



Town of Casco

Planning Board Meeting Agenda

September 23, 2024 at 6:30 PM

Casco Community Center

Regular Meeting

1. Call Meeting to Order
2. Determine a Quorum
3. Public Participation for Non-Agenda Items
4. Review and Approval of the Meeting Agenda

Old Business

New Business

Public Hearing

5. Dalfonso Engineering has submitted on behalf of Meadow Country, LLC a Final Site Plan Application for Construction of a Variety Store and Fuel Station at 605 Meadow Road (Route 121)

Adjournment

Reminders to the Attending Public: Planning Board meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related to personnel will not be heard.

Future meeting dates (subject to change)

October 21, 2024 at 6:30 PM

DALFONSO ENGINEERING

August 19, 2024

Planning Board
Town of Casco
635 Meadow Road
Casco, Maine 04105

Re: Meadow Country, LLC Ste Plan Application
Supplemental Submittal
605 Meadow Road, State Route 121 Casco

Dear Planning Board;


On behalf of Meadow Country, LLC we are submitting additional information for the site plan application for construction of a variety store and fuel station at 605 Meadow Road (Route 121). The application was submitted on July 19, 2024 and reviewed by for completeness at the August 12, 2024 planning board meeting.

The project includes a 2,000 square foot variety store and a fuel station consisting of three fuel islands with a total of 6 fueling positions. There were several items listed on the Site Plan Review Checklist that were not included in the original submittal or required additional information. Below is a list of the items included in this supplemental submittal:
The documents include:

1. This submittal letter
2. Revised site plan checklist
3. Revised Site Plan
4. Revised Grading Plan
5. Revised septic design (HHE 200 Form)
6. Revised sign detail
7. MDOT Highway Entrance Permits
8. Enlarged lighting intensity plan
9. Plan of driveways within 200' of parcel
10. Plan showing neighboring wells

Should you have any questions or require additional information please contact me at pjdal@maine.rr.com.

Sincerely,
Dalfonso Engineering


Peter Dalfonso, P.E.

cc: Ron Tabor

Attachments:

APPLICANT'S NAME Meadow Country LLC (Please print). DATE 8/19/2024

CASCO SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Unless expressly waived by the Planning Board, the following items are required for all applications for Site Plan Review.

	<u>Applicant</u> (check complete)	<u>Planning Board</u> (date complete)
A. A fully executed and signed copy of the application for Site Plan Review.	<u>X</u>	<u> </u>
B. Fifteen (15) copies of a site plan showing the following at a scale not to exceed 50' to the inch.	<u>X</u>	<u> </u>
1. Owner's name, address and signature.	<u>X</u>	<u> </u>
2. Names and addresses of all abutters.	<u>X</u>	<u> </u>
3. Sketch map showing general location of site within town.	<u>X</u>	<u> </u>
4. Boundaries of contiguous properties under control of owner or applicant.	<u>X</u>	<u> </u>
5. Bearing and distances of all property lines and source of this information.	<u>X</u>	<u> </u>
6. Zoning classifications(s) and boundaries.	<u>X</u>	<u> </u>
7. Soil types and locations.	<u>X</u>	<u> </u>
8. The location of all building setbacks as required by zoning ordinance.	<u>X</u>	<u> </u>
9. The location, size and character of all signs and exterior lighting.	<u>X</u>	<u> </u>
10. The lot area of the parcel, street frontages, and zoning requirements for minimum lot.	<u>X</u>	<u> </u>
11. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs and exterior lighting, utilities, services areas, easements and landscaping.	<u>X</u>	<u> </u>

12. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel. X _____
There are no buildings within 50' of the parcel

13. Existing and proposed topography of the site at 2-foot contour intervals if major changes to existing topography are being proposed. X _____

C. A stormwater drainage plan showing:

1. The existing and proposed method of handling stormwater runoff. X _____

2. The direction of flow of runoff through use of arrows. X _____

3. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, culverts and storm sewers. X _____

4. Engineering calculations used to determine drainage requirements based on a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed. X _____

D. A utility plan showing provisions for water supply and wastewater disposal, including a completed HHE 200 form completed by a licensed site evaluator or Maine Certified Soils Scientist, and the size and location of all test pits, piping, holding tanks, leachfields, etc. X _____

E. A planting schedule keyed to the site plan and indicating the varieties of trees, shrubs and other plants to be planted on the site. X _____

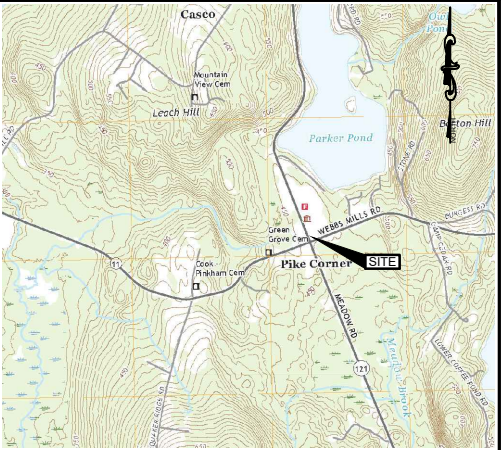
F. Building plans, properly scaled, showing all elevations, together with a schedule detailing the type, color and texture of all proposed principal buildings and structures and all accessory buildings and structures. X _____

G. Copies of any proposed or existing easements, covenants, and deed restrictions. X _____

H. Copies of all applicable State approvals and permits. X _____

I. Other information as requested by the Planning Board. Please note below.

PLANT SCHEDULE		
KEY	PLANT INFORMATION	QUANTITY
AB	ABIES BALSAMEA 7-8' B&B / BALSAM FIR	6
AC	ACER RUBRUM RED SUNSET 2-2.5' B&B / SUNSET RED MAPLE	2
PG	PICEA GLAUCA DENSETA (HYV) 6-7' B&B / BLACK HILL SPRUCE	6
HY	HYDRANGEA PANICULATA LITTLE QUICK FIRE #3 / LITTLE QUICKFIRE HYDRANGEA	4
VP	VIBURNUM PLICATUM TOMENTOSUM SUMMER SNOWFLAKE #5 / SUMMER SNOWFLAKE VIBURNUM	4
PV	GRASS PANICUM VICARTUM HEAVY METAL #2 / HEAVY METAL SWITCH GRASS	6



LOCATION MAP
1" = 2000'
USGS 7.5 MINUTE SERIES
NAPLES QUAD, 2021

- NOTES:**
- OWNERS OF RECORD: MEADOWCOUNTRY, LLC 218 PERLEY ROAD, NAPLES, MAINE 04055. BOOK 39869, PAGE 272, TAX MAP 37, LOT 4.
 - PLAN REFERENCE: STANDARD BOUNDARY SURVEY LAND OF JAMES AND MARY JABBUSCH AND MEADOWCOUNTRY, LLC, 605 MEADOW ROAD/309 POLAND ROAD, CASCO, MAINE, BY LOST CORNER LAND SURVEYING LLC, JANUARY 5, 2023.
 - ALL BEARINGS ARE REFERENCED TO APPROXIMATELY MAINE STATE GRID WEST ZONE NAD-83.
 - ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - PROJECT ENGINEER: PETER J. DALFONSO, P.E., 17 LEDGE HILL ROAD, GORHAM, MAINE 04038.
 - LIDAR OBTAINED FROM NOAA.
 - THE PROPERTY CONSISTS OF 37,678 SQUARE FEET LOCATED IN VILLAGE ZONE.
 - SPACE AND BULK REQUIREMENTS:

MINIMUM LOT AREA	60,000 S.F.
MINIMUM ROAD FRONTAGE	150 FT.
MINIMUM FRONT YARD	40 FT.
MINIMUM SIDE AND REAR YARDS	15 FT.
 - SITE SOILS CONSIST PREDOMINATELY OF PAXTON SERIES LOAMY SAND WHICH IS CLASSIFIED AS WELL DRAINED. SOILS AND WETLAND INFORMATION PROVIDED BY MAINELY SOILS, LLC.
 - REMOVE SEPTIC TANK AND ANY LEACH BED ENCOUNTERED.
 - PARKING REQUIREMENTS:

REQUIRED	PROPOSED
1 SPACE PER 200 S.F.	10
	15
 - BUILDING COVERAGE 3,728 SQFT (10%)
 - SALVAGE EXISTING TRAFFIC ISLAND AND CURB WHERE POSSIBLE AND TIE NEW CURB INTO EXISTING.
 - TBM (NORTHEAST CORNER OF CATCH BASIN FRAME) BASED ON LIDAR TOPO ASSUMED ELEVATION = 450.7'.

