)

The application will be filed for public inspection at the Department of Environmental Protection's office in Portland, Augusta or Bangor (circle one) during normal working hours. A copy of the application may also be seen at the municipal offices in _____, Wells _____, Maine.

(Town)

Written public comments may be sent to the regional office in Portland, Augusta, or Bangor where the application is filed for public inspection:

MDEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333

MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103

MDEP, Eastern Maine Regional Office, 106 Hogan Road, Bangor, Maine 04401



B. List of Abutters for purpose of notice.

LIST OF ABUTTERS

424 Post Road
 Wells, ME
 Map 27 Lot 4
 May 2023

MAP	LOT	NAME & MAILING ADDRESS
27	4 (focus)	Four Twenty Four Post Road LLC 424 Post Road Wells, ME 04090
27	3	Seal Harbor LLC PO Box 2857 Acton, MA 01720
27	4-1	William Vergados Sandra Vergados 40 Honora Ave Dracut, MA 01826
27	6	Summer Village-Condo Main 454 Post Road Wells, ME 04090
110	12	Kurt Knight Heidi Knight 449 Post Road Wells, ME 04090
110	13	USA 300 Westgate Ctr Drive Hadley, MA 01035-9589
110	14	Kevin Hovey Delese Hovey 57 Hannah Drive Hollis, NH 03049
110	15	7 Shree Bhagwati Hospitality LLC PO Box 195 Moody, ME 04054

J:\aaa\2017\1711700\MDEP\20230501-1711700-SITE-LOCATION-AMENDMENT\COMPONENTS\20230502-1711700-Abutters-List.doc



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

MAIL OFFICIAL USE

Certified Mail Fee \$4.15

Extra Services & Fees (check box and fee) (see www.usps.com)

Return Receipt (hardcopy) \$3.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total \$5.13

Sent 06/02/2023

City: Strafford

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MAIL OFFICIAL USE

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Extra Services & Fees (check box and fee) (see www.usps.com)

Return Receipt (hardcopy) \$3.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total \$8.13

Sent 06/02/2023

City: Hollis

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MAIL OFFICIAL USE

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total \$8.13

Sent 06/02/2023

City: Strafford

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Postage \$0.63

Total \$8.13

Sent 06/02/2023

City: Strafford

7021 0350 0002 2241 9691

7021 0350 0002 2241 9721

7021 0350 0002 2241 9675

7021 0350 0002 2241 9684

7021 0350 0002 2241 9764

7021 0350 0002 2241 9745

7021 0350 0002 2241 9677

7021 0350 0002 2241 9707

7021 0350 0002 2241 9738

PS Form 3800, April 2015 PSN 7530-02-900-9007 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kevin Hovey
Delese Hovey
57 Hannah Drive
Hollis, NH 03049



9590 9402 6933 1104 7790 37

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9721

COMPLETE THIS SECTION ON DELIVERY

A. Signature

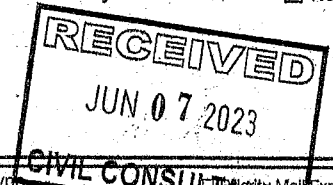
X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

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- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Four Twenty Four Post Road LLC
424 Post Road
Wells, ME 04090



9590 9402 6933 1104 7790 37

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9615

COMPLETE THIS SECTION ON DELIVERY

A. Signature

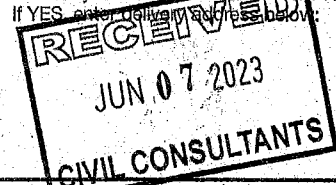
X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

USA
300 Westgate Ctr Drive
Hadley, MA 01035-9589



9590 9402 6223 0265 5241 66

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9714

COMPLETE THIS SECTION ON DELIVERY

A. Signature

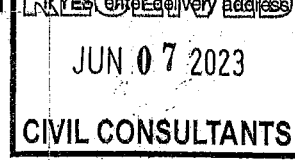
X

- Agent
- Addressee

B. Received by (Printed Name)

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If YES, enter delivery address below: No



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PS Form 3811, July 2020 PSN 7530-02-000-9053

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SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

William Vergados
Sandra Vergados
40 Honora Ave
Dracut, MA 01826



9590 9402 6933 1104 7796 24

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9684

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

W Verve Hobbs

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

RECEIVED
JUN 09 2023
CIVIL CONSULTANTS

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

7 Shree Bhagwati Hospitality LLC
PO Box 195
Moody, ME 04054



9590 9402 6933 1104 7790 20

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9738

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Prith Patel

C. Date of Delivery

6/6/23

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

RECEIVED
JUN 09 2023
CIVIL CONSULTANTS

Service Type

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- Collect on Delivery
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Seal Harbor LLC
PO Box 2857
Acton, MA 01720



