

City of Auburn, Maine
 Economic & Community Development
 Michael Chammings, Director
 60 Court Street | Auburn, Maine 04210
 www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: LAWPCA Composting and/or Storage Facility

PROPOSED DEVELOPMENT ADDRESS: 230 Penley Corner Road, Auburn, ME

PARCEL ID #: 137-032

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: To operate the facility with less volume, using material derived only from the LAWPCA treatment facility while eliminating an odor mitigation system that has impacted groundwater at the facility. To allow the facility to be used for indoor and outdoor storage of solids.

To merge elements of the City Agreement that are still relevant by incorporating them into the Planning Board Agreement, and be able to operate under the conditions of one City document.

CONTACT INFORMATION:

Applicant

Name: LAWPCA, Travis Peaslee, PE
 Address: PO Box 1928, 535 Lincoln St.,
City / State Lewiston, ME
Zip Code 04241-1928
Work #: 207-782-0917
Cell #:
Fax #: 207-782-9877
Home #:

Property Owner

Name: Same as Applicant
 Address: _____
 City / State _____
 Zip Code _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____

Project Representative

Name: N/A
 Address: _____
 City / State _____
 Zip Code _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 Email: _____

Other professional representatives for the project (surveyors, engineers, etc.),

Name: N/A
 Address: _____
 City / State _____
 Zip Code _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 Email: _____

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	135,000	sq. ft.
Proposed Total Paved Area	0	sq. ft.
Proposed Total Impervious Area	0	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	28.5	% of lot area
Impervious surface ratio proposed	0	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	40,000	sq. ft.
Proposed Building Footprint	0	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	0	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	no	(yes or no)
Building Area/Lot coverage existing	8.4	% of lot area
Building Area/Lot coverage proposed	8.4 (same as above, no change)	% of lot area

ZONING

Existing	
Proposed, if applicable	Agricultural and Resource Protection

LAND USE

Existing	
Proposed	Compost Facility Compost and/or Storage Facility

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	5
Proposed Number of Parking Spaces	0
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	0

ESTIMATED COST OF PROJECT: \$0.00

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	N/A	sq. ft.
Proposed Disturbed Area	N/A	sq. ft.
Proposed Impervious Area	N/A	sq. ft.

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 crated 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 (Since July 1, 1997) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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 Agriculture and Resource Protection zoning district.
2. Parcel Area: 10.89 _____ acres / 474,368 _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	N/A _____	/ N/A _____
Street Frontage	N/A _____	/ N/A _____
Min Front Yard	N/A _____	/ N/A _____
Min Rear Yard	N/A _____	/ N/A _____
Min Side Yard	N/A _____	/ N/A _____
Max. Building Height	N/A _____	/ N/A _____
Use Designation	<u>Munic. Compost Facility/Munic. Compost and/or Storage Facility</u>	
Parking Requirement	1 space/ per N/A _____ square feet of floor area	
Total Parking:	_____	/ 5 _____
Overlay zoning districts (if any):	N/A _____	/ N/A _____ / N/A _____
Urban impaired stream watershed?	YES/NO If yes, watershed name _____ No _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.)
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.

To view the City of Auburn Zoning Ordinance, go to:

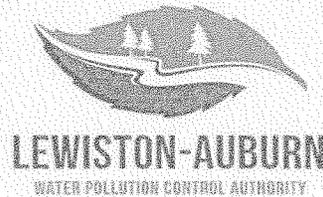
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use // Zoning Ordinance

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: <p style="text-align: center; font-size: 1.2em;">8-11-20</p>
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Travis Peaslee P.E. *Superintendent*
Ralph Lenfestey, *Treasurer*



Board Members
Mark Adams – *Chair*
Phil Crowell
Denis D'Auteuil
Dale Doughty, C.G.
Sid Hazelton, P.E.
Norm Lamie, P.E.
Jeff Preble, P.E.

August 5, 2020

Mathieu Duvall, Planning Board Chairperson
City of Auburn
60 Court St.
Auburn, Maine 04210

Dear Mr. Duvall:

The Lewiston-Auburn Water Pollution Control Authority (LAWPCA) is the wastewater treatment plant servicing Lewiston and Auburn. LAWPCA's Compost Facility at 230 Penley Corner Road has been operating since 1993 and is an important part of affordable and responsible treatment of municipal sewerage within Auburn and Lewiston. The overall operations have been a great example of partnering with Lewiston to provide efficient services at reduced costs. Over time, technology and regulatory changes have required the facility to adapt to remain efficient and effective. The Compost Facility and LAWPCA have proven to be responsive to these changes and have operated the facility without negative impact to the community. The anaerobic digester at LAWPCA has reduced the volume of waste requiring composting, and has reduced the odor potential substantially while generating electricity to offset costs.