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHKD
3	8/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
2	7/19/2024	SUBMITTED TO TOWN FOR SITE PLAN REVIEW	DB	PJD
1	3/12/2024	SUBMITTED FOR TOWN REVIEW	DB	PJD

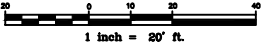
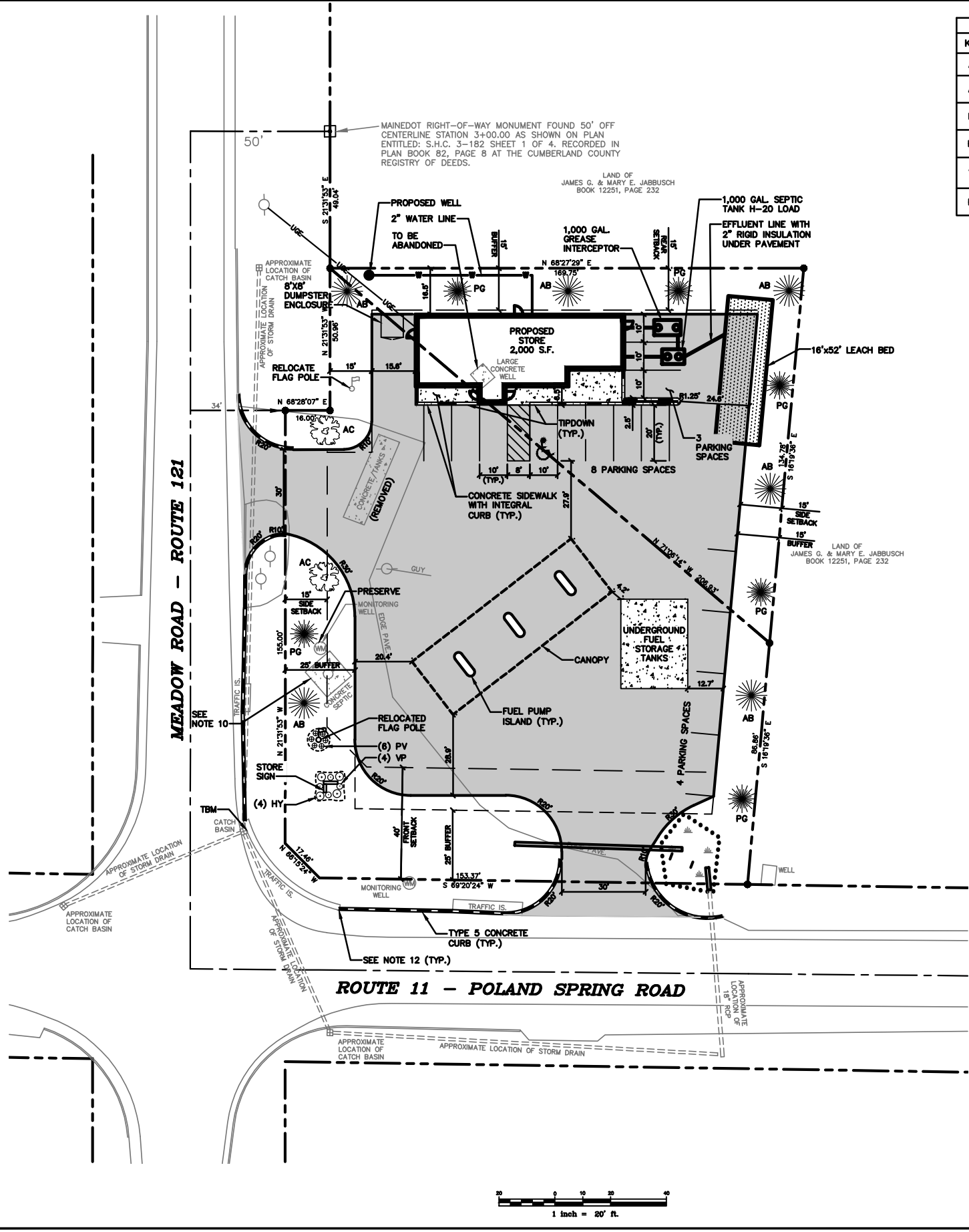
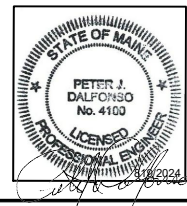
SITE PLAN
MEADOWCOUNTRY VARIETY
605 MEADOW ROAD
CASCO, MAINE 04015

Client: **MEADOWCOUNTRY LLC**
218 PERLEY ROAD
NAPLES, MAINE 04055

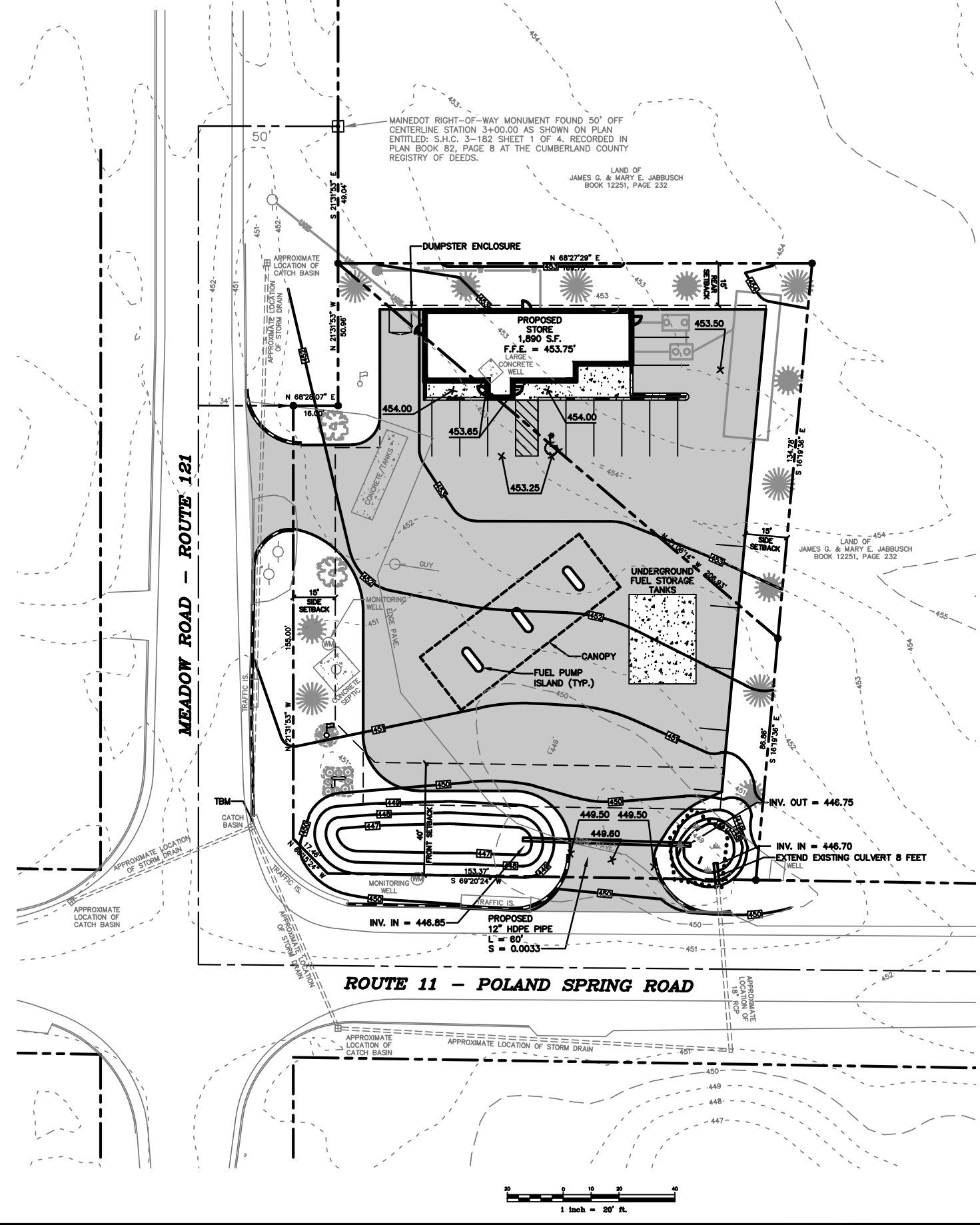
Prepared by: **Dalfonso Engineering**
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE: 1/23/2024
PROJ. #: 187
SCALE: 1" = 20'

