



June 27, 2015

**City of Auburn Planning and Permitting Department
60 Court Street, Suite 104
Auburn, Maine 04210**

Attn: Doug Greene, Assistant City Planner

**Re: Lake Auburn Community Center (LACC)
115 North Auburn Road
Phase II Development Review Application**

Doug,

We are pleased to present this Site Plan Amendment for the growing Community Center. Since our last site plan approval we have seen multiple trail & forestry grants, completed demolition of dangerous structures, easements for trails and the two City's street tree nurse additions. Also, a full property tax exemption (abatement) from the City of Auburn recognizing the property as a public benefit to the community. In addition, thousands of volunteer hours are being dedicated to promote Recreation, Environment & Community.

What is planned in Phase II?

Phase II brings the reconstruction of the historic "Ice House" on existing foundations for the storage of trail grooming equipment as well as storage and facility for mountain bikes, snow shoes & Nordic ski-equipment to be used in conjunction with free, public trail use. Also a smaller half basketball court and back board, ADA compliant restroom to replace the porta-potty, expansion of parking adding two handicapped parking spaces & signage. Finally Phase II brings watershed rain garden prior to paving the 20X30 half basketball court.

Additional planning documents available.

Since our original site-plan was approved on December 10, 2013 the Community Center through various volunteer organizations and businesses has included for planning consideration: City of Auburn property tax abatement dated January 2, 2014; Phosphorus Study dated June 20, 2014 & Phosphorus Control Site-Plan dated July 1, 2014; "Ice House" Floor Plans & Elevations dated May 29, 2015 & Phase II Site-Plan dated July 6, 2015.

Fall construction planned.

This fall, through a State snowmobile equipment reimbursement grant (earmarked for building materials) & the generosity of the Goodwill Take 2 stick building program, the 26X48 Ice House is initially planned as a shell only building. This will enable the recently acquired (35K) PRST Ranger groomer and new trail drag to be kept indoors when not in use year round. It will also provide storage for their Skandic groomer and drags & trail signage currently stored in the garage located on the south side of the barn.

Spring & Summer 2016 plans.

During next years building season, with the good luck of additional grants and donated monies, a rain garden and paved half basketball court, four squares & hop scotch area with a back board will be installed. This will complement the existing volley ball, horse shoes, and disc golf & tetherball court. Also an ADA compliant restroom to replace the porta-potty that has been in use will be constructed in accordance with the existing HHE-200 SWDS application that is on file and approved by the Auburn Water District. Finally, inside the Ice House, nearest to the trail head kiosk, bike, ski & snow shoe racks will be built along with seating benches to accommodate public trail use preparations.

Please feel free to forward any questions & comments and we look forward to making a presentation during the August Planning Board public hearing.



Dan Bilodeau, President LAWNA & Trail representative on the LACC

**Lake Auburn Watershed Neighborhood Association (LAWNA)
115 North Auburn Road**

dan@auburnwatershed.org

207 650-2398

The Lake Auburn Watershed Neighborhood Association (LAWNA) is a 501(c)3 non-profit organization as determined by the Internal Revenue Service. Gifts are tax-deductible. No goods or services were provided in exchange for this contribution.



Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Lake Auburn Community Center Phase II

PROPOSED DEVELOPMENT ADDRESS: 115 N. Auburn Road

PARCEL ID#: 363-035

REVIEW TYPE: Site Plan Site Plan Amendment
Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Phase II : 48x26" Ice House" storage structure on historic foundation; 20x30 basket ball court; ADA rest rooms; expanded parking to 15 & Rain garden.

CONTACT INFORMATION: (LAWNA)
Applicant Lake Auburn Watershed
Name: Neighborhood Association
Address: 115 N. Auburn Rd
Zip Code: Auburn, ME 04210
Work #: _____
Cell #: 207 650-2398
Fax #: auburnwatershed.org
Home #: lakeauburn.org
Email: info@auburnwatershed.org

Property Owner SAME
Name: ←
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Project Representative President, LAWNA
Name: DAN Bilodeau
Address: 207 N. Auburn Rd
Zip Code: 04210
Work #: _____
Cell #: 207 650-2398
Fax #: _____
Home #: 207 782-5962
Email: anotherdanbilodeau@gmail.com

Other professional representatives for the project (surveyors, engineers, etc.),
Name: Volunteer Groups:
Address: _____
Zip Code: ELHS Representative
Work #: Mottram Architecture
Cell #: Summit Geoengineering Serv.
Fax #: Goodwill Take 2
Home #: Perkins Ridge Snow Travelers
Email: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area _____ sq. ft.
 Proposed Total Paved Area _____ sq. ft.
 Proposed Total Impervious Area _____ sq. ft.
 Proposed Impervious Net Change _____ sq. ft.
 Impervious surface ratio existing _____ % of lot area
 Impervious surface ratio proposed _____ % of lot area

See Study Phosphorus 600
 JUNE 2014

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint _____ sq. ft.
 Proposed Building Footprint _____ sq. ft.
 Proposed Building Footprint Net change _____ sq. ft.
 Existing Total Building Floor Area _____ sq. ft.
 Proposed Total Building Floor Area _____ sq. ft.
 Proposed Building Floor Area Net Change _____ sq. ft.
 New Building _____ (yes or no)
 Building Area/Lot coverage existing _____ % of lot area
 Building Area/Lot coverage proposed _____ % of lot area

"ICE HOUSE" 933
 + 65 998 ADA Bathroom

SAME

YES
 < 11%
 < 19%

ZONING

Existing _____
 Proposed, if applicable _____

LAND USE

Existing _____
 Proposed _____

Community - Farm
 SAME

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

N/A
 ↓

PARKING SPACES

Existing Number of Parking Spaces _____
 Proposed Number of Parking Spaces _____
 Number of Handicapped Parking Spaces _____
 Proposed Total Parking Spaces _____

13
 15
 2 (PROPOSED)
 15

ESTIMATED COST OF PROJECT

\$ 5000.00 + GRANTS

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area _____ sq. ft.
 Proposed Disturbed Area _____ sq. ft.
 Proposed Impervious Area _____ sq. ft.

< 1 AC.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
 (Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
 If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the LDRR zoning district.
 2. Parcel Area: 6.11 acres / 180,864 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>43,560</u>	<u>180,864</u>
Street Frontage	<u>-</u>	<u>275</u>
Min Front Yard	<u>25</u>	<u>26</u>
Min Rear Yard	<u>25</u>	<u>1180</u>
Min Side Yard	<u>15</u>	<u>40</u>
Max. Building Height	<u>35</u>	<u>30</u>
Use Designation		
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:	<u>AB/RP/</u>	<u>15</u>
Overlay zoning districts(if any):	<u>↓</u>	<u>Lake AUB/</u>
Urban impaired stream watershed?	YES/NO If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <u>June 27, 2015</u>
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Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: Lake Auburn Community Center Phase II

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 115 N. AUBURN Rd 363-035

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	✓			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs				
	Drive Openings/Locations	✓			
	Subdivision Restrictions				
	Proposed Use	✓			
	PB/BOA/Other Restrictions	✓			
	Fire Department Review				
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)	N/A			
	Existing Building (s)	↓			
	Existing Streets, etc.	↓			
	Existing Driveways, etc.	↓			
	Proposed Building(s)	↓			
	Proposed Driveways	↓			
Landscape Plan					
	Greenspace Requirements	✓			
	Setbacks to Parking	N/A			
	Buffer Requirements	✓			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			
	Additional Design Guidelines	✓			
	Planting Schedule	N/A			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	✓			
	Direction of Flow	✓			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations	N/A			
	Erosion Control Measures	✓			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	N/A			
	Inspection/monitoring requirements	N/A			
	Third Party Inspections (Lewiston only)	N/A			
Lighting Plan					
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
Traffic Information					
	Access Management	N/A			
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic	↓			
Utility Plan					
	Water	N/A			
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity	↓			
	Electric	✓			
	Natural Gas	N/A			
	Cable/Phone	N/A			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
	Phosphorus Check	✓			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			

PLAN Attached

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)	N/A			
	AWD LETTER Lake Auburn Watershed (Auburn only)	✓			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	ON File Verify	✓			
	NO CHANGES Document Existing Easements, Covenants, etc.	✓			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee	N/A			
State Subdivision Law					
	Verify/Check	✓			
	Covenants/Deed Restrictions	✓			
	Offers of Conveyance to City	✓			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	✓			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	↓			
	Mobile Home Parks	↓			
	Private Commercial or Industrial Subdivisions (Lewiston only)	↓			
	PUD (Auburn only)	↓			
A JPEG or PDF of the proposed site plan		✓			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

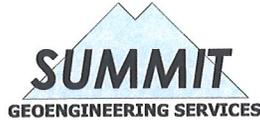


PHOSPHORUS STUDY

**Lake Auburn Community Center
115 North Auburn Road
Auburn, Maine**

Prepared for
Lake Auburn Watershed Neighborhood Association

Prepared by
Summit Geoengineering Services, Inc
June 2014



June 20, 2014
SGS 14104

Dan Bilodeau
Lake Auburn Watershed Neighborhood Association
PO Box 1493
Auburn, ME 04211-1493

Reference: Phosphorus Study
Lake Auburn Community Center

Dear Dan;

The attached documents include phosphorus calculations and a site plan to comply with the "Site Plan Review" requirements of the City of Auburn for your project.