Our staff at the compost facility worked through a pilot project with Maine DEP between September 2019- January 2020 evaluating how the facility may be operated with composting only LAWPCA-produced, anaerobically digested solids, and with no odor control system. The pilot project was successful and the approval to operate as such was received from the DEP in June of 2020, in the form of approved license amendments. These changes also require amendments to the current City Agreements and the Planning Board Approvals. The major changes that are being proposed are to operate the facility with less volume, using material derived only from the LAWPCA treatment facility, while eliminating an odor mitigation system that has impacted groundwater at the facility.

Upon successful completion of the pilot project, and in anticipation of the DEP approvals, LAWPCA staff met with the Auburn City Council at the May 18, 2020 workshop to discuss the pilot project findings and changes that would be needed in the City Agreement. At this workshop, LAWPCA staff noted that many elements of the existing City siting agreements had been satisfied or are no longer relevant. LAWPCA staff also pointed out that any of the DEP approved operational changes also required Auburn Planning Board Approval. City Councilors agreed that if elements of the City Agreement that were still relevant could be incorporated in to the Planning Board Agreement, and that they had an opportunity to review any final approvals, then they would be comfortable dissolving the City Agreement and allowing LAWPCA to

operate under conditions of the Planning Board Agreement. We believe this approach is less burdensome and more efficient; therefore, are requesting Planning Board consideration of such consolidation.

Along with this letter, I have included a copy of a marked-up/tracked changes version of the original "Auburn site plan approval and special exemptions permit to construct and municipal wastewater sludge composting facility" (April 3, 1992). The document attempts to update the original to incorporate Planning Board amendment approvals from 2005 and 2013, relevant elements from the City Agreement, and proposed changes to reflect operational variations that were recently approved by the DEP. I hasten to add that the Authority is happy to comply with any requirements or protections that the City believes are needed, and in any case, if facility operations cause distress or negative impacts on the neighborhood, LAWPCA will take whatever actions are necessary to resolve problems.

I look forward to discussing the proposed changes and possible consolidation of City Agreements with you or your designated staff in the near future. Until then, if you have any questions about the facility or the Agreements, I would be happy to provide answers.

Sincerely



Travis Peaslee, P.E.

LAWPCA Superintendent

cc:

Eric Cousens, Deputy Director of Economic & Community Development

Megan Norwood, City Planner

WARRANTY DEED

ROGER G. GAUTHIER, JR., being unmarried, of Auburn, County of Androscoggin, State of Maine, for consideration paid, grants to THE LEWISTON-AUBURN WATER POLLUTION CONTROL AUTHORITY, a quasi-municipal corporation, with its principal office located in Lewiston, Androscoggin County, State of Maine, with Warranty Covenants, the land in Auburn, Maine.