C-100



C:\Users\pjdal\Documents\Projects\Variety\2024_Site_Plan\Site_Plan.dwg 1/23/2024



- NOTES:**
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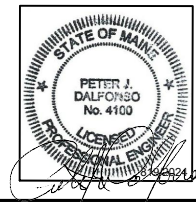
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GRADING PLAN

MEADOWCOUNTRY VARIETY
605 MEADOW ROAD
CASCO, MAINE 04015

Client: **MEADOWCOUNTRY LLC**
218 PERLEY ROAD
NAPLES, MAINE 04055

<p>Dalfonso Engineering CIVIL ENGINEERING SERVICES 17 Ledge Hill Road Gorham, Maine 04038 Phone: 207-749-4801 Email: pjdal@maine.rr.com</p>	DATE: 1/23/2024
	PROJ. #: 187
SCALE: 1" = 20'	
C-101	



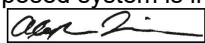
C:\Users\pjdal\Documents\Maine\Project_2024\Site Plan\Grading\Grading.dwg 01/23/2024

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	Casco	Town _____	Permit# _____
Street or Road	605 Meadow Road	Date Permit Issued / / Fee: \$ _____ Double Fee Charged []	
Subdivision, Lot #		L.P.I. # _____	
		Local Plumbing Inspector _____	

OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Name (last, first, MI)	Owner Tabor, Ron <input checked="" type="checkbox"/> Applicant	
Mailing Address of Owner/Applicant	218 Perley Road Naples, ME 04055	
Daytime Tel. #		
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved

PERMIT INFORMATION		
TYPE OF APPLICATION x1. First Time System 2. Replacement System Type replaced: _____ Year installed: _____ 3. Expanded System a. Minor Expansion b. Major Expansion 4. Experimental System 5. Seasonal Conversion	THIS APPLICATION REQUIRES x1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS x1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components
SIZE OF PROPERTY 0.86 SQ. FT. x ACRES	DISPOSAL SYSTEM TO SERVE 1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: _____ x3. Other: <u>gas station with takeout</u> food (specify) Current Use Seasonal Year Round xUndeveloped	TYPE OF WATER SUPPLY x1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other
SHORELAND ZONING Yes xNo		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK x1. Concrete x a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: <u>1,000</u> GAL. H-20 LOAD	DISPOSAL FIELD TYPE & SIZE 1. Stone Bed 2. Stone Trench x3. Proprietary Device xa. cluster array c. Linear b. regular load xd. H-20 load 4. Other: _____ SIZE: <u>1664</u> x sq. ft. lin. ft.	GARBAGE DISPOSAL UNIT x1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	DESIGN FLOW <u>504</u> gallons per day BASED ON: 1. Table 501.1 (dwelling unit(s)) x2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities 6 employees x 12 gpd + 1 restroom @ 250gpd + takeout @ 1gal per meal x 182 meal per day 3. Section 503.0 (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>2 / C</u> at Observation Hole # TP-1 Depth <u>30"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. Small---2.0 sq. ft. / gpd 2. Medium---2.6 sq. ft. / gpd x3. Medium---Large 3.3 sq. ft. / gpd 4. Large---4.1 sq. ft. / gpd 5. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP 1. Not Required x2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>59</u> m <u>0.68</u> s Lon. <u>70</u> d <u>31</u> m <u>1.80</u> s

SITE EVALUATOR STATEMENT		
I certify that on <u>2/9/2024</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
 Site Evaluator Signature	391 SE #	<u>8/17/2024</u> Date
Alexander A. Finamore	(207) 650-4313	alfinamore@yahoo.com
Site Evaluator Name Printed	Telephone Number	E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

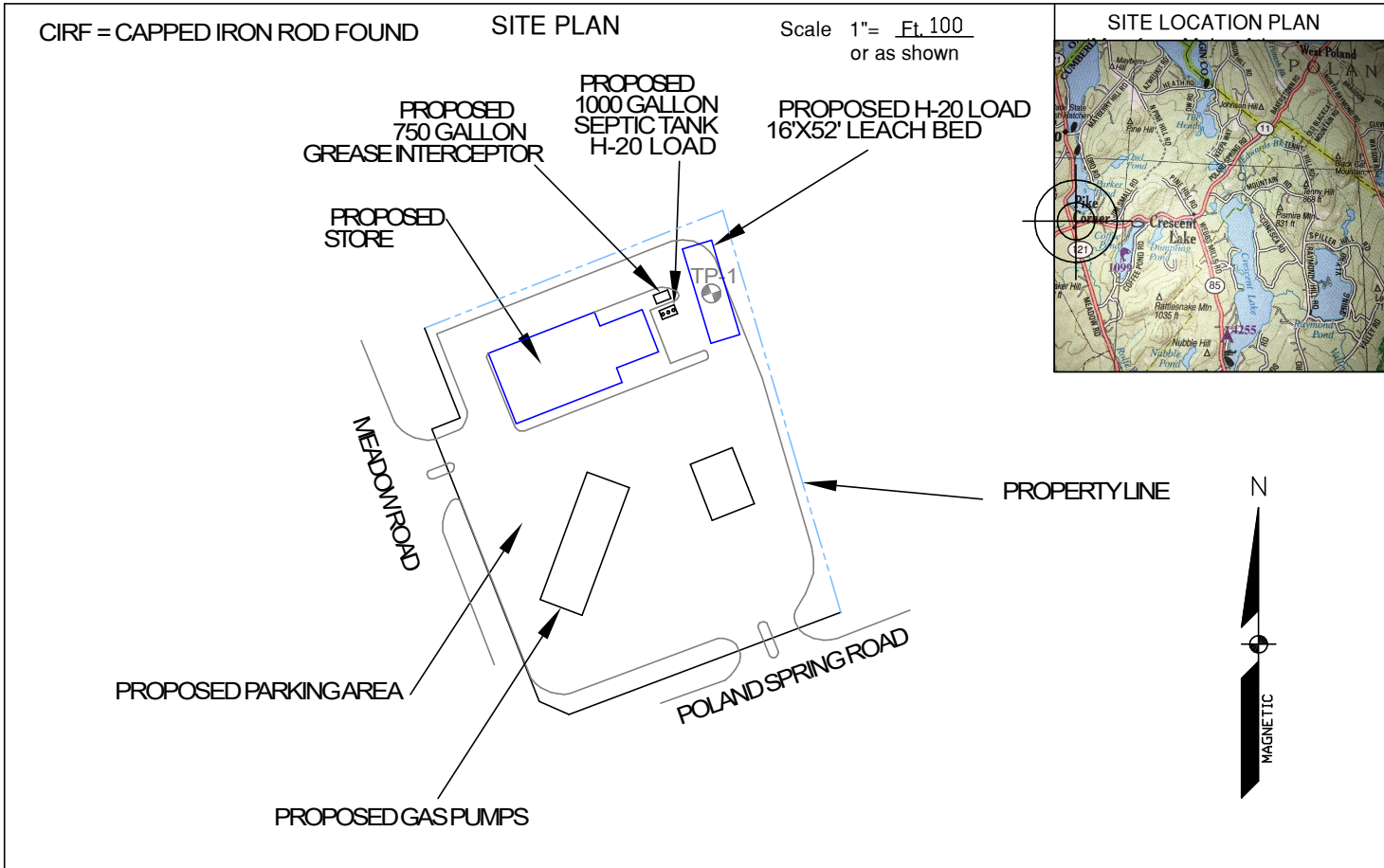
Maine Department of Human Services
 Division of Health Engineering, 10 SHS
 (207) 287-5672 FAX (207) 287-3165