We appreciate the opportunity to assist you with this phase of your project. If there are any questions, please do not hesitate to call.

Sincerely,
Summit Geoengineering Services, Inc.

A handwritten signature in blue ink, appearing to read "Kevin R Farrar".

Kevin R Farrar, PLS

A handwritten signature in blue ink, appearing to read "William M. Peterlein".

William M. Peterlein, P.E.
President & Principal Engineer



1.0 Introduction

This phosphorus study and accompanying plan was prepared to show that, with phosphorus treatment (buffers), the site and its improvements will not exceed the maximum allowable phosphorus export for sites located in the Lake Auburn watershed. The proposed improvements will consist of a parking area, trails, a new building and deck. In addition to the proposed improvements the phosphorus calculations take into account existing structures to remain and areas to maintained as mowed lawns.

2.0 Phosphorus Calculations

The permissible phosphorus export from any given site in the Lake Auburn watershed is 0.047 pounds per acre per year (p/a/y). The total area of the property is 6.1 acres. Applying a credit for developed areas (buildings/driveways) that existed prior to 1980 results in a "project area" of 5.88 acres. Based on this, the maximum permissible phosphorus export is 0.28 lb/yr. This information is shown on the attached "Worksheet 1, PPB calculations"

Based on the sketches and photos that you have provided and the Maine DEP phosphorus calculation formulas and standards we have calculated the post development phosphorus export to be 0.87 lbs/yr., more than the permissible phosphorus export of 0.28 lbs/yr. Therefore we have added three "phosphorus treatment buffers" to the site plan. These buffers are all down gradient of the improvements and meet the sizing criteria for "Volume III, Section 5 - Vegetated Buffers" of the Maine Stormwater Best Management Practices Manual". Given the credits for establishing buffers down gradient of improvements, the phosphorus export for the site is reduced to 0.25 lbs/yr, less than maximum permissible phosphorus export of 0.28 lb/ys. This information is shown on the attached "Worksheet 2, Pre-PPE and Post PPE Calculations".

3.0 Buffers

The site plan shows two "meadow" type buffers and one "forested" buffer. The meadow buffers are meant to have a dense cover of grasses or a combination of grasses and trees. These types of buffers cannot be mowed more than twice per calendar year. The forested buffer runs along the down gradient sides of the 6' wide grassed trail and Merrick's Way Trail. A forested buffer is shall have "a well distributed stand of trees with essentially a complete canopy cover". It must also have "an undisturbed layer of duff covering the mineral soil".

PHOSPHORUS COMPUTATIONS

Worksheet 1 PPB calculations

Project name: Lake Auburn Community Center
 Lake name: Lake Auburn
 Town name: Auburn

Standard Calculation

Watershed per acre phosphorus budget (Appendix C):	PAPB	<u>0.047</u>	lbs P/acre/year
Total acreage of development parcel:	TA	<u>6.1</u>	acres
NWI wetland acreage:	WA	<u>0</u>	acres
Steep slope acreage:	SA	<u>0</u>	acres
Existing developed area		<u>0.22</u>	acres
Project acreage: $A = TA - (WA + SA)$	A	<u>5.88</u>	acres

Project Phosphorus Budget: $PPB = P \times A$	PPB	<u>0.28</u>	lbs P/year
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Small Watershed Adjustment

If Project Acreage (A) is greater than the threshold acreage for the small watershed threshold (SWT, from pertinent lake and town info in the table in Appendix C), calculate an alternative PPB using the analysis below and use this value if it is less than the the Standard Calculation PPB.

Small Watershed Threshold (Appendix C):	SWT	<u>N/A</u>	acres
Project acreage:	A	<u>N/A</u>	acres
Allowable increase in town's share of annual phosphorus load to lake (Appendix C):	FC	<u>N/A</u>	lbs P/year
Area available for development (Appendix C):	AAD	<u>N/A</u>	acres
Ratio of A to AAD ($R = A/AAD$)	R	<u>N/A</u>	

If $R < 0.5$, Project Phosphorus Budget $PPB = [(FC \times R)/2] + [FC/4]$	PPB	<u>N/A</u>	lbs P/year
If $R > 0.5$, Project Phosphorus Budget $PPB = FC \times R$	PPB		lbs P/year

Worksheet 2 Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment
Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: Lake Auburn Community Center Development type: _____ Sheet # _____

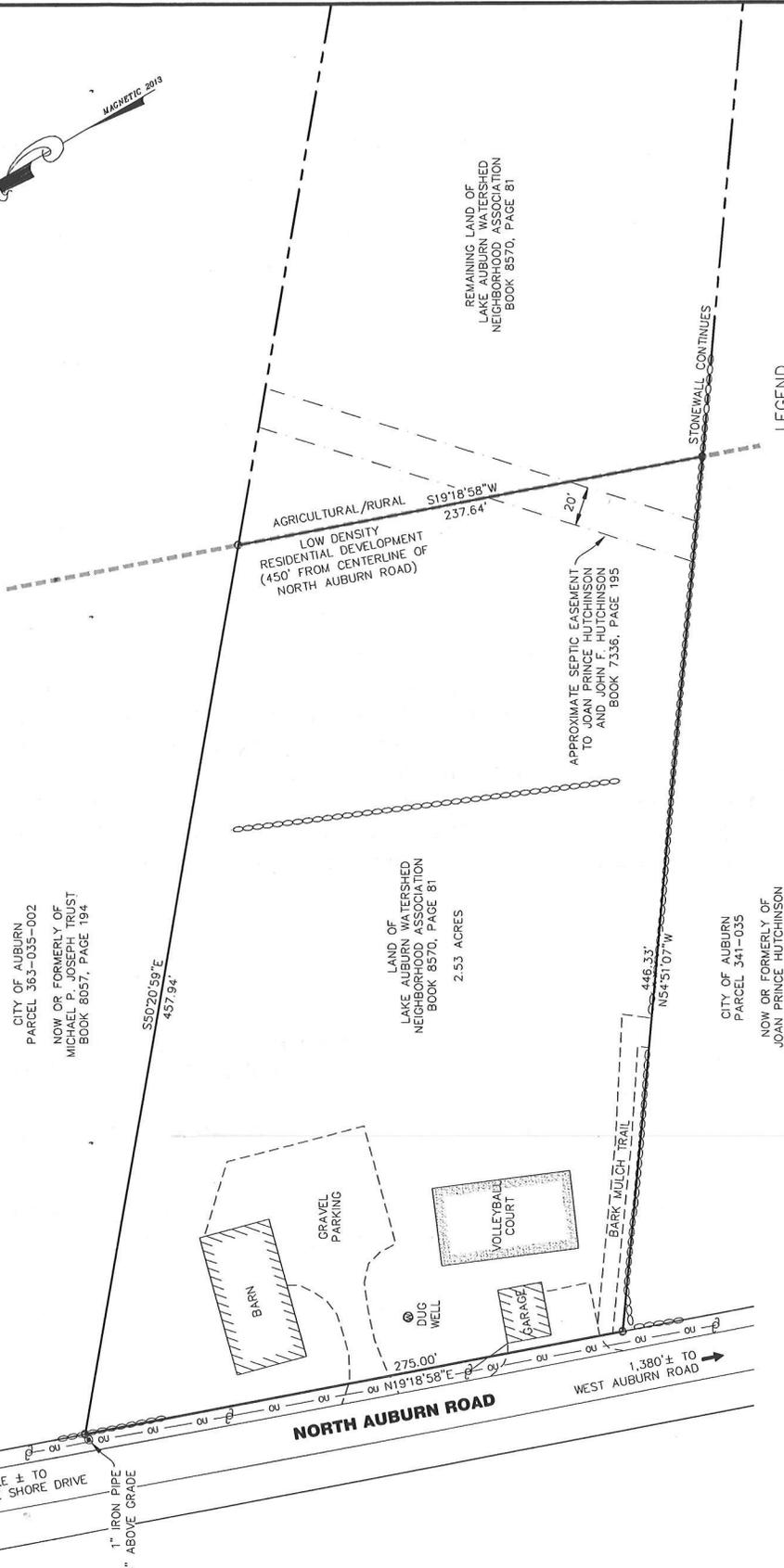
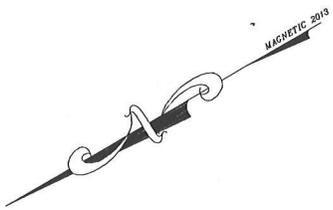
Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre-treatment Algal Av. P Export (lbs P/year)	Treatment Factor for BMP(s) from Chapter 6	Post-treatment Algal Av. P Export (lbs P/year)	Description of BMPs
Parking (Impervious)	0.17	1.25	0.21	0.3	0.06	Meadow buffer
Driveway (Impervious)	0.1	1.75	0.18	0.3	0.05	
Building	0.08	0.5	0.04	0.3	0.01	
Lawn (Soil group B)	0.61	0.4	0.24	0.3	0.07	Forested buffer
Driveway (Impervious)	0.06	1.75	0.11	0.2	0.02	
Lawn (Soil group B-nontreated)	0.04	0.4	0.02	1	0.02	Forested buffer
Lawn (Soil group C)	0.11	0.6	0.07	0.2	0.02	
			0	1	0	
			0	1	0	
			0	1	0	
		Total Pre-PPE (lbs P/year)	0.87	Total PostPPE (lbs P/year)	0.25	