9590 9402 6933 1104 7790 06

2. Article Number (Transfer from service label)

7021 0350 0002 2241 9677

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Carla Gallagher

C. Date of Delivery

6/5/23

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

RECEIVED
JUN 12 2023
CIVIL CONSULTANTS

3. Service Type

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- Collect on Delivery
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SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

**NOTICE OF TERMINATION
for use with CONSTRUCTION GENERAL PERMIT**

FORM K 04/06

PLEASE TYPE OR PRINT IN *BLACK INK ONLY*

Name of Applicant (Owner):		Applicant Mailing Address:	
Town/City:		State:	Zip Code:
Daytime phone: (with area code)		E Mail, if available:	
Name of Agent:	Agent Phone #:	Permit number (if known):	
Project Location: (Town/City):	UTM Northing: (if known)	UTM Easting: (if known)	
Map #:	Lot #:	County:	
Name of waterbody(ies) to which the disturbed area drains, or name of municipality if area drains to an MS4:			
Name/description of project			

I am filing notice of my Notice of Termination indicating that permanent stabilization has been completed or, if the project was a common plan of development or sale, that the requirements of the Construction General Permit at Part IV(B)(2) have been completed. I have attached all the required submittals. *Notification forms cannot be accepted without the necessary attachments.*

- ALL: Photographs showing the completed project and affected area, except as provided in Part IV(B)(3)(c) of the MCGP.
- IF this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign; OR
- Check here to reference documentation showing authorization to sign that was submitted with the Notice of Intent if the documentation showing authorization to sign applies and is still current.

I authorize staff of the Departments of Environmental Protection to access the project site for the purpose of determining compliance with the general permit.

Signature of Applicant:	Date:
--------------------------------	--------------

Retain your records. The permittee is required to retain copies of any forms, submissions, reports, or other materials required by this general permit for a period of at least three years from the completion of permanent stabilization.

OFFICE USE ONLY				Staff	Staff		
NOI #	FP	Date		Acc. Date	Def. Date	After Photos	



SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Land Resources
17 State House Station
Augusta, Maine 04333

**FIVE-YEAR RECERTIFICATION FOR LONG-TERM MAINTENANCE
OF STORMWATER MANAGEMENT SYSTEMS**
For Site Location & Stormwater Projects

This form complies with the condition that requires reporting every 5 years on the long-term maintenance of stormwater management structures of projects permitted under the Stormwater Management Law since 2005. Complete the following sections, include inspection photos, and use additional paper if needed. A copy of the report if the inspection was performed by a professional experienced in BMP maintenance should be included. Electronic copy of this form and information about the five-year recertification are available on the Maine DEP website at: <http://www.maine.gov/dep/land/stormwater/stormwaterbmps/>

Please type or print in black ink only			
Owner/Licensee		3rd Party Inspection Company (if applicable)	
Name of Representative:		Name of Inspector or preparer of report:	
Company:		Company:	
Mailing Address:		Mailing Address:	
Daytime Phone #:		Daytime Phone #:	
E-mail Address:		E-mail Address:	

LOCATION OF DEVELOPMENT			
Name of Project:			
Address and Town:			
DEP Permit Number:		Year of Permit:	

PROJECT SPECIFICS	
If the project is unfinished, please describe its current status and your plans for the future. The filing of this report of on-site long-term maintenance activities is still required.	
If the project is within a MPDES Regulated Town, the maintenance report prepared for the town should be submitted with this form.	
If the project is a subdivision with a Homeowner's association, identify the responsible party.	
Confirm that the required recording of deed restrictions for the protection of buffers or conservation land has been done, and that the buffers are maintained according to the restrictions.	
Identify the contractor for the required renewal of a 5-year maintenance contract for the inspection, cleaning and maintenance of manufactured proprietary structures.	
Is a maintenance log available for review?	



SITE LOCATION OF DEVELOPMENT PERMIT AMENDMENT APPLICATION
ANCHOR INN & COTTAGES, WELLS, MAINE

LONG-TERM MAINTENANCE (please comment on the following):
All areas of the development have been inspected for erosion, and appropriate steps have been taken to permanently stabilize these areas.
All stormwater control structures have been inspected for damage, wear, malfunction, and appropriate steps have been taken to repair or replace the failing systems.
The erosion control and stormwater maintenance plan for the site is being implemented as written, and a maintenance log has been created and is being maintained.

CERTIFICATIONS/SIGNATURES
By signing below, the owner (or authorized agent) certifies that all stormwater management structures at the project described above are stable and operational as designed.
Signed: _____ Title _____ Date: _____
This completed form and all supporting documents summarized above shall be sent to the following address. An emailed report is appropriate and should be sent to Recert-DEP@maine.gov Five-year Recertification Bureau of Land Resources 17 State House Station Augusta, ME 04333 Tel: (207) 287-2624 or (207) 287-2602