Item 5.#

Town, City, Plantation
 Casco

Street, Road, Subdivision
 605 Meadow Road

Owner or Applicant Name
 Ron Tabor



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole	TP-1		<input checked="" type="checkbox"/> Test pit	<input type="checkbox"/> Boring
0	" Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color	Mottling
10	GRAVELLY COARSE SAND	LOOSE	LIGHT YELLOWISH BROWN	NONE OBSERVED
20			YELLOWISH BROWN	
40			PALE BROWN	
48	LIMIT OF EXCAVATION = 48"			
50				
Soil Classification 5 B Profile Condition		Slope 0 %	Limiting Factor >48 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole			<input type="checkbox"/> Test pit	<input type="checkbox"/> Boring
	" Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color	Mottling
10				
20				
30				
40				
50				
Soil Classification Profile Condition		Slope %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

[Signature]

Site Evaluator Signature

391
 SE #

8/17/2024
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

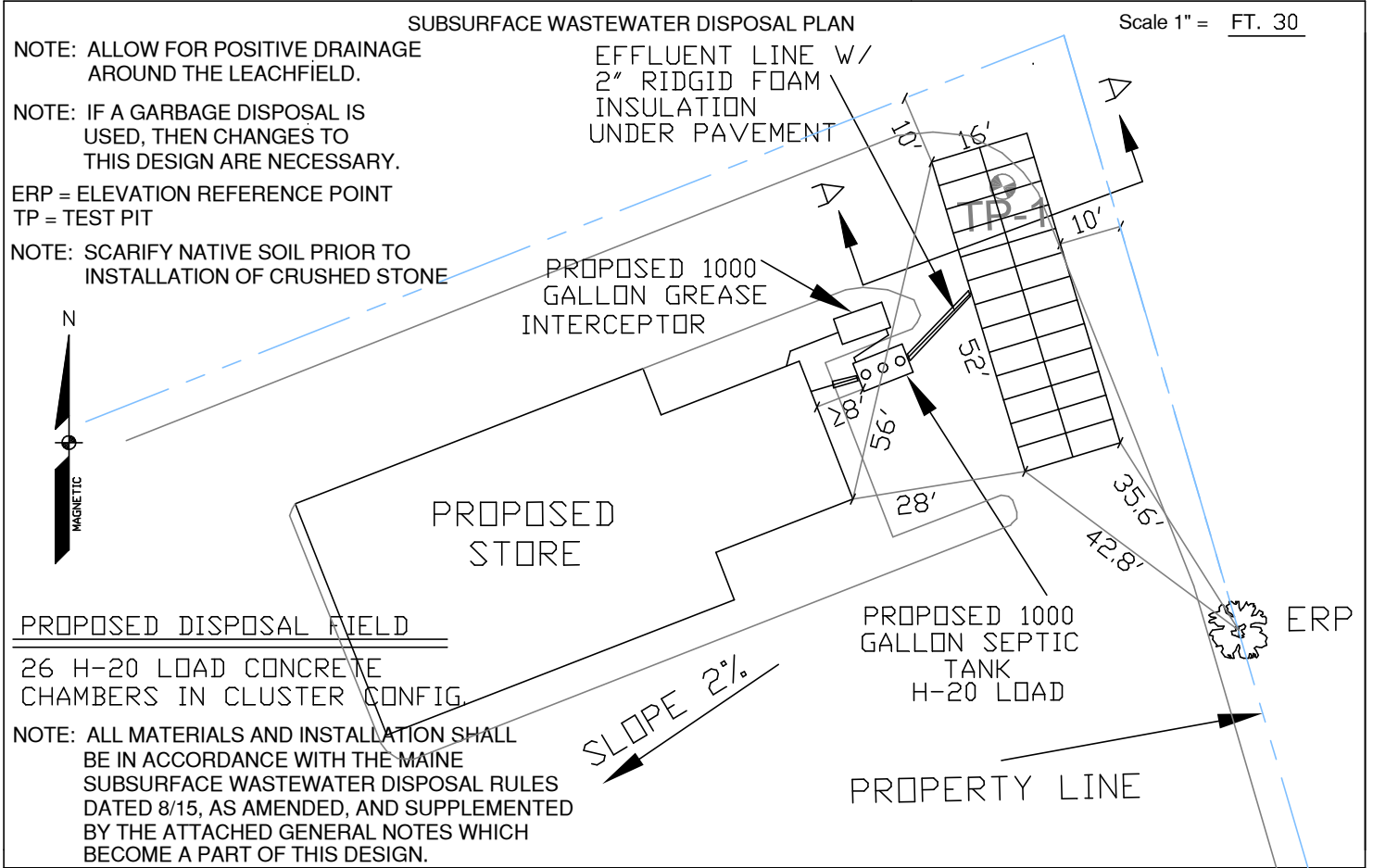
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Item 5.#

Town, City, Plantation
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 605 Meadow Road

Owner or Applicant Name
 Ron Tabor



BACKFILL REQUIREMENTS

Depth of Fill (Upslope)	0"
Depth of Fill (Downslope)	0"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-52"
Top of Concrete Chamber	-60"
Bottom of Disposal Area (Bottom of Stone)	-79"

ELEVATION REFERENCE POINT

Location & Description	Nail up 64"
in a 24" DBH Willow	
Reference Elevation	=0"