115 NORTH AUBURN RD
5.7 ACRES

WHITMAN SPRING RD

NORTH AUBURN RD

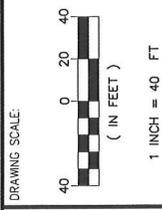


- LEGEND**
- ⊙ EXISTING MONUMENT, AS NOTED
 - 5/8 REBAR CAPPED, "BUKER 2397", TO BE SET
 - UTILITY POLE & NUMBER
 - OVERHEAD UTILITY LINES
 - BOUNDARY LINE
 - ZONE BOUNDARY LINE
 - BOUNDARY LINE (NOT SURVEYED)
 - ABUTTING PROPERTY LINE (APPROXIMATE)

NOTES

- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2013.
- OWNER OF RECORD AT TIME OF SURVEY: LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION (LAWNA); BOOK 8570, PAGE 81.
- TOTAL AREA IN ZONE LOW DENSITY RESIDENTIAL DEVELOPMENT: 2.53 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- THIS PLAN SHOWS THE AREA THAT LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION OWNS WITHIN THE LOW DENSITY RESIDENTIAL DEVELOPMENT ZONE. NO ADDITIONAL SURVEY WORK WAS COMPLETED ON THE REMAINING LAND.

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
 42 CHURCH ST. LIVERMORE FALLS, MAINE
 PH: (207) 877-6752 FAX: (207) 877-5404
 WWW.MAIN-LANDDCI.COM



REVISION NOTES:
 N/A

SEAL:

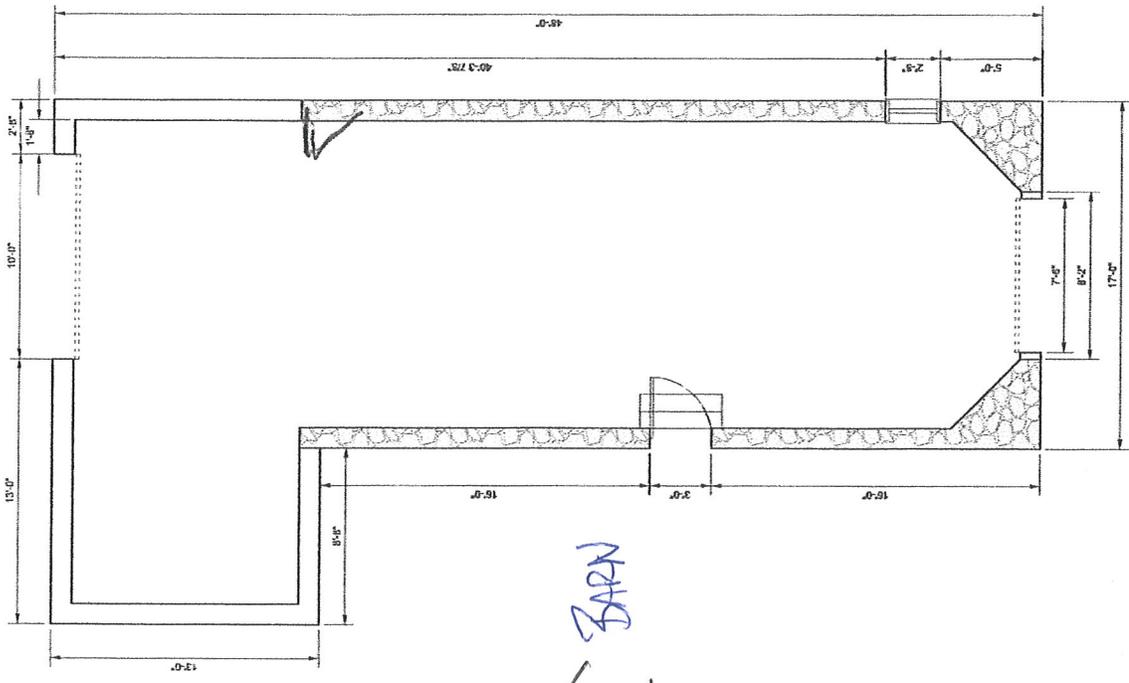
CHARLES L. BUKER MAINE PLS #2397

MDC NO.	13-150
PROJ. MGR.	CLB
DRAWN BY:	CLB
CHECKED BY:	TJC
OWNER OF RECORD	N/A
SURVEY DATE:	09-11-2013
ISSUE DATE:	09-12-2013
ISSUED FOR:	FINAL

PARTIAL BOUNDARY SURVEY PLAN OF
LAND OF LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION
 NORTH AUBURN ROAD, AUBURN, MAINE
OWNER OF RECORD
LAND OF LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION
 115 NORTH AUBURN ROAD, AUBURN, MAINE 04210

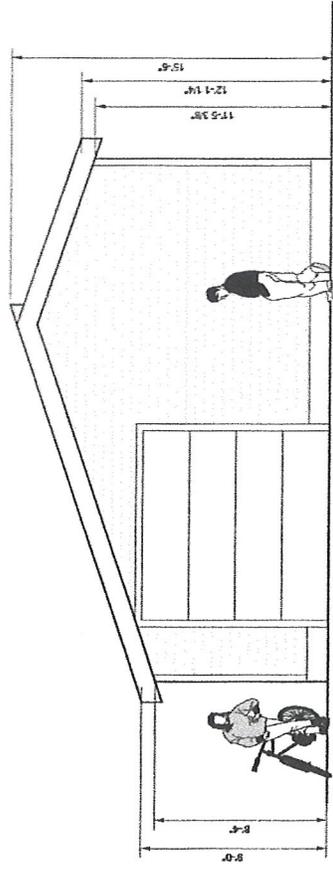
2015-16 ICEHOUSE
LACE & PRST

BACK

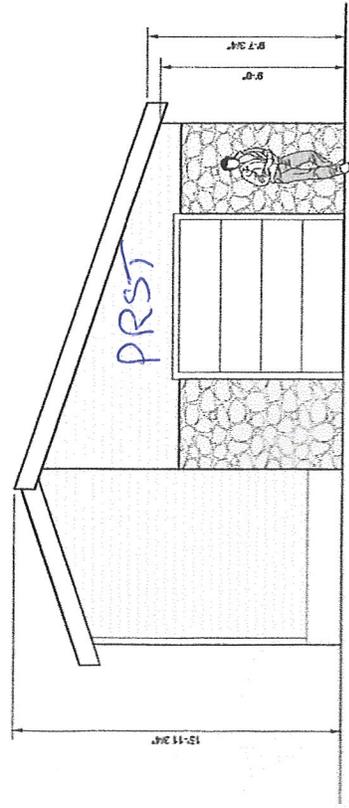


FRONT

BACK



FRONT



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: **AUBURN**

Street or Road: **115 N. AUBURN RD**

Subdivision, Lot #: **DAN GIBBS PARCEL**

AUBURN PERMIT # 6895 APPLICANTS COPY

Date Permit Issued: **5/11/07** If Double Fee Charged

Walter C. Stamboul
Local Plumbing Inspector Signature

L.P.I. # **09188**

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **BILODEAU, DANIEL X Applicant**

Mailing Address of **X Applicant**: **207 N. AUBURN RD AUBURN, MAINE 04210**

Daytime Tel. #: **(603) 731-3982 OR (207) 782-5962**

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Municipal Tax Map # **363** Lot # **35**

Owner or Applicant Statement

I state 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.