A certain parcel of land and buildings thereon situated on the southeasterly side of Penley Corner Road, in the City of Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at an iron rod set on the apparent southeasterly sideline of Penley Corner Road at the northerly corner of land now or formerly of Cecilia B. Cholewa as described in deed from Edwin D. Dyer, dated June 26, 1946 and recorded at the Androscoggin County Registry of Deeds, Book 581, Page 35; thence north forty-nine degrees one minute four seconds east ($N 49^{\circ} 1' 4'' E$) along the apparent southeasterly sideline of Penley Corner Road, seven hundred ninety-eight and eighty-five hundredths (798.85) feet to an iron rod set; thence north fifty-two degrees thirty-nine minutes four seconds east ($N 52^{\circ} 39' 4'' E$) continuing along the apparent southeasterly sideline of said Penley Corner Road, two hundred forty-nine and eighteen hundredths (249.18) feet to an iron rod set; thence north fifty-one degrees fifty-three minutes fifty-six seconds east ($N 51^{\circ} 53' 56'' E$) continuing along the apparent southeasterly sideline of said Penley Corner Road, five hundred forty-eight and three hundredths (548.03) feet to a stone monument found at the easterly corner of land now or formerly of John W. and Lisa A. Jacques as described in deed from Raymond B. Dube, dated October 27, 1982 and recorded at said Registry in Book 1605, Page 07; thence south thirty-seven degrees fifty-one minutes twenty-eight seconds east ($S 37^{\circ} 51' 28'' E$) along the southwesterly line of said Jacques, one thousand one hundred four and twenty-three hundredths (1104.23) feet to the base of a utility pole used as a fence corner on the northwesterly line of land now or formerly of Barry and Rebecca Skillings as described in deed from Harriet and Elizabeth E. Vickery dated July 12, 1989 and recorded at said Registry, Book 2440, Page 189; thence south fifty-one degrees twenty-two minutes twenty-seven seconds west ($S 51^{\circ} 22' 27'' W$) along the northwesterly line of said Skillings, three hundred five and ninety-two hundredths (305.92) feet to an iron rod set at the westerly corner of land of said Skillings; thence south thirty-seven degrees fifty-one minutes twenty-eight seconds east ($S 37^{\circ} 51' 28'' E$) along the southwesterly line of said Skillings, one thousand four hundred twenty-two and thirty-three hundredths (1422.33) feet to an iron rod set at an angle in the northwesterly line of land now or formerly of Armand Beaudry as described in deed from Helene Lallier et als. dated March 19, 1991 and recorded at said Registry in Book 2665, Page 169; thence southwesterly following a stone and pumpkin pine stump fence approximately one thousand (1000) feet to a one inch iron pipe found on the north-

westerly line of land now or formerly of Bell Farms, Inc. as described in deed from Yvonne C. Bell dated March 15, 1963 and recorded in said Registry, Book 889, Page 338; said one inch iron pipe found being south twelve degrees fifty-two minutes forty-four seconds east (S 12° 52' 44" E) nine hundred thirty-three and forty-eight hundredths (93.48) feet from the last mentioned iron rod set; thence south fifty degrees eighteen minutes twenty-seven seconds west (S 50° 18' 27" W) along the northwesterly line of said Bell Farms, Inc. and along the northwesterly line of land now or formerly of Charles L. and Charlotte Bosworth as described in deed from Rena Dyer dated July 5, 1985 and recorded at said Registry in Book 1830, Page 186, one thousand three hundred eighty-six and thirty-five hundredths (1386.35) feet to a 13" beech tree at the most easterly corner of land of said Cholewa; thence north thirty-five degrees twenty-one minutes fifty seconds west (N 35° 21' 50" W) along the northeasterly line of land of said Cholewa, one thousand one hundred twenty-five and twenty-six hundredths (1125.26) feet to a 40" hemlock tree; thence north fifty degrees thirty-nine minutes fifty-five seconds east (N 50° 39' 55" E) along the line of land of said Cholewa, three hundred fifty-one and seventy-eight hundredths (351.78) feet to an iron rod set; thence north thirty-five degrees thirty-three minutes eighteen seconds west (N 35° 33' 18" W) along the northeasterly line of land of said Cholewa, two thousand two hundred forty-six and eleven hundredths (2246.11) feet to the point of beginning. Said parcel containing one hundred sixteen and two tenths (116.2) acres.

Being the same premises conveyed to Roger G. Gauthier, Jr. by deed of Roger G. Gauthier, Sr. dated February 8, 1990 and recorded in the Androscoggin County Registry of Deeds, Book 2519, Page 94.

The Grantee shall use approximately ten (10) acres of the above premises for the construction of a sewerage sludge composting facility with sufficient roadway access and utility access to service the same as hereinbelow described together with a location, chosen by the Grantee, for a water well and easements to the same for power and pipe lines and the right to enter to repair, replace and maintain the well and power and pipe lines and also with up to four (4) locations for water quality monitoring wells, chosen by the Grantee, with an easement to the same to collect samples and repair, replace, and maintain the monitoring wells. None of these wells, equipment or easements shall be placed or used so as to unreasonably interfere with the Grantor's farming operation. Possession of such site and access shall be delivered to the Grantee herewith. Possession of the remaining land and buildings shall be retained by Gauthier for the life of said Gauthier. Gauthier shall retain the right to extend the life estate to include the life of Virginia L. Beauchesne by giving to her his deed or leaving it to her in his Last Will and Testament so that the longest to live of the two of them shall have a life estate for that person's life. During the period of Gauthier's or Virginia Beauchesne's possession, they shall pay all the real estate taxes on the retained land and buildings, shall maintain and insure the retained buildings for their full insurable value for the benefit