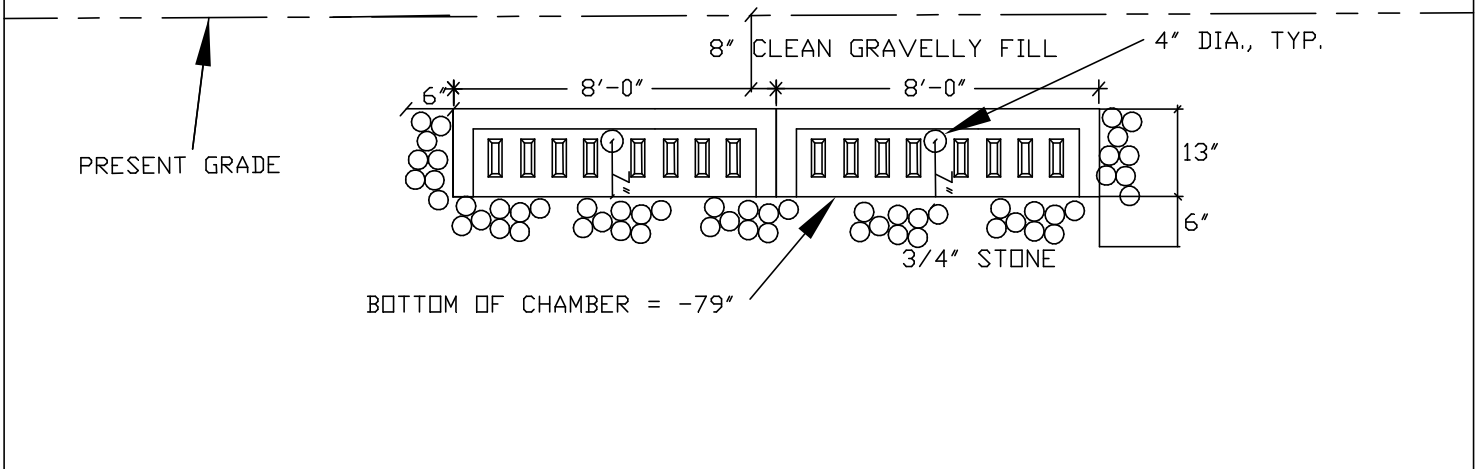
DISPOSAL FIELD CROSS SECTION

CROSS SECTION A-A'

24" SEPARATION USED IN DESIGN

SCALE:

VERTICAL:	1" = 3'
HORIZONTAL:	1" = 5'



Alan P.

Site Evaluator Signature

391

SE #

8/17/2024

Date

Page 3 of 3
 HHE-200 Rev. 2/2011

10

General Notes
(attachment to form HHE-200)
<1,000 gpd Septic System

The nature of the site evaluation profession is one of interpretation of soil and site conditions. We, in the field, attempt to both provide a satisfactory service to the client, and comply by the rules by which we are bound – The Maine Subsurface Wastewater Disposal Rules. If at any time you, the client, are not satisfied with the services provided or the results found, it is your right to hire another site evaluator for a second opinion.

Property information is supplied by the owner, applicant or representative. Such information presented herein shall be verified as correct by the owner or applicant prior to signing this application.

All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 8/15, as amended.

All work should be performed under dry conditions only (for disposal area).

No vehicular or equipment traffic to be allowed on disposal area. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.

Backfill, if required, is to be gravelly coarse sand to coarse sand texture and to be free of foreign debris. If backfill is coarser than original soil, then mix top 4" of backfill and original soil with rototiller.

No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the application.

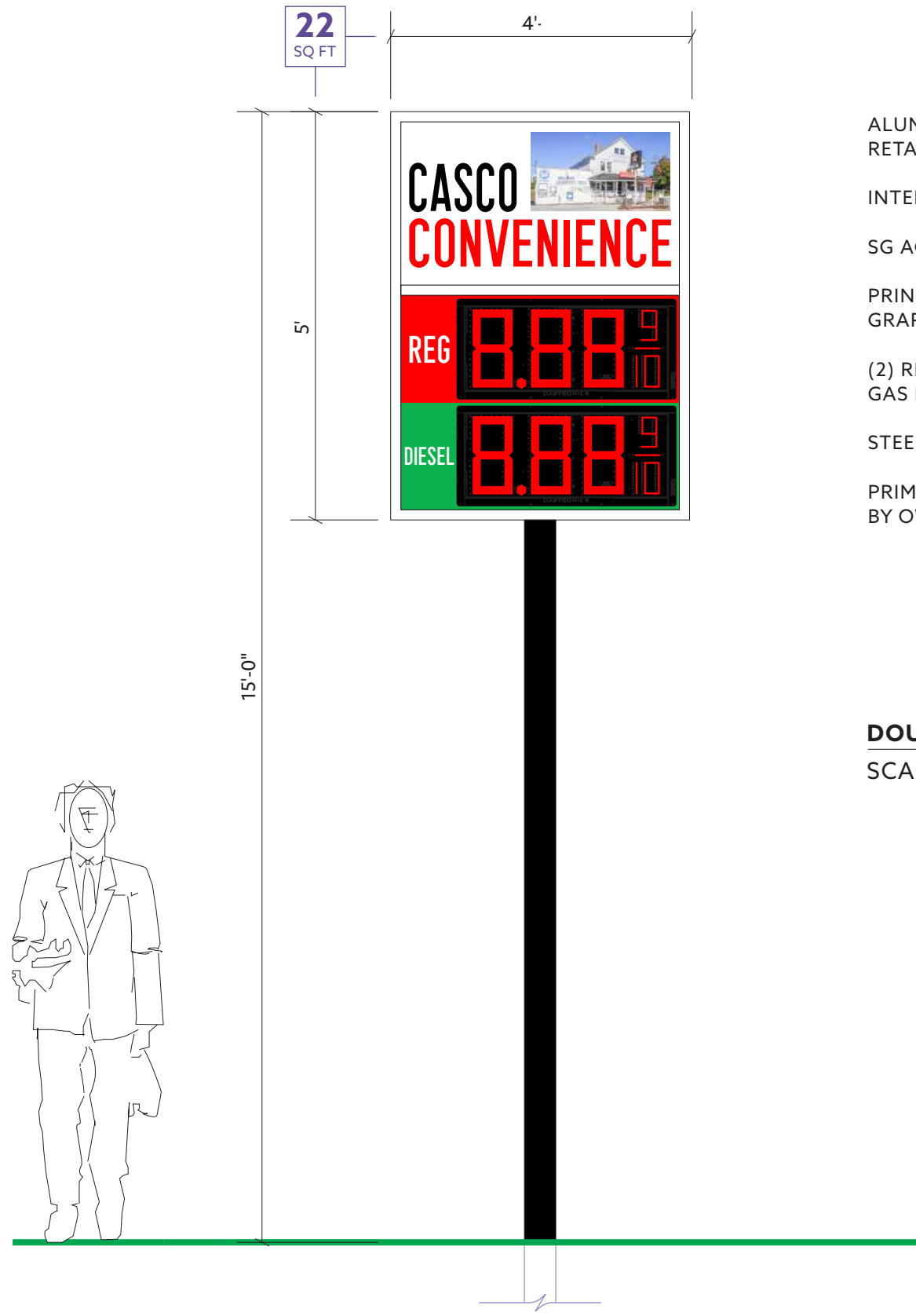
The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall be no smaller than $\frac{3}{4}$ inch and no larger than $2\frac{1}{2}$ inches in size (per Section 11.F.2 of the Maine subsurface Wastewater Disposal Rules).

Minimum separation distances required (unless reduced by variance or special circumstance).

- | | |
|---|--|
| a) Wells with water usage of 2000 or more gpd or public water supply wells: | |
| | Disposal Fields: 300' |
| | Septic Tanks and Holding Tanks: 100' |
| b) Any well to disposal area: | 100' |
| c) Any well to septic tank: | 100' |
| d) Septic tank or disposal area to lake, river, stream or brook: | 100' for major watercourse,
50' for minor watercourse |
| e) House to treatment tank: | 8' |
| f) House to disposal area: | 20' |
- For all other separation distances, use separations for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B.

Location of septic system near a wetland may require a separate permit. As such, the owner, prior to construction of the septic system, shall hire a professional to evaluate proximity of adjacent wetlands and prepare necessary permit applications.

0. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency, higher potential for failure, and larger septic tanks.
1. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.
2. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
3. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.