[Signature]
Signature of Owner or Applicant

10/23/06
Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved _____

Local Plumbing Inspector Signature _____ (2nd) Date Approved _____

PERMIT INFORMATION

TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENT(S)
1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: Year Installed: 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Permit	1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alternative toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, capacity: _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY <input type="checkbox"/> sq. ft. 6 +/- <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: 3. <input type="checkbox"/> Other: current use: ___ seasonal ___ year Round <input checked="" type="checkbox"/> undeveloped	TYPE OF WATER SUPPLY 1. <input checked="" type="checkbox"/> Drilled Well (proposed) 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other:
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: 1000 gallons	1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 Load 4. <input type="checkbox"/> Other: _____ SIZE: 200 <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> lin. ft.	1. <input type="checkbox"/> No 2. <input checked="" type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe >> If yes/maybe, specify one below: a. <input type="checkbox"/> Multi-Compartment Tank b. <input type="checkbox"/> <u>2</u> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input checked="" type="checkbox"/> Filter on Tank Outlet	_____ gallons-per-day (gpd) BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS -- for other facilities -- 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> C <input type="checkbox"/> 3 <input type="checkbox"/> 4 at Observation Hole # TP-10 Depth <u>37</u> " OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd 2. <input checked="" type="checkbox"/> Medium -- 2.6 sq. ft./gpd 3. <input type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify dose for engineered & experimental systems DOSE: _____ gallons	Latitude and longitude Lat d m s Lon d m s

SITE EVALUATOR STATEMENT

I certify that on 7/26/06 I completed a site evaluation on this property and state that the data reported herein are accurate and that the proposed system is in compliance with the Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Michael Deyling
Site Evaluator Signature

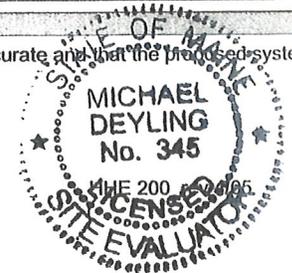
345
SE #

8/23/06 rev 10/23/06
Date

Michael Deyling
Site Evaluator Name Printed

(207)795-6009
Telephone #

mdeyling@summitenv.com
E-Mail Address



Note: Changes 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, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
AUBURN

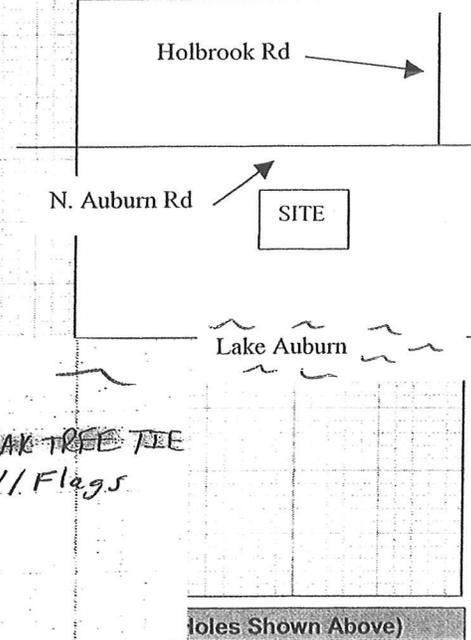
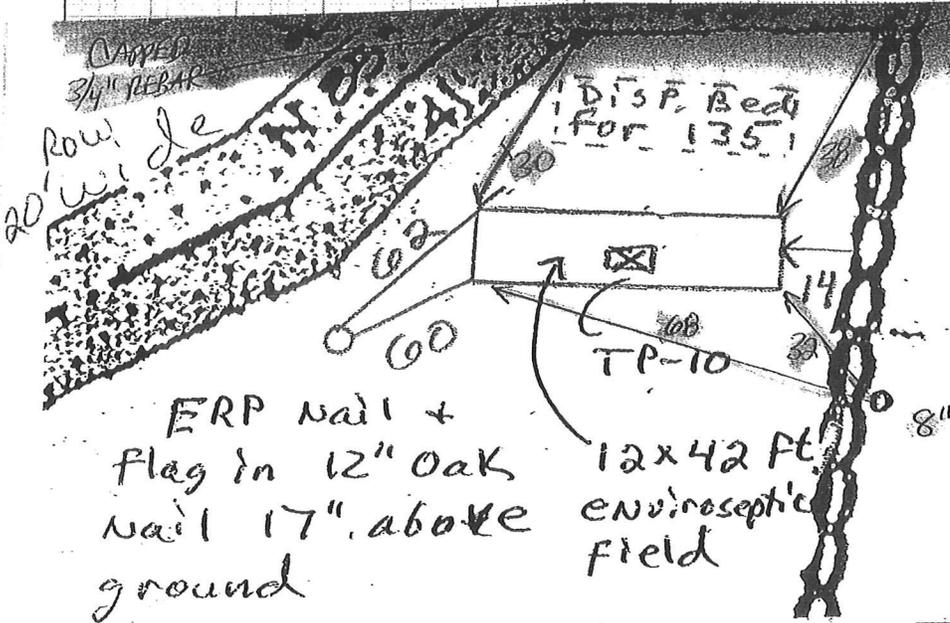
Street, Road, Subdivision
115 N. AUBURN Rd.

Owner or Applicant Name
BILODEAU

SITE PLAN

Scale: 1" = _____ ft.

SITE LOCATION MAP
(Attach map from Maine Atlas for First Time System Variance)



ERP nail +
flag in 12" oak
nail 17" above
ground

12x42 ft.
enviroseptic
field

8" OAK TREE TIE
w/ Flags

Observation Hole # TP-10 Test Pit Boring

1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling															
0	LOAM	FRIABLE	BROWN	NONE EVIDENT															
6																			
12	FINE SAND	GRANULAR	BROWN																
18	FINE SAND	GRANULAR LOOSE	TAN																
24	TO																		
30	SILTY SAND	SOMEWHAT FIRM																	
30-40		AT 37 POSSIBLY RESTRICT																	
36																			
42																			
48	COARSE SAND	GRANULAR	TAN																
<table border="0"> <tr> <td>Soil Profile</td> <td>Classification Condition</td> <td>Slope Percent</td> <td>Limiting Factor Depth</td> <td><input type="checkbox"/> Groundwater</td> </tr> <tr> <td>5</td> <td>C</td> <td>2-7</td> <td>37</td> <td><input checked="" type="checkbox"/> RESTRICT</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Bedrock</td> </tr> </table>					Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	5	C	2-7	37	<input checked="" type="checkbox"/> RESTRICT					<input type="checkbox"/> Bedrock
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater															
5	C	2-7	37	<input checked="" type="checkbox"/> RESTRICT															
				<input type="checkbox"/> Bedrock															

Observation Hole # Test Pit Boring

_____ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling															
0																			
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				<input type="checkbox"/> Restrictive Layer															
				<input type="checkbox"/> Bedrock															

Michael DeYoung
Site Evaluator Signature

345
SE #

8/23/06 rev 10/23/06
Date

Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
AUBURN

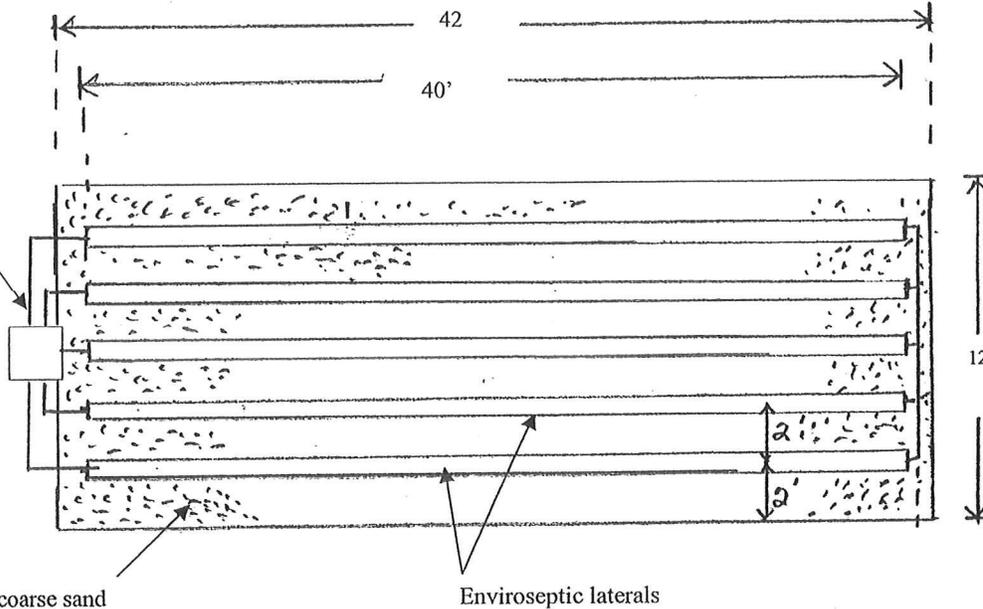
Street, Road, Subdivision
115 N. AUBURN RD

Owner or Applicant Name
BILODEAU

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = _____ ft.