of the Grantee, shall not commit any strip or waste or remove any wood or timber, except for personal firewood or remove any earth or soil materials from the premises. Gauthier or Virginia Beauchesne can, at his or her option, release possession in their life estates at any time on additional land above the previously mentioned ten (10) acres to the Grantee. Gauthier or Virginia, during their life estates, shall annually utilize and apply the maximum amount of the Grantee's sludge as recommended by the Grantee to all fields and pastures permitted by the Maine Department of Environmental Protection and shall annually remove the crops from said fields and pastures and in consideration therefore, the Grantee shall annually reimburse Gauthier or Virginia Beauchesne, whichever one is entitled to possession, a fee equal to and not exceeding the real estate taxes, if any, assessed on the taxable portion of the premises in their possession starting on the date of closing, the first year to be prorated. Gauthier or Virginia Beauchesne shall have the right to tear down and erect buildings on the life estate premises which does not interfere with the Grantee's composting activities, so as to maintain or enhance the property for personal and agricultural use. The retained possession shall terminate when either Gauthier or Virginia Beauchesne, or the survivor of them, if applicable, dies or ceases to personally occupy the buildings on the premises for a continuous period of six (6) months, excepting from this period any temporary absences because of illness at home or in the hospital or vacation. An affidavit recorded in the Registry of Deeds made by Grantee or its successor stating the period of vacancy, incorporating therein proof of delivery of the notice to Gauthier or Virginia Beauchesne or the survivor of them including the beginning and ending dates of the period of vacancy, delivered to Gauthier or Virginia Beauchesne, shall be conclusive proof of the termination of the right of possession, unless Gauthier or Virginia Beauchesne, or the survivor of them, shall sign an affidavit refuting the claim of vacancy and file it in said Registry within fourteen (14) days of the date notice was delivered to Gauthier or Virginia Beauchesne, if applicable.

The Grantee shall, during the life estates, have the right to create buffers around the facility or the farm if reasonably necessary to comply with aesthetics or adverse public comment. If buffers are needed on the farm, outside of the 10.89 acre parcel, the buffers will be of natural vegetation or earthen material.

The composting parcel is a certain lot or parcel of land situated southeasterly of Penley Corner Road, located entirely within the above described parcel, bounded and described as follows:

Beginning at an iron rod set at the northerly corner of the herein described lot; said iron rod set being south seventy-two degrees forty-one minutes sixteen seconds west (S 72° 41' 16" W) four hundred forty-three and eighty-four hundredths (443.84) feet from an iron rod set at the westerly corner of land now or formerly of

said Barry and Rebecca Skillings; thence south forty-eight degrees twenty-two minutes forty-eight seconds east (S 48° 22' 48" E) two hundred seventy-five and zero hundredths (275.00) feet to an iron rod set; thence north eighty-six degrees thirty-seven minutes twelve seconds east (N 86° 37' 12" E) one hundred forty-one and forty-two hundredths (141.42) feet to an iron rod set; thence south thirty-six degrees six minutes fifty-five seconds east (S 36° 6' 55" E) two hundred thirty-five and thirty-seven hundredths (235.37) feet to an iron rod set; thence south thirty-nine degrees fifty-six minutes eight seconds west (S 39° 56' 8" W) eight hundred fifty-three and eighty-five hundredths (853.85) feet to an iron rod set in the line of an existing pasture fence; said iron rod set being north ten degrees fifty-seven minutes forty-two seconds west (N 10° 57' 42" W) six hundred thirty-eight and nineteen hundredths (638.19) feet from an iron rod set at an angle in the northeasterly line of land now or formerly of said Cecilia B. Cholewa; thence north thirty-five degrees forty-two minutes fifty-three seconds west (N 35° 42' 53" W) along the line of said pasture fence six hundred forty-five and eighty-one hundredths (645.81) feet to an iron rod set; thence north forty-one degrees thirty-seven minutes twelve seconds east (N 41° 37' 12" E) two hundred fifty-three and fifty-one hundredths (253.51) feet to an iron rod set at the terminus of the westerly sideline of the "Access Road"; thence continuing north forty-one degrees thirty-seven minutes twelve seconds east (N 41° 37' 12" E) along the southeasterly line of the "Access Road" seventy-eight and thirty-four hundredths (78.34) feet to an iron rod set at the terminus of the easterly sideline of said "Access Road"; thence continuing north forty-one degrees thirty-seven minutes twelve seconds east (N 41° 37' 12" E) three hundred thirty and three hundredths (330.03) feet to the point of beginning. Said parcel contains ten and eighty-nine hundredths (10.89) acres.