ALUMINUM EXTRUSION CABINET & RETAINER SYSTEM, PAINTED

INTERNAL LED ILLUMINATION, WHITE

SG ACRYLIC FACES, WHITE TRANSLUCENT

PRINT AND/OR CUT TRANSLUCENT VINYL GRAPHICS

(2) RED & (2) GREEN 12" NUMERAL LED GAS PRICERS

STEEL POLE SET IN CONCRETE BASE

PRIMARY ELECTRICAL TO SIGN LOCATION BY OWNER

DOUBLE FACE INT. ILLUM. ID

SCALE: 3/8"=1'-0" (1) REQUIRED

NEOKRAFT SIGNS

Neokraft Signs, Inc.
 647 Pleasant St | 70 Commercial St
 Lewiston, Maine 04240
 207.782.9654 | neokraft.com

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

PRESENTATION

ATLUS CONSTRUCTION
 @14040-1

ACCT ID:	013881
LOCATION:	HARRISON, MAINE
DRAWING NO:	1 OF 1
DRAWN BY:	SYSKO REP.: YORK
DATE:	07.18.2024
REVISED:	07.18.2024
QUOTE:	@14040-1
GEN REF:	

CUSTOMER APPROVAL

Drawing does not present exact color matches; refer to specified colors. By signing below, customer is responsible for art choices, spelling, punctuation. Changes after start of production may incur additional charges.

X



Maine Department of Transportation

Item 5.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 39844 - Entrance ID: 1

OWNER
 Name: Meadow Country LLC
 Address: 218 Perley Road
 Naples, ME 04055
 Telephone: (207)289-0072

Date Printed: August 16, 2024

LOCATION
 Route: 0011X, Poland Spring Road
 Municipality: Casco
 County: Cumberland
 Tax Map: 37 Lot Number: 4
 Culvert Size: 15 inches
 Culvert Type: plastic
 Culvert Length: 60 feet
 Date of Permit: August 16, 2024
 Approved Entrance Width: 30 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Gas Station and Convenience Store** at a point **135 feet East** from **Route 121**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.983123N, -70.517045W.

S - In the town of Casco on the northerly side of Route 11, the centerline being approximately 135 feet easterly of the centerline of Route 121 approximately 27 feet westerly of utility pole 82.

S - The entrance shall be constructed as shown on the plan titled "Meadowcountry Variety" Site Plan and Grading Plan drawn by Dalfonso Engineering with a revision date of August 19, 2024.

S - The culvert shall be HDPE smoothbore plastic pipe. The property owner must contact MaineDOT at (207) 998-4281 prior to culvert and entrance installation to review procedures and arrange an inspection.

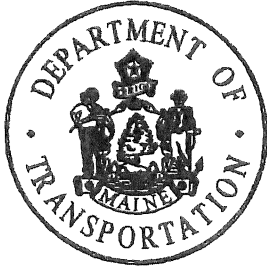
Approved by: Van Note Date: 8-16-24

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

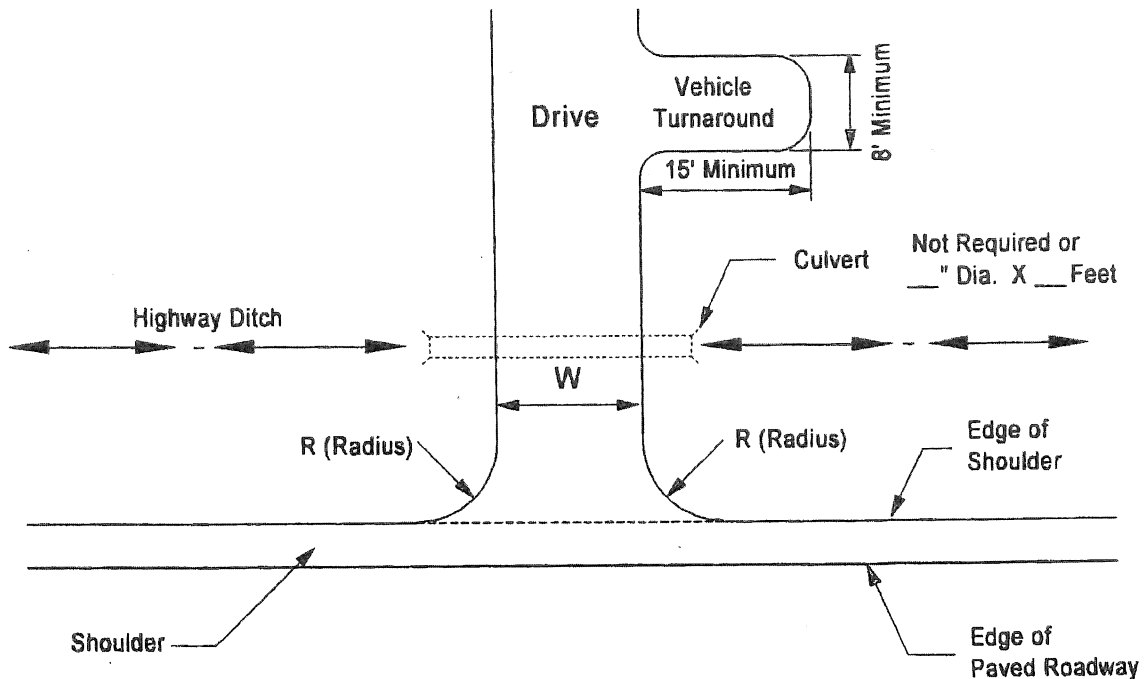
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine
Department of Transportation
Entrance / Driveway Details

PLAN

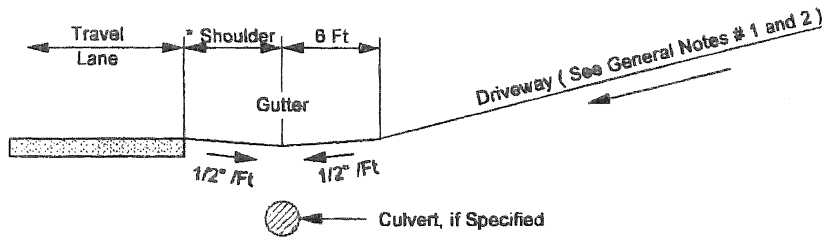


GENERAL NOTES -

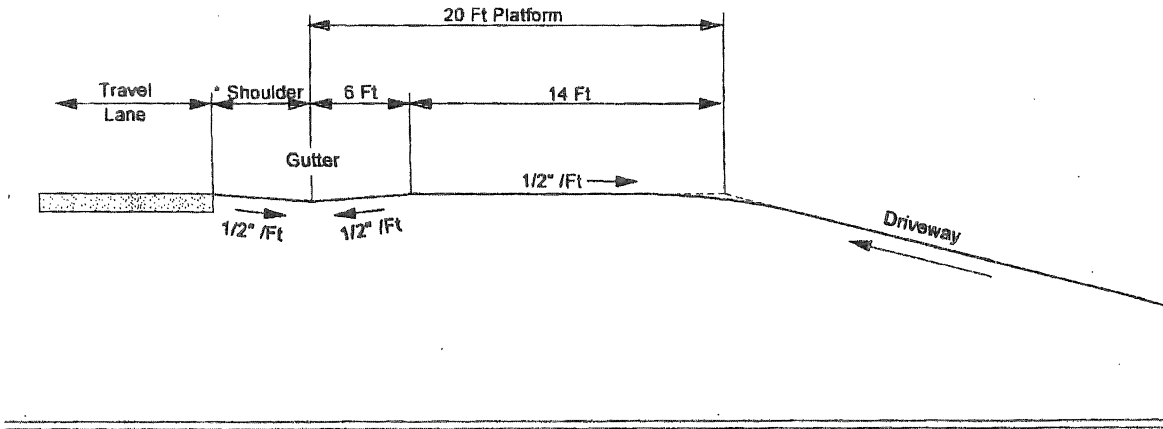
1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