Distribution
 box can be
 relocated for
 better pipe access



Scale: as shown

Disposal field utilizes five rows of enviroseptic piping 40 feet in length. Rows are spaced at 2.0 feet center to center and 1 foot to endwall. Connect rows with 4" diamet PVC solid pipe. See cross section and construction note for dimensions and specifications.

Clean coarse sand Enviroseptic laterals

BACKFILL REQUIREMENTS

- Depth of Backfill (upslope) 6 +/-"
- Depth of Backfill (downslope) 12 +/-"
- Depths at cross section (shown below)

CONSTRUCTION ELEVATIONS

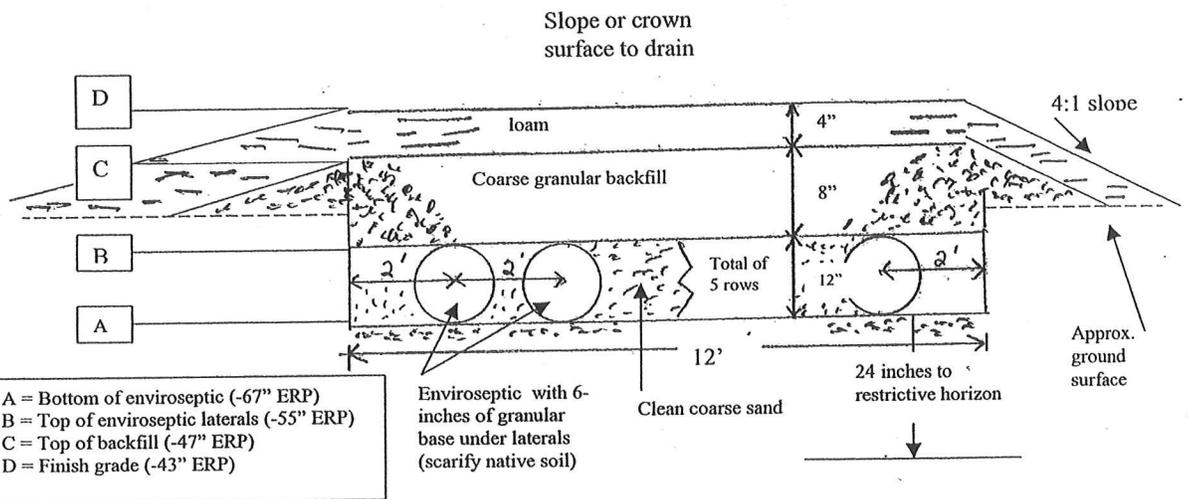
- Finished Grade Elevation -43" ERP
- Top of Proprietary device -55" ERP
- Bottom of Disposal -67" ERP

ELEVATION REFERENCE POINT

- Location & Description nail and pink flagging on 12" Oak tree. Nail is 17" above gr.
- Reference Elevation is: 0.0"

DISPOSAL FIELD CROSS-SECTION

Scales:



Scale: as shown

- A = Bottom of enviroseptic (-67" ERP)
- B = Top of enviroseptic laterals (-55" ERP)
- C = Top of backfill (-47" ERP)
- D = Finish grade (-43" ERP)

Site Evaluator Signature

Michael Rayling

SE #

345

Date

8/23/06rev10/23/06

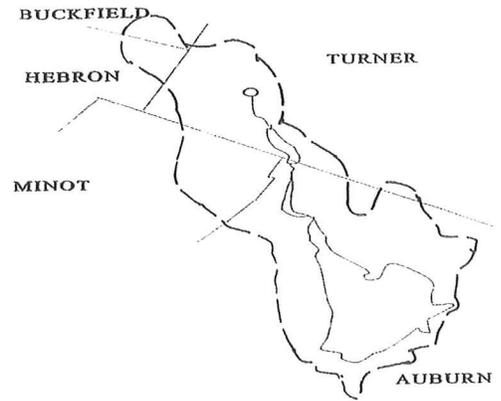
HHE-200 Rev.10/02

CONSTRUCTION NOTES

- 1) The disposal field is 12' X 42' in size and utilizes Enviro-Septic Piping in five rows of 40'. The field corners are staked at the Site. A 1,000 gallon concrete or plastic septic tank is to be installed a minimum of 8 feet from the proposed future home foundation. Location to be at the discretion of the homeowner and/or contractor.
- 2) The elevation reference point (ERP) is a nail and orange flag on a 12" Oak tree adjacent to the field. The nail is approximately 17 inches above ground surface at base of tree. The ERP is set at 0". Disposal field elevations are shown on the cross sections. Enviro-Septic laterals shall be maintained level and backfill thickness shall be maintained as shown on the drawings. The contractor shall verify all elevation measurements prior to and during construction.
- 3) The disposal bed shall consist of 12" diameter Enviro-Septic laterals in five rows of 40 feet. Laterals will be connected to the distribution box with solid 4-inch PVC pipe. A 2.0-foot spacing (center to center) shall be maintained between rows and disposal field side-walls and a 1.0 foot end to end-wall spacing. The Enviro-Septic laterals shall be bedded in **clean coarse sand** (less than 5% silt or clay size particles). The sand shall be placed between laterals and between laterals and the sidewall. Sand shall extend 6-inches around the circumference of the enviroseptic laterals.
- 4) Backfill used over the Enviro-Septic laterals, to achieve grade or for use in fill extension areas shall be a coarse granular backfill with no more than 5% silt and clay sized particles. No stones larger than 3" in diameter shall be present in the backfill. See drawings for backfill areas.
- 5) Vegetation and loam shall be removed from the disposal field and fill extension footprint prior to constructing the field. A 4-inch thick transition zone shall be established at the base of the disposal bed. Compaction of the disposal field area shall be avoided. If compaction occurs due to equipment moving across the field, the bottom of the disposal bed shall be scarified to provide a non-compacted transition zone between the disposal bed base and underlying material.
- 6) A 4-inch layer of loam shall be placed over the backfill.
- 7) Final grades shall be such that surface water (precipitation) will drain away from the disposal area. Upon completion, the area shall be seeded and mulched.

LAKE AUBURN

WATERSHED PROTECTION COMMISSION
Auburn, ME 04212-0414 or Lewiston, ME 04243-7250



November 7, 2006

Dan Bilodeau
207 North Auburn Road
Auburn, ME 04210

Re: Private Sewerage Disposal System, 115 North Auburn Road, Property ID # 363035000

Dear Mr. Bilodeau,

The Auburn Water District has reviewed the revised subsurface wastewater disposal system application for the property located at 115 North Auburn Road, Property ID # 363035000. A review of the revised lot plan dated October 23, 2006 prepared by Michael Deyling, found the system to be a satisfactory design for a septic disposal system within the Lake Auburn Watershed.

This letter is to confirm that the proposed plan meets the requirements of the Lake Auburn Watershed Commission and the Auburn Water District. If you have any questions, please feel free to me at 784-6469.

For the Commission,

A handwritten signature in cursive script that reads "Mary Jane Dillingham".

Mary Jane Dillingham
Water Quality Manager

Cc. Roger Bouvier, Chair LAWPC
Normand R. Lamie, Auburn Water District
David Galbraith, City of Auburn, Planning Dept.

City of Auburn, Maine

"Maine's City of Opportunity"

Karen Scammon, CMA
Assessor

Office of the Assessor

Katelyn Doustou
Assessing Assistant

Joseph St. Peter
Appraiser

January 2, 2014

LAWNA
PO Box 1493
Auburn, ME 04211

2014 NOTICE OF ACTION ON REAL ESTATE ABATEMENT

Location: 115 North Auburn Rd Map 363 Lot 35

Dear Mr. Bilodeau,

The Assessor, Karen Scammon, has granted a full abatement of taxes on the above-described property on January 2, 2014.

REASON: Tax Exempt

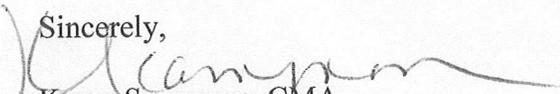
Where an abatement has been granted, the change in value is shown below:

Original Valuation:	Total	\$14,700
Taxable Value:	Total	\$0

The abatement has resulted in a total reduction of \$14,700 assessed value. The Tax Collector has been notified. Please contact the Tax Collector with any questions you may have at 333-6601 ext 1178.