The access road is a certain lot or parcel of land to be utilized for ingress and egress from Penley Corner Road to the "Composting Site", including the right to install utilities as required; said parcel being bounded and described as follows:

Beginning at an iron rod set on the apparent southeasterly sideline of Penley Corner Road; said iron rod set being south fifty-one degrees fifty-three minutes fifty-six seconds west (S 51° 53' 56" W) three hundred fifty-seven and forty-nine hundredths (357.49) feet from a stone monument found at the westerly corner of land now or formerly of said Jacques; thence south fifty-one degrees fifty-three minutes fifty-six seconds west (S 51° 53' 56" W) along the apparent southeasterly sideline of said Penley Corner Road one hundred twenty-four and fifty-two hundredths (124.52) feet to an iron rod set at a point of curvature of a fillet curve; thence generally in a northeasterly and southeasterly direction along said fillet curve having a radius of thirty (30) feet, fifty-five and twenty-three hundredths (55.23) feet to the point of tangency; said curve having a chord bearing of south seventy-five degrees twenty-

one minutes twenty-three seconds east (S 75° 21' 23" E) with a length of forty-seven and seventy-six hundredths (47.76) feet; thence south twenty-two degrees thirty-six minutes forty-two seconds east (S 22° 36' 42" E) five hundred twenty-seven and six hundredths (527.06) feet to a point of curvature; thence southwesterly along a curve of the right having a radius of one hundred ninety-five (195) feet, two hundred eighteen and sixty-nine hundredths (218.69) feet to the point of tangency; thence south forty-one degrees thirty-eight minutes thirty-seven seconds west (S 41° 38' 37" W) fifty-nine and seventeen hundredths (59.17) feet to a point of curvature; thence southwesterly along a curve to the left having a radius of three hundredth thirty (330) feet, two hundred eighty-eight and four hundredths (288.04) feet to a point of curvature; thence south eight degrees twenty-one minutes fifty-eight seconds east (S 8° 21' 58" E) one hundred ninety and six hundredths (190.06) feet to an iron rod set on the northwesterly line of the "Composting Site"; thence north forty-one degrees thirty-seven minutes twelve seconds east (N 41° 37' 12" E) along the northwesterly line of said "Composting Site" seventy-eight and thirty-four hundredths (78.34) feet to an iron rod set; thence north eight degrees twenty-one minutes fifty-eight seconds west (N 08° 21' 58" W) one hundred thirty-nine and sixty-nine hundredths (139.69) feet to a point of curvature; thence northeasterly along a curve to the right having a radius of two hundred seventy (270) feet, two hundred thirty-five and sixty-seven hundredths (235.67) feet to the point of tangency; thence north forty-one degrees thirty-eight minutes thirty-seven seconds east (N 41° 38' 37" E) fifty-nine and seventeen hundredths (59.17) feet to the point of curvature; thence northeasterly along a curve to the left having a radius of two hundred fifty-five (255) feet, two hundred eighty-five and ninety-seven hundredths (285.97) feet to the point of tangency; thence north twenty-two degrees thirty-six minutes forty-two seconds west (N 22° 36' 42" W) five hundred sixty and thirty-one hundredths (560.31) feet to a point of curvature of a fillet curve; thence northeasterly along said fillet curve to the right having a radius of thirty (30) feet, thirty-nine and one hundredths (39.01) feet to the point of beginning. Said parcel containing one and eighty-two hundredths (1.82) acres.

Excepted from the "Access Road", the Grantor reserves the right to use a cattle crossing between pasture fences, bounded and described as follows:

Beginning at a point on the westerly line of the "Access Road", said point being south twenty-two degrees thirty-six minutes forty-two seconds east (S 22° 36' 42" E) fifty-one and thirty hundredths (51.30) feet from the point of tangency of the thirty (30) foot radius fillet curve, said fillet curve located at the intersection of said "Access Road" with Penley Corner Road; thence south twenty-two degrees thirty-six minutes forty-two seconds east (S 22° 36' 42" E) along the westerly line of said "Access Road" thirty and zero hundredths (30.00) feet to a point; thence north sixty-seven

degrees twenty-three minutes eighteen seconds east (N 67° 23' 18" E) across said "Access Road" sixty and zero hundredths (60.00) feet to a point on the easterly line of said "Access Road"; thence north twenty-two degrees thirty-six minutes forty-two seconds west (N 22° 36' 42" W) along the easterly line of said "Access Road" thirty and zero hundredths (30.00) feet to a point, said point being south twenty-two degrees thirty-six minutes forty-two seconds east (S 22° 36' 42" E) eighty-four and fifty-five hundredths (84.55) feet from the point of curvature of a thirty (30) foot radius fillet curve, said fillet curve located at the intersection of said "Access Road" with Penley Corner Road; thence south sixty-seven degrees twenty-three minutes eighteen seconds west (S 67° 23' 18" W) across said "Access Road" sixty and zero hundredths (60.00) feet to the point of beginning. Said parcel contains one thousand eight hundred (1800) square feet.

The Grantor further reserves the right to cross the "Access Road" with farm equipment and with animals at convenient locations, as necessary. The Grantor shall have the right to use the Access Road in common with the Grantee as a vehicle right of way for general farm purposes.

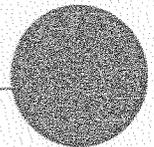
All bearings in the above described parcels refer to magnetic north as observed in September, 1991. All iron rods are 5/8" rebar with surveyor's identification cap #1206.

Reference is made to plan entitled "Standard Boundary Survey, Gauthier Farm, Penley Corner Road, Auburn, Maine" prepared for the Grantee dated May 17, 1992 and prepared by Technical Services, Inc. to be recorded at said Registry.

Witness my hand and seal this 4th day of June, 1992.

Paul A. Choate

Roger G. Gauthier, Jr.
Roger G. Gauthier, Jr.



STATE OF MAINE
Androscoggin, ss:

June 4, 1992

Then personally appeared the above named Roger G. Gauthier, Jr. and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Paul A. Choate
Notary ~~Public~~/Attorney at Law

Printed Name: Paul A. Choate

EST:

Jeanine D. Bergeron

REGISTER OF DEEDS

92 JUN -4 PM 2: 51

ANDROSCOGGIN, SS.



DATA SOURCES
 City of Auburn GIS and Planning Departments, Maine Office of GIS, Imagery Source: ESRI courtesy of DigitalGlobe
 Plan References:
 A. Site Plan of LAMP/CA Composting Facility Finished Product Storage Area Penley Corner Road, Auburn ME for: the
 Lewiston Auburn Water Pollution Control Authority dated June 2007 by Wright-Pierce
 B. Site Grading Plan of LAMP/CA Composting Facility, Penley Corner Road, Auburn ME for: the Lewiston Auburn
 Water Pollution Control Authority date July 30, 1992 and revised through May 1993 by Wright-Pierce Engineers and
 Surveyors



AMENDED SPECIAL CONDITIONS approved by the City Planning Board at its meeting of December 9, 2013.

Note: LAMP/CA applied for and was granted an amendment to its Site Plan and Special Exception approval on April 12, 2005 to construct an outside storage area for finished compost and to modify some of the 1992 Special Conditions. Those April 12, 2005 modifications, where applicable, are noted on the amended conditions.

B.LAMP/CA shall deactivate the sludge composting facility in accordance with the End Use Plan dated March 13, 1992.

C.LAMP/CA shall conduct any emergency backup procedures at the facility in accordance with the Emergency Backup Disposal Plan submitted to the Planning Board in this application.

D.After the completion of operations, LAMP/CA shall maintain a "stop" sign at the intersection of the sludge composting facility access road and Penley Corner Road.

E.No amendment preparation (e.g. size reduction or metal separation) shall take place at the sludge composting facility, including rejected materials, shall be stored inside the building.

F.The granting of this approval is dependent upon and limited to compliance with the proposals and plans as submitted by or on behalf of LAMP/CA to the Auburn Planning Board.

G.LAMP/CA shall comply with all applicable federal, state and local laws and requirements including but not limited to licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation.

H.All trucks carrying sludge, amendment, or end product to and from the facility, or from outside Maine municipalities shall be covered and adequately sealed at all times traveling through the City of Auburn.

I.LAMP/CA shall ensure that the odor control system installed at the facility meets the following performance standards at times:

1.LAMP/CA shall ensure that odor intensity measured at any dwelling, or any public road shall not be more than 1.0 unit higher than background levels if the odor is characteristic of sludge, compost or the composting process and attributable to the composting operation. Odor intensity shall be measured on the biotinal scale in accordance with ASTM E 544.