MDOT Entrance / Driveway Details, Continued

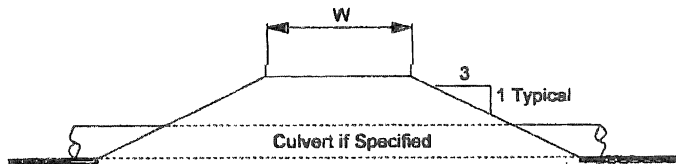
PROFILE Details



NOTE :
Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section





Maine Department of Transportation

Item 5.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 39203 - Entrance ID: 1

LOCATION

OWNER
Name: Meadowcountry LLC
Address: 218 Perley Road
Naples, ME 04055
Telephone: (207)289-0072

Route: 0121X, Meadow Road
Municipality: Casco
County: Cumberland
Tax Map: 37 Lot Number: 004
Culvert Size: inches
Culvert Type: N/R
Culvert Length: feet
Date of Permit: August 16, 2024
Approved Entrance Width: 30 feet

Date Printed: August 16, 2024

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Gas Station and Convenience Store** at a point **165 feet North** from **Route 11**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:


This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.983435N, -70.517757W.

S - In the town of Casco on the easterly side of Route 121, the centerline being approximately 165 feet northerly of the centerline of Route 11 approximately 47 feet southerly of utility pole 553.

S - The entrance shall be constructed as shown on the plan titled "Meadowcountry Variety" Site Plan and Grading Plan drawn by Dalfonso Engineering with a revision date of August 19, 2024.

Approved by:  Date: 8-16-24

STANDARD CONDITIONS AND APPROVAL

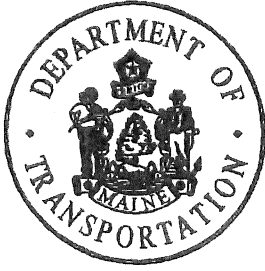
Item 5.#

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

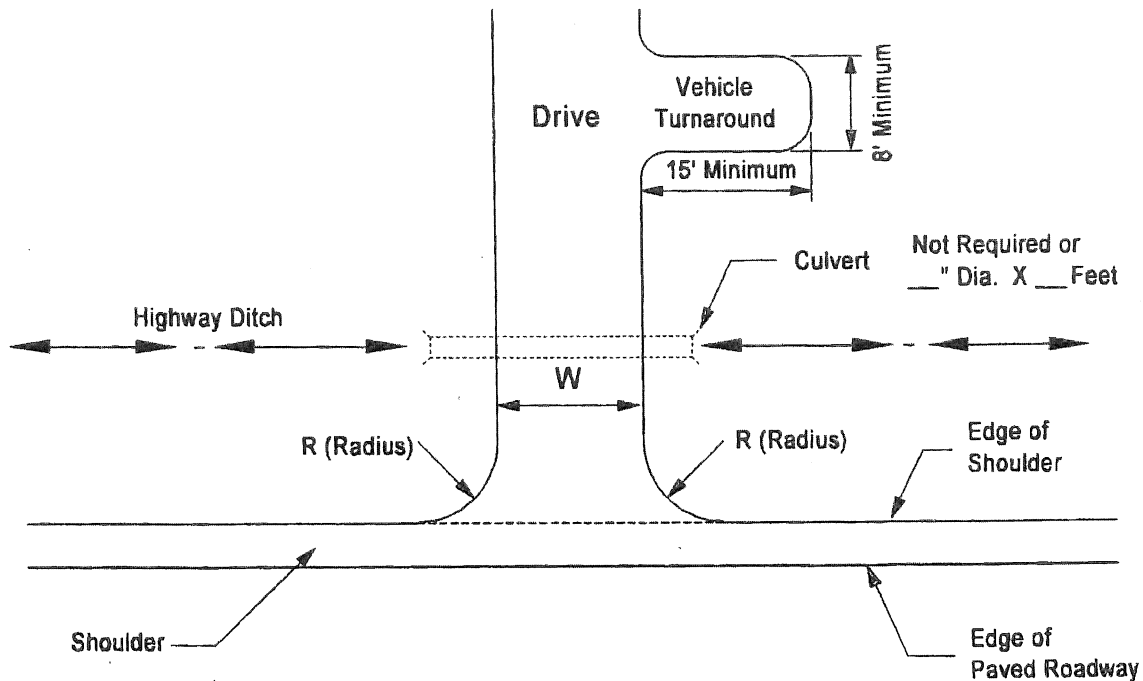
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine
Department of Transportation
Entrance / Driveway Details

PLAN

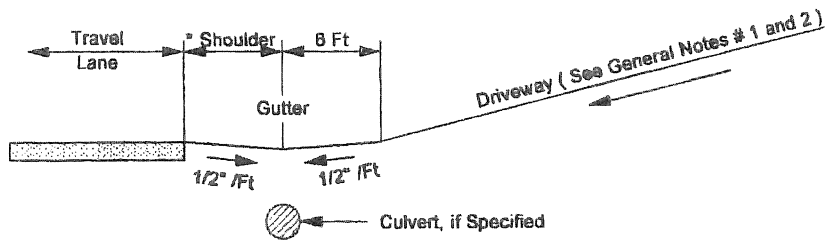


GENERAL NOTES -

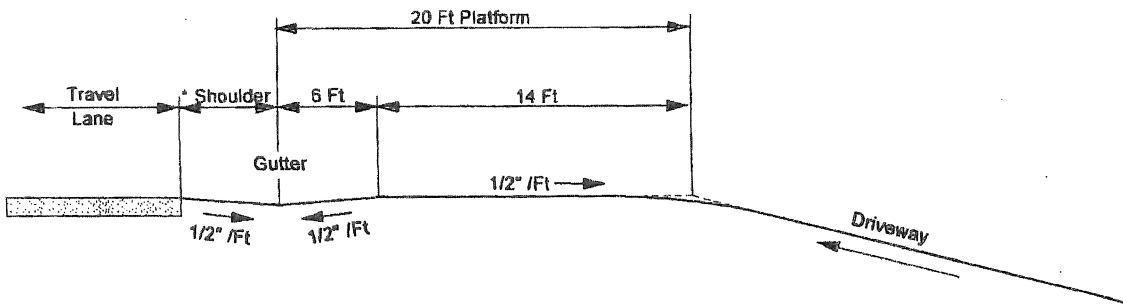
1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
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6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

MDOT Entrance / Driveway Details, Continued

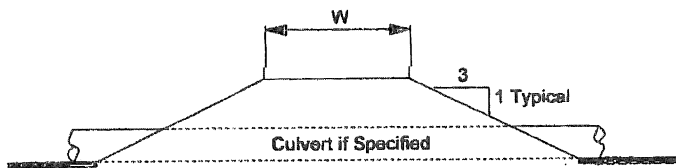
PROFILE Details


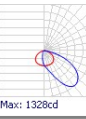


NOTE :
Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.