A REVISED TAX BILL WILL NOT BE ISSUED

Sincerely,


Karen Scammon, CMA

New Septic
Easement

Bk 9114 Pg1 #5333
04-08-2015 @ 03:22p

**RELEASE DEED
(Easement)**

Stacey L. Bilodeau, an individual of 207 North Auburn Road in Auburn, County of Androscoggin, State of Maine, for consideration paid, releases to, **Lake Auburn Watershed Neighborhood Association (LAWNA)**, a Maine nonprofit corporation with a mailing address of 115 North Auburn Road in Auburn, County of Androscoggin, State of Maine, a portion of two certain easement deeds and any interest in and to a certain parcel of land situated in **Auburn**, County of **Androscoggin**, State of **Maine** bounded and described as follows:

Easement One:

Beginning at a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

1. North 49°37'03" East approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
2. North 49°37'03" East a distance of 738.61 feet to a point; thence
3. South 71°30'00" East a distance of 7.64 feet to an existing capped ¾ inch rebar, numbered 492; thence
4. North 87°49'24" East a distance of 73.05 feet to an existing capped ¾ inch rebar, numbered 402; thence
5. South 41°16'29" East a distance of 57.91 feet to a point in the southeasterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24, and in the northeasterly line of an old county road known as the Middle Road; thence
6. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 20.00 feet to a point; thence
7. North 41°16'29" West a distance of 48.08 feet to an existing ¾ inch rebar, numbered 492; thence
8. South 87°49'24" West a distance of 27.89 feet to a point; thence

9. South 31°25'18" East a distance of 66.14 feet to a point in the southeasterly line of said land of Stacey L. Bilodeau and in the northwesterly line of said Middle Road; thence

10. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 22.97 feet to a point; thence

11. North 31°25'18" West a distance of 82.41 feet to a point; thence

12. South 87°49'24" West a distance of 13.29 feet to an existing ¾ inch rebar, numbered 492; thence

13. South 49°37'03" West parallel to and 20 feet southeasterly from the above first mentioned line a distance of 728.07 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence

14. South 49°37'03" West approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

15. Northwesterly along the southwesterly line of said land of Stacey L. Bilodeau approximately 20 feet to the point of beginning.

Being a portion of that easement conveyed to Daniel E. Gibbs by easement deed from Stacey L. Bilodeau dated March 19, 2010, and recorded in the Androscoggin County Registry of Deeds, in Book 7904, Page 254. For Grantor's source of title, reference should be made to a certain deed from Daniel E. Gibbs to Daniel L. Bilodeau and George N. Bussiere dated May 28, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8168, Page 244 (and a corrective deed dated December 14, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 265), and a deed from George N. Bussiere to Daniel L. Bilodeau dated December 5, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 267, and a deed from Daniel L. Bilodeau to Lake Auburn Watershed Neighborhood Association (LAWNA) dated December 25, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81.

Easement Two:

Beginning at a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County

Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

1. North 49°37'03" East approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
2. North 49°37'03" East a distance of 738.61 feet to a point; thence
3. South 71°30'00" East a distance of 7.64 feet to an existing capped ¾ inch rebar, numbered 492; thence
4. North 87°49'24" East a distance of 73.05 feet to an existing capped ¾ inch rebar, numbered 402; thence
5. South 41°16'29" East a distance of 57.91 feet to a point in the southeasterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24, and in the northeasterly line of an old county road known as the Middle Road; thence
6. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 20.00 feet to a point; thence
7. North 41°16'29" West a distance of 48.08 feet to an existing ¾ inch rebar, numbered 492; thence
8. South 87°49'24" West a distance of 67.18 feet to an existing ¾ inch rebar, numbered 492; thence
9. South 49°37'03" West parallel to and 20 feet southeasterly from the above first mentioned line a distance of 728.07 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
10. South 49°37'03" West approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2,

2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

11. Northwesterly along the southwesterly line of said land of Stacey L. Bilodeau approximately 20 feet to the point of beginning.

Being a portion of that easement conveyed to Daniel E. Gibbs by easement deed from Stacey L. Bilodeau dated March 19, 2010, and recorded in the Androscoggin County Registry of Deeds, in Book 7904, Page 254. For Grantor's source of title, reference should be made to a certain deed from Daniel E. Gibbs to Daniel L. Bilodeau and George N. Bussiere dated May 28, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8168, Page 244 (and a corrective deed dated December 14, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 265), and a deed from George N. Bussiere to Daniel L. Bilodeau dated December 5, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 267, and a deed from Daniel L. Bilodeau to Lake Auburn Watershed Neighborhood Association (LAWNA) dated December 25, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81.

All bearings are magnetic September 2005.

Both Easement One and Easement Two were previously released by Grantee to Grantor by easement deed dated March 28, 2014 and recorded on March 31, 2014 in Book 8886, Page 18 of the Androscoggin Registry of Deeds. The purpose of this deed is to re-convey the easements to Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 6th day of April, 2015.

Cynthia LeBlanc
Witness

Stacey L. Bilodeau
Stacey L. Bilodeau

STATE OF MAINE
ANDROSCOGGIN, SS.

April 6, 2015

Then personally appeared the above-named Stacey L. Bilodeau and acknowledged the foregoing instrument to be her free act and deed. Before me,

Deborah A. LaPerle **SEAL**

Notary Public/Attorney at Law

Print Name: Deborah A. LaPerle

My Commission Expires: MAY 3, 2021

DEBORAH A. LaPERLE

Notary Public, State of Maine

My Commission Expires May 3, 2021

Trail Easement to
Andro County inhabitants

Bk 8886 Pg18 #4308
03-31-2014 @ 08:10a

EASEMENT DEED

The Lake Auburn Watershed Neighborhood Association (LAWNA), a Maine nonprofit corporation with an address in Auburn, Androscoggin County, State of Maine, for consideration paid, grants to the Inhabitants of the County of Androscoggin, Maine, in gross, a public easement burdening certain land in Auburn, Androscoggin County, and State of Maine, which land is described in a deed from Daniel L. Bilodeau dated December 25, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81. Said easement shall be described as follows:

Beginning at a 5/8 inch rebar, capped "Buker 2397" to be set on the easterly right-of-way line of North Auburn Road, at the northwesterly corner of land now or formerly of Joan Prince Hutchinson and John F. Hutchinson described in a deed recorded in the Androscoggin County Registry of Deeds in Book 2702, Page 70, said rebar being approximately one thousand three hundred eighty feet (1380' ±) northerly along said North Auburn Road from its intersection with West Auburn Road;

Thence, South 54°51'07" East one thousand two hundred six feet (1206.33'), more or less, along a stonewall to a point on the westerly line of land now or formerly of the Lake Auburn Watershed Protection Commission as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 3078, Page 252;

Thence, northerly along said line of the Lake Auburn Watershed Protection Commission fifteen feet (15') to a point;

Thence, North 54°51'07" West to a point on the easterly right-of-way line of North Auburn Road;

Thence, southerly along the easterly line of said North Auburn Road fifteen feet (15'), more or less, to the point of beginning.

In addition to the above-described easement, persons utilizing the easement may walk northerly, from the most easterly corner of the above-described easement, and along the westerly line of the Lake Auburn Watershed Protection Commission, and within fifteen feet (15') westerly of the existing stone wall along said westerly line of said land of the Lake Auburn Watershed Protection Commission, as needed, to access a natural opening within said stone wall.

Use

This public easement for use by the inhabitants of Androscoggin County, Maine, shall be utilized only between the hours of 8:00 AM and 8:00 PM, and shall be utilized for recreational purposes only, including walking, jogging, biking, horseback riding, cross country skiing, and walking pets on leash. Any pets must be on leash at all times, and any waste must be removed from the property and disposed of properly. Any minor child utilizing the easement shall be

accompanied and supervised by an adult or adults at all times, which adult(s) (hereinafter sometimes the "Responsible Party") shall ensure said minor child complies with the terms of use and other terms and conditions set forth herein. Except for snowmobiles, no motorized vehicles shall be permitted without the express written consent of Grantor or its successors or assigns.

Smoking, consumption of alcohol, consumption or utilization of drugs, fires, loitering, and leaving any waste or litter are expressly prohibited on or within the easement area. Grantee shall not, and shall have no right to, leave or construct any structure or personal property on or upon the land subject to this easement. All persons shall exercise reasonable care in utilization of the easement and shall comply with any and all applicable laws, ordinances, and regulations of any governmental authority, as well as any rules adopted by Grantor, which rules shall be recorded in the Androscoggin Registry of Deeds, and which recording shall constitute complete and sufficient public notice thereof. All persons utilizing the easement shall, furthermore, do so in a manner that does not unreasonably disturb plant or wildlife habitat, or the quiet enjoyment of abutting property or the owner's thereof.