2.The odor control system discharge shall have an odor concentration not exceeding 100 units at E50 as determined in accordance with ASTM E 679. All air spaces where sludge or non finished compost is stored, processed, transported or otherwise handled shall be considered air streams required to undergo odor control treatment. Air spaces where building agents are stored, processed, transported or otherwise handled may be required to undergo odor control treatment.

3.And March 15, when background odor intensity is minimal. During this monitoring period, odor intensity shall be measured during conditions of low ammonia using an odor panel (ASTM E 679). These tests may be waived annually upon written request to the City Manager, to be received by December 1st and approved by the City Manager.

4.The odor control system shall be monitored and tested once per year, at mid winter between January and March 15, when background odor intensity is minimal. During this monitoring period, odor intensity shall be measured during conditions of low ammonia using an odor panel (ASTM E 679). These tests may be waived annually upon written request to the City Manager, to be received by December 1st and approved by the City Manager, provided no complaints are received during the prior year. Additional tests using either 5(4) may be requested at other times by the City Manager, or a City Councilor provided that the sum of all additional tests shall not exceed 12 per year, to ascertain whether the odor levels, as specified in this article, have been achieved. The City Manager or City Councilor shall not unreasonably request additional odor monitoring.

All studies, tests and monitoring required by this article shall be conducted by independent laboratories agreed upon by LAMP/CA and the City Manager. LAMP/CA shall submit the results of any studies and testing required under this article to the City Manager and the City Council. If the standards for odor control referred to in this article are not met, LAMP/CA shall have 72 hours to comply and it shall be deemed that LAMP/CA is in violation of this article unless the standards are met within the 72 hour period. If the facility must shut down more than 3 times in any 12 month period, it will remain shut until such time as LAMP/CA demonstrates, to the satisfaction of the City Council, that continued operation of the facility will not violate such odor control standards. In the event LAMP/CA shall have 7 days to complete removal of compost material and sludge unless an alternative schedule is agreed upon by the City Manager and LAMP/CA in order to minimize odor impacts.

J. A special board to advise LAMP/CA with respect to noise, odor or any other operational issues of concern, shall meet only as requested by the community living in close proximity to the facility. This board shall consist of at least two members from the neighborhood, two members from the Planning Board, and one City Councilor.

K. Hours of Operation: Deliveries and Trucking of Final Products shall be 6:00 am to 5:00 pm six days a week. (Special Condition "K" is based on the April 12, 2005 approval by the Planning Board #3)

L. LAMP/CA may sell compost after 10-14 days of curing, once the material has met all pathogen and vector attraction standards as currently allowed in the Maine Chapter 419 rule and the EPA 503 rule. (Special Condition "L" is based on the April 12, 2005 approval by the Planning Board; Other License Modifications, #4)

M. Any incoming sewer solids shall be tested for metals on a monthly basis. (Special Condition "M" is based on the April 12, 2005 approval by the Planning Board, #5)

N. LAMP/CA may accept sewer solids from other Maine municipalities, which may be delivered by a third party under contract, in amounts not to exceed the average annual amounts of sewer solids received over the last 10 years.

O. LAMP/CA shall make provisions in the contractual agreements to receive sewer solids from other municipalities to include a truck transportation routing plan that directs heavy trucks to stay on State Highway or other arterial roads and away from minor roads, such as Penley Corners Road, (south of entrance to composting facility), Harmon's Corner Road and Old Danville Road.

SHEET 1 OF 1	
DATE: 01/20/2014	SCALE: 1" = 200'
SITE PLAN OF: LAMP/CA COMPOST FACILITY PENLEY CORNER ROAD AUBURN, MAINE LEWISTON AUBURN WATER POLLUTION CONTROL AUTHORITY PO BOX 1928 535 LINCOLN STREET LEWISTON, ME 04241-1928	
Title: SEBAGO 200 Commercial St., Suite 8 Lewiston, ME 04241 Tel: 207.252.2100 WWW.SEBAGOTECHNICS.COM	Drawn By: BMB Job Number: 13331
Date: _____ Status: _____ By: _____ Rev: _____	This plan shall not be modified without written permission from Sebago Technics, Inc. Any alterations authorized or otherwise, shall be at the user's sole risk and without liability to Sebago Technics, Inc.