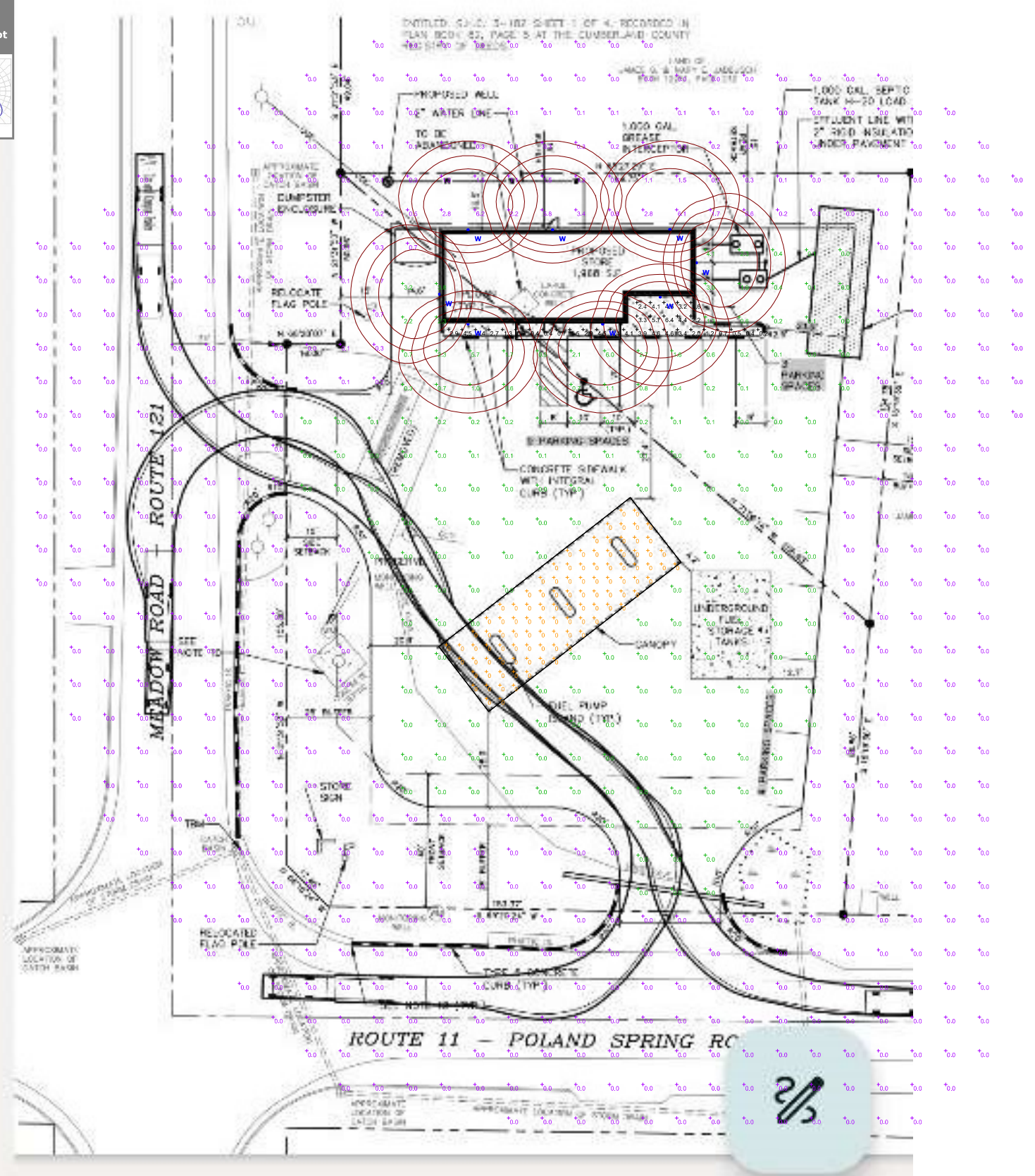


Driveway Cross Section



Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
	W	8	Lithonia Lighting	ARC1 LED P2 30K MVOLT DDBXD	ARC1 LED Wallpack; mounted at 12ft	LED	ARC1_LED_P2_30K.ies	2035	0.9	16.7843	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	6.2 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.3 fc	6.0 fc	0.0 fc	N/A	N/A
Sidewalk in Front of Store	+	2.8 fc	6.4 fc	0.2 fc	32.0:1	14.0:1
Under Canopy	+	0 fc	0 fc	0 fc	N/A	N/A



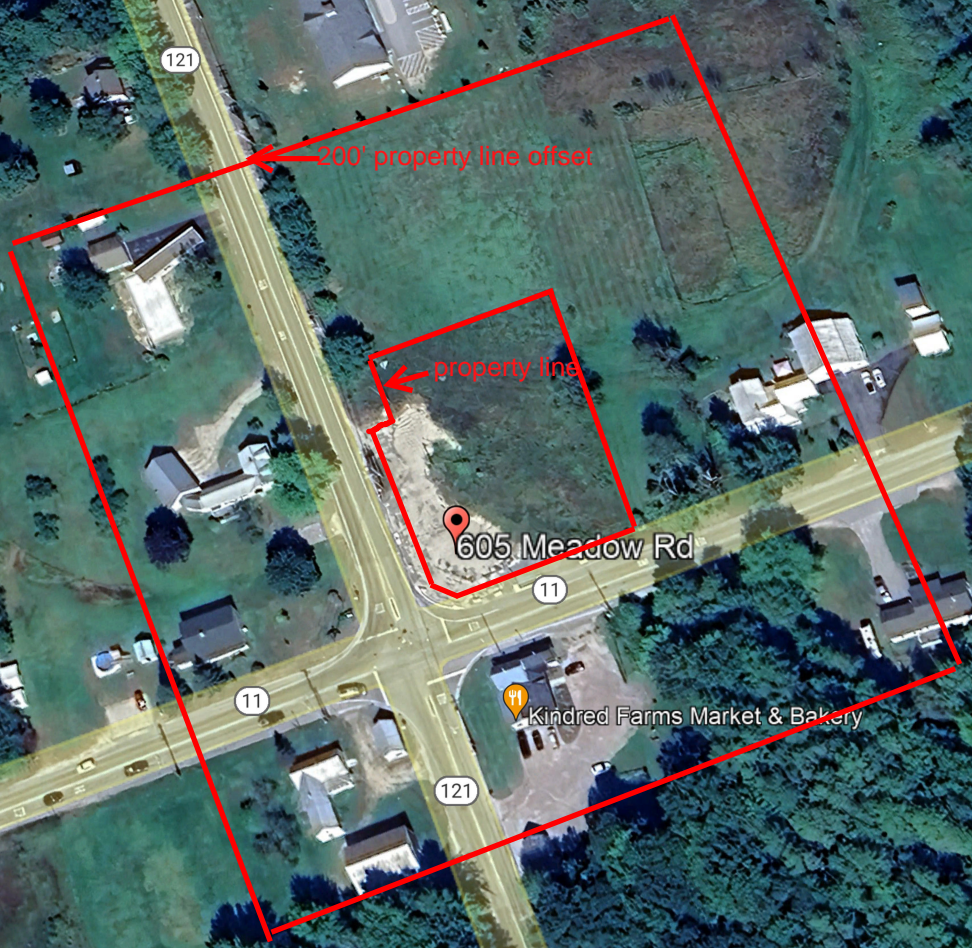
CASCO SERVICE STATION
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
07/17/2024
Scale
1"=20'
Drawing No.
Summary

Intersections and driveways within 200FT

Legend

	Item 5.#
	605 Meadow Rd
	Casco Community Park
	Casco Town Office
	Kindred Farms Market & Bakery



Maine Well Database

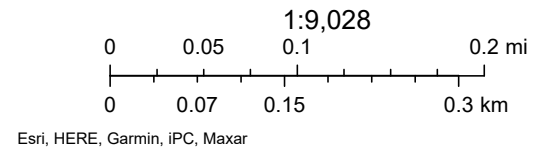
Item 5.#



8/16/2024, 10:24:50 AM

- Data base wells*
- | | | | | | |
|-----------------|--------------|---------------|---------------|---------------|---------------|
| Well Depth (ft) | ● 50.1 - 100 | ● 150.1 - 200 | ● 250.1 - 300 | ● 300.1 - 400 | ● 500.1 - 600 |
|-----------------|--------------|---------------|---------------|---------------|---------------|

X= wells not in data base (located by Ron Tabor)





Meadow Country Canopy
Sample 9/19/2024