Groups larger than twenty-five (25) persons must obtain prior written consent from Grantor or the current owner of the real property burdened by the easement.

Maintenance/Damage

All persons utilizing the easement shall promptly repair, at his, her, or their sole cost and expense, any damage to the easement or the land underlying or adjacent to said easement caused by said person(s). Grantor has and retains no obligation to maintain, or contribute to the cost of maintaining, the easement or repairing damage thereon.

Immunity and Indemnity

Grantor and holder claim all of the rights and immunities against liability for injury to the fullest extent of the law, including, but not limited to, that pursuant to 14 M.R.S. § 159-A, as currently in force and as the same may be amended from time to time, including any successor provisions thereof.

Furthermore, all persons utilizing the easement shall indemnify and hold harmless Grantor, its successors and assigns, from and against any and all loss, damage, claims, actions, and liabilities arising from or relating to the use thereof and any rights set forth hereunder, including, but not limited to, personal injury, property damage, and damage arising from or relating to the discharge of any hazardous, toxic, or dangerous substances or wastes (hereinafter sometimes the "Liabilities"). In addition to his or her own Liabilities, any Responsible Party shall indemnify and hold harmless Grantor, its successors and assigns, from any and all Liabilities of or arising from a minor child supervised by or accompanying said Responsible Party.

Rules & Regulations

Grantor reserves the right, at any time and from time to time, to adopt, alter, amend, or rescind rules and regulations governing use of the easement. Any said rules and regulations shall be recorded in the Androscoggin County Registry of Deeds, which recording shall constitute complete and sufficient public notice thereof.

Grantor's Reserved Rights

Grantor reserves the right to use the easement in any manner that does not unreasonably interfere with the exercise of the rights granted hereunder. The easement granted by this instrument is not exclusive, and Grantor reserves the right to grant similar easements over the real property described herein to other persons or parties in common with the rights granted hereunder, and Grantees shall exercise their rights in common with, and without interference to, other authorized parties.

Although not obligated to undertake any maintenance of the easement or the land underlying the easement, Grantor reserves the right to maintain and upgrade said land, specifically including, but not limited to, the right to minimize and prevent erosion and other deterioration of the soil and land, including, but not necessarily limited to deterioration relating to, or arising from, precipitation, water runoff, and use of the easement.

Enforcement

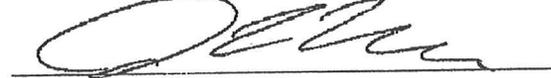
Grantor, its successors and assigns, has the right to enforce the conditions, restrictions, and terms of use and set forth herein, either directly or by reference, and may utilize any and all remedies available at law or in equity, including, without limitation, injunctive relief, the recovery of damages, together with attorneys' fees, and shall be entitled to terminate the rights of any specific individual to utilize the easement for failure to abide by said terms or conditions of use, and shall have the right to require restoration of the land subject to this easement relating to or arising from the violation or attempted violation of any of the term or condition of this easement or any rule or regulation adopted by Grantor in accordance herewith.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 28th day of March, 2014.

Lake Auburn Watershed Neighborhood
Association (LAWNA)



Witness



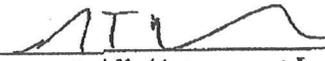
By: Daniel L. Bilodeau
Its: President

STATE OF MAINE
ANDROSCOGGIN, SS.

March 28, 2014

Then personally appeared the above-named Daniel L. Bilodeau in said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Lake Auburn Watershed Neighborhood Association (LAWNA).

Before me,



Notary Public/Attorney at Law
Print Name: Shene T. Wright
My Commission Expires:

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City of Auburn & City of Lewiston Tree Nursery Easement & Licensing Agreement

LEASE

This lease ("Lease") made this 7th day of ^{May} April, 2015, by and between the Lake Auburn Watershed Neighborhood Association ("LAWNA"), a Maine nonprofit, public benefit corporation with a principal place of business in Auburn, County of Androscoggin, State of Maine, ("LAWNA") and the City of Lewiston and the City of Auburn (collectively, the "Cities"), municipalities organized under Maine law, which by mutual agreement maintain the Lewiston Auburn Community Forest Board, a conservation board, ("LACFB"). Whereas both LAWNA and the Cities, by and through the LACFB, seek to encourage conservation in and around the Lake Auburn Watershed, the parties agree as follows:

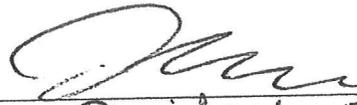
1. **Premises:** LAWNA leases to the Cities a certain right-of-way and property located near Lake Auburn, in Auburn, Maine as described in Exhibit A (the "Premises").
2. **Term:** This Lease shall be for a term of 20 years, beginning as of April __, 2015.
3. **Use of Premises:** The Cities shall use the Premises for the purposes of planting, maintaining, and removing live trees to be used along rights of way in Auburn and Lewiston ("Use").
4. **Well Access:** As described in Exhibit A, the Cities shall also have the right to access and draw water from a well on the property of LAWNA adjacent to the Premises (such well depicted on the diagram in Exhibit B) provided that the Cities shall draw water from the well solely for the Use described in Section 3 of this Lease.
5. **Equal Use:**
 - a. The Cities shall Use the Premises equally. The Cities shall equally share the costs associated with planting and maintaining live trees from the Premises, and each City shall have the right to remove an equal number of live trees from the Premises.
 - b. If either City breaches Section 5(a) of this Lease, the Lease shall not terminate. The Cities shall resolve any dispute regarding Section 5(a) amongst themselves through binding arbitration pursuant to Section 14.
6. **Maintenance and Repair:** The Cities shall keep the Premises clean and clear of all litter, repair any damage caused by them to the Premises, and, at the termination of this Lease, shall return the Premises to the condition it was in at the beginning of the Term, unless the Premises cannot be returned to the condition it was in at the beginning of the Term for reasons beyond the control of the Cities.
7. **Hours of Operation:** The Cities shall not access the Premises outside the hours of 8:00 a.m. to 8:00 p.m., seven days per week, absent the express written consent of LAWNA.

8. **Assignment:** The Cities may not assign this Lease, nor sublet any part of the Premises without the prior written consent of LAWNA, which consent may be withheld for any reason at the sole discretion of LAWNA.
9. **Insurance:** The Cities shall, upon request of LAWNA, provide proof of worker's compensation insurance coverage in amounts and forms consistent with Maine state law, covering their employees during the term of this Agreement.
10. **Termination:**
 - a. Except as provided in Section 5, LAWNA or the Cities may terminate this lease for cause upon written notice of the breach to the other party, and the breaching party shall have 30 days after receipt of the notice (the "Notice Period") to cure the violation.
 - b. If the breaching party does not cure the violation during the Notice Period, the Lease shall terminate at the end of the Notice Period.
 - c. For a period of two years following the termination of this Lease, the Cities shall have a continuing right to maintain and remove trees from the Premises.
11. **Limits of this Lease:** This Lease is meant only to permit the Cities to Use the Premises. The Cities at all times are entities separate and distinct from LAWNA and are solely responsible for the provision of any services as described within this Lease. Nothing in this Lease shall be deemed to create any partnership, joint venture, or other business relationship between LAWNA and the Cities, except as specifically described in this Lease.
12. **Fire and Casualty:** If all or substantially all of the Premises is destroyed or seriously damaged by fire or other casualty, or is taken by eminent domain, then either party may terminate their future obligations under this Lease upon notice to the other party.
13. **Compliance:** Both parties shall comply with all applicable laws and regulations.
14. **Governing Law and Dispute Resolution:** This Lease shall be governed by Maine law. The invalidity of any of the provisions of this Lease shall not affect any of the remaining provisions of this Lease. Any dispute arising out of this Lease shall be resolved by binding arbitration before a single arbitrator, at the office of Brann & Isaacson, 184 Main Street, Lewiston, Maine, under the JAMS Streamlined Arbitration Rules. Upon a demand for arbitration, the parties shall select an arbitrator. If the parties have not selected an arbitrator within 30 days, either party may ask that the Androscoggin County Superior Court appoint the arbitrator. The prevailing party shall be entitled to recover reasonable attorney fees and costs. This Section shall survive the expiration or termination of this Lease.

- 15. **Notices:** Notices under this Lease shall be effective upon receipt or refusal when delivered in writing to a party in person, by certified mail, return receipt requested, or overnight delivery service with proof of delivery.
- 16. **Modifications:** This Lease may not be modified or waived except in writing. Any waiver by either party in regards to the terms of this Agreement shall constitute a waiver only of that specific occurrence, and shall not be deemed a waiver of any other covenants, promises, or agreements contained herein.
- 17. **Successors or Assigns:** All covenants, promises, and agreements contained in this Lease shall be binding upon and shall inure to the benefit of the respective successors or assigns of the parties of this Lease.
- 18. **Entire Agreement:** This Lease is the complete and entire agreement between the parties.

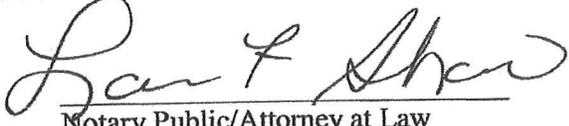
IN WITNESS WHEREOF, the undersigned, representing that they are duly authorized to act, have caused this instrument to be duly executed this 7th day of ~~April~~ May 2015.

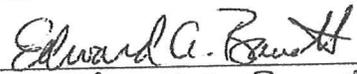
LAKE AUBURN WATERSHED
NEIGHBORHOOD ASSOCIATION (LAWNA)


By: President, DAN Bilodeau
Its: _____

STATE OF MAINE
Andro Scipio ss

Now appeared before me the above named Dan Bilodeau of Maine, and Edward A. Barrett of Maine, and Howard Kroll of Maine, and acknowledged the foregoing to be h__ free act and deed in said capacity and the free act and deed of the Lake Auburn Watershed Neighborhood Association. April 7, 2015


Notary Public/Attorney at Law
Print Name: LAUREN F. SHAW
Notary Public, Maine
My Commission Expires December 19, 2018

CITY OF LEWISTON

By: Edward A. Barrett
Its: City Administrator

CITY OF AUBURN



By: Howard Kroli

Its: Acting City Manager

City of Auburn and City of Lewiston-Tree Nursery Easement

A certain right-of-way and tree nursery easement, situated on the easterly side of North Auburn Road, so-called, in the City of Auburn, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar, capped "Buker 2397" on the easterly right-of-way line of North Auburn Road, at the northwesterly corner of land now or formerly of Joan Prince and John F. Hutchinson (Book 2702, Page 70), said rebar being one thousand three hundred eighty (1,380) feet, more or less, from the intersection of said North Auburn Road and West Auburn Road;

Thence, from the Point of Beginning, North 19 degrees-18 minutes -58 seconds East, along said easterly right-of-way line of North Auburn Road, a distance of sixteen (16) feet, more or less, to a point;

Thence, South 54 degrees-51 minutes -07 seconds East, through said land of the Grantor herein, a distance of two hundred eighty-five (285) feet, more or less, to a point at the intersection of the last described line and the projection of an interior stonewall, said line being fifteen (15) feet and parallel at all points, from the southerly boundary line of the Grantor herein;

Thence, North 22 degrees-51 minutes -46 seconds East, through said land of the Grantor herein and partially along said interior stonewall, a distance of two hundred thirty-one (231) feet, more or less, to a point on the northerly line of the Grantor herein and the southerly boundary line of land now or formerly of Michael P. Joseph Trust (Book 8057, Page 194);

Thence, South 50 degrees-19 minutes -55 seconds East, along said land now or formerly of Michael P. Joseph Trust, a distance of three hundred thirty (330) feet, more or less, to a point on a stonewall;

Thence, South 47 degrees-27 minutes -10 seconds West, along said stonewall, a distance of two hundred nineteen (219) feet, more or less, to a point on a stonewall on the northerly boundary line of said land now or formerly of Joan Prince and John F. Hutchinson;

Thence, North 54 degrees-51 minutes -07 seconds West, along said land now or formerly of Joan Prince and John F. Hutchinson, a distance of five hundred fifteen (515) feet, more or less, to a 5/8 inch rebar, capped "Buker 2397" and the Point of Beginning.

The above-described easement contains 1.6 acres, more or less.

All bearings are referenced to Magnetic North 2013.

All Book and Pages refer to the Androscoggin County Registry of Deeds.

Meaning and intending to convey a right-of-way and tree nursery easement over a portion, and only a portion, granted to Lake Auburn Watershed Neighborhood Association, by a release deed from Daniel L. Bilodeau, dated December 25, 2012, and recorded in Book 8570 Page 81 on December 26, 2012.

History & Present status of property for grant purposes.

The Lake Auburn Watershed Neighborhood Association (LAWNA), established as a 501c3 in 2007, is a public benefit corporation organizing private and public lands on or near the shores of Lake Auburn, as well as its watershed area. LAWNA promotes the protection of the environmental and natural resources while supporting responsible recreation, development and community service. On December 25, 2012, a 6 acre field and wooded parcel was donated to the LAWNA to be used as a Gateway for an additional 400 acres of abutting property on all four sides of the parcel which is heavily laden with multi-use, year round recreational trails. A 25 person volunteer-work committee, representing a multitude of recreational interests was formed to manage the property and the Community has embraced the very new and young Lake Auburn Community Center (LACC).

Since the LACC inception, our outreach and return from the Community has been incredible! We have partnered with the Perkins Ridge Sno-Travelers (PRST), Procter & Gamble (P&G), Edward Little High School (ELHS), and the Androscoggin Valley Education Coalition (AVEC), as well as dozens of local corporate sponsors and of course the general public. Through these partnerships; we have initiated an education & outreach program for the surrounding area which is located in the critical Lake Auburn watershed. Facets including the natural and man-made deterioration of the property, what steps can be taken to minimize future impacts and how we can enhance the Gateway for the Community with environmentally responsible, science based development.

Another exciting partnership that was formed early on is with the Lewiston-Auburn Community Forestry Board (LACFB); a tree nursery easement area was drafted and surveyed last September and student volunteers from the AVEC program came and planted approximately two dozen trees. In just three weeks, another large tree planting will be taking place with over 200 additional trees through the *second* Project Canopy Grant for the property, this time from the City of Lewiston. As arborists and volunteers care and nurture the tree seedlings, designated as LACFB street tree inventory, we will be strengthening our partnership with the cities as this is a joint board with members appointed by both Mayors! The nursery end result will be \$45,000 worth of street trees for our urban community which has lacked funding for buying new trees for many years.

The Community Center is requesting funding to develop our historic "Ice House" into a groomer storage facility, shelter and common project meeting area. We have partnered with PRST this summer, which will be providing building materials for roof, walls, and garage doors (storage shell) and are pleased to release that on-going discussion with Goodwill Take 2 for the provision of qualified building labor to build a safe, dry & useful area for housing the brand new 2015 PRST Ranger Groomer & trail drag.

What we are hoping for is funding to develop the ice house even further to include a finished concrete floor, insulation, interior walls & windows, heat, and an ADA compliant restroom plumbed to a new subsurface wastewater disposal (SWDS) system and recently upgraded well. With careful planning that started years ago, the LACC already holds a detailed City & Water District approved site-plan & SWDS application including the needed recorded easements. Minor modifications to this site plan and the formality of a building, electrical and plumbing permit would wrap up the remaining administration details.

The development of this historical "Ice House" would not only benefit the PRST for storage of their grooming equipment, it would benefit the Community as a whole! Currently, we are open to the public from 8 am to 8:30 pm daily; providing miles of multi-use trails, nature

observation, volleyball, tetherball, picnicking, horseshoes, cross-country skiing, snowmobiling and ice skating, disc golf and more. This great recreational facility which draws on neighbors, community members and folks from all over! The benefit of the converted Ice House would serve a multitude of purposes; it would provide a winter shelter area for our frequent snow-show & skier traffic, which are forced to prepare in the elements. Another benefit is a shade/wind shelter area for outdoor gathering when it very hot and/or sunny or when there is a sudden storm and subsequent downpour. There have been meetings held in the past at our facility but because of the unpredictability of the weather, it proves to be unreliable for younger or older visitors. This would change the Community Center which limits the opportunities that are so bountiful.

Notes for sustainability:

1. PERPETUAL deeded trail access granted to the residents of Androscoggin County and recorded in the County building in Auburn.
2. No debt, No mortgage.
3. FULL property tax exemption by the City of Auburn.
4. Monthly utility expenses averaging \$90 and with a new bathroom facility proposed expenses will be reduced to only an electric bill of \$25/month.
5. Acceptance and cooperation of the Lake Auburn Watershed Protection Commission (LAWPC), and the Gould, Hutchinson, & Joseph estate(s) as the immediate abutters & neighbors.





CONTROL LEVELS



LEGEND

Watershed Control Levels

- LEVEL 1 (Red)
- LEVEL 2 (Orange)
- LEVEL 3 (Purple)
- LEVEL 4 (Green)

— WATERSHED LINE (Red line)

— SUB-WATERSHED LINE (Orange line)

— TOWN LINE (Black line)

