Town of Arundel, Maine

SITE PLAN REVIEW
PREAPPLICATION FORM

APPLICANT INFORMATION

1. Project Name: 782 Alfred Road LLC

2. Property Owner Name: Matt & Lisa True
   Mail Address: 39 Parker Woods Road
   Town, State, ZIP Code Arundel, Maine 04046
   Telephone #: (207) 831-8601
   Email mtrueservpros@gmail.com

3. Applicant Name (if different): _____
   Mail Address: _____
   Town, State, ZIP Code _____
   Telephone #: _____
   Email _____

GENERAL INFORMATION

4. Project Location: 782 Alfred Road
   Arundel Tax Map 4 Lot 32

5. Land Use District: (AR) Alfred road Business District

SITE INFORMATION

6. Please describe the existing use of the property to be developed and neighboring properties.
   The property contains an existing 2 story building used previously for a commercial business with 5 parking spots.

7. Please describe the proposed use of the property.
   The owner wishes to change the use for the existing building and add 30 new parking spots. The project proposes to relocate the existing entrance to improve the access to the property.

8. Total Acreage of Site: 1.57 Acres
   Proposed Development Area: 35,560 SF
   Proposed Road/driveway Length: N/A
   Area of parking lot 18,316 Sf
   Total Impervious Area: 21,305 Sf

9. Proposed Infrastructure Improvements (List Facility Type & Public/Private Ownership)
   Sewer: Existing Septic
   Water: Existing Well
   Road: State Highway
   Utilities: Existing overhead

To the best of my knowledge, all of the above stated information is true and correct.

Applicant's Signature	July 24, 2023 Date

Fee: $100.00

Plenary Site Plan Review Applications: Submit ten (10) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1"=40'. Please include written requests and justifications for any requested waivers from the application requirements

If sketch plans are larger than 11" x 17", you may provide 2 full-sized sets and 8 copies reduced to 11" x 17". Applications will not be placed upon a Planning Board Agenda until the Town Planner receives all the plans, fees, written submissions or waiver requests to be considered complete. After receipt of all the necessary information, the Town Planner shall place the application on the next available agenda.

Administrative Site Plan Review Applications: Submit five (5) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1"=60' to the Town Planner. Please include written requests and justifications for any requested waivers from the application requirements.

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

July 24, 2023

Town of Arundel
Lee Jay Feldman, Planner
257 Limerick Road
Arundel, Maine 04046

Re: 782 Alfred Road, Tax Map 4, Lot 32.

Dear Mr. Feldman,

The owner / applicant 782 Alfred Road LLC wishes to change the use of the existing 2,873 square foot two story building from Office / Storage to Funeral Home.

Currently the site has 5 parking spaces available, and we are proposing to add additional spaces for a total of 34 spaces, including 2-handicap. We are also proposing to relocate the existing entrance in order to improve access to the existing and proposed parking.

There is no public water located on Alfred Road adjacent to the site. The site is currently served by drilled well.

The site is currently serviced by private septic and overhead utilities.

There are no wetlands on the site.

The project is not located within a FEMA flood zone. The majority of the existing developed area is located on "SeB" Scio Silt Loam with the majority of the proposed development (new parking) located on "LyC" Lyman-Rock Outcrop Complex.

The project will require a modification to the existing MDOT driveway entrance permit.

The project does not require any Maine Department of Environmental Protection permits.

- Since the project construction activity is less than 1 acre of disturbed area.
- The project is not located in a direct watershed of an urban impaired stream and is less than 1 acre of impervious area.

If you have any questions, or need any additional information, please let me know. We are looking forward to discussing this sketch plan application with the planning board.

Very truly yours,

Paul P. Gadbois

Paul P. Gadbois, P.E., P.L.S.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19121 PG 712**
Instr # 2022041553
09/28/2022 10:29:16 AM
Pages 2 YORK CO

DLN: 1002240211777

After recording return to:
782 Alfred Road, LLC
39 Parker Woods Drive
Arundel, ME 04046

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

No Transfer Tax

SPRUCE CIRCLE, INC., a Maine Corporation with a mailing address of 782 Alfred Road, Arundel, ME 04046, for consideration paid, grants to **782 ALFRED ROAD, LLC,** a Maine limited liability company having a mailing address of 39 Parker Woods Drive, Arundel, ME 04046, **with Warranty Covenants,** the land and interest in land situated in Arundel, York County, Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon situated in Arundel, County of York and State of Maine, bounded and described as follows:

BEGINNING at a point on the northerly line of the Alfred Road, so-called, said road being designated as State Route No. 111, and said point being the southwesterly corner of land, now or formerly of Frank Kimball and the southeasterly corner of land formerly of William Labbe, and being marked by an iron pin as shown on a Property Plan surveyed and drawn by Walter B. Fitzgerald and dated September 20, 1947, and recorded in the York County Registry of Deeds;

THENCE westerly by the northerly line of said Alfred Road, a distance of two hundred sixty-three (263) feet to a point on the line of land formerly of William Labbe, said point being marked by an iron pin;

THENCE northerly by land formerly of said William Labbe, a distance of one hundred sixty-five (165) feet to a point marked by 24" pine tree;

THENCE easterly continuing by land formerly of said William Labbe, a distance of four hundred ninety-seven and five tenths (497.5) feet to a point on the line of land of first mentioned Frank Kimball, said point being marked by an iron pin;

THENCE southwesterly by the land now or formerly of said Frank Kimball, a distance of three hundred eighty-five (385) feet to the point of beginning.

The above described premises are conveyed subject to a mortgage given by Spruce Circle, Inc. to Saco and Biddeford Savings Institution dated August, 5, 2015, and recorded in York Registry of Deeds in Book 17074, page 473, rights in favor of Saco and Biddeford Savings Institution under a Collateral Assignment of Leases and Rentals dated August 5, 2015, and recorded in York Registry of Deeds in Book 17074, page 491, and the provisions of a UCC Financing statement bearing the same

date and recorded in York Registry of Deeds in Book 17074, page 498, which the within Grantee assumes and agrees to pay and observe all the obligations thereunder.

Being the same premises conveyed to Spruce Circle, Inc. by deed of Gerard Raymond and another, Co-Personal Representatives of the Estate of Jean Guy Raymond dated October 7, 2014, and recorded in York Registry of Deeds in Book 16905, page 710.

IN WITNESS WHEREOF, Spruce Circle, Inc. has caused this instrument to be signed in its name and behalf by Lisa R. True, its Vice President, thereunto duly authorized, this 24th day of September, 2022.

SPRUCE CIRCLE, INC.

Witness

By: Lisa R True
Lisa R. True
Its: Vice President

STATE OF MAINE
York, ss

September 22, 2022

Personally appeared the above named Lisa R. True, Vice President of said Spruce Circle, Inc. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,

~~Notary Public~~/Maine Attorney-At-Law

Richard A. Hull III
Maine Attorney-at-law
Bar No. 000964

Print Name

My Commission Expires

ldrive/16367.002/deedto782/rev9/22/22

TN

MN (14.8°W)

Scale 1 : 12,800

1" = 1,066.7 ft

Data Zoom 14-0

PROPERTY MAPS

TOWN OF ARUNDEL MAINE

James H. Thomas
gisSolutions of Maine
Cumberland, Maine
jht@maine.rr.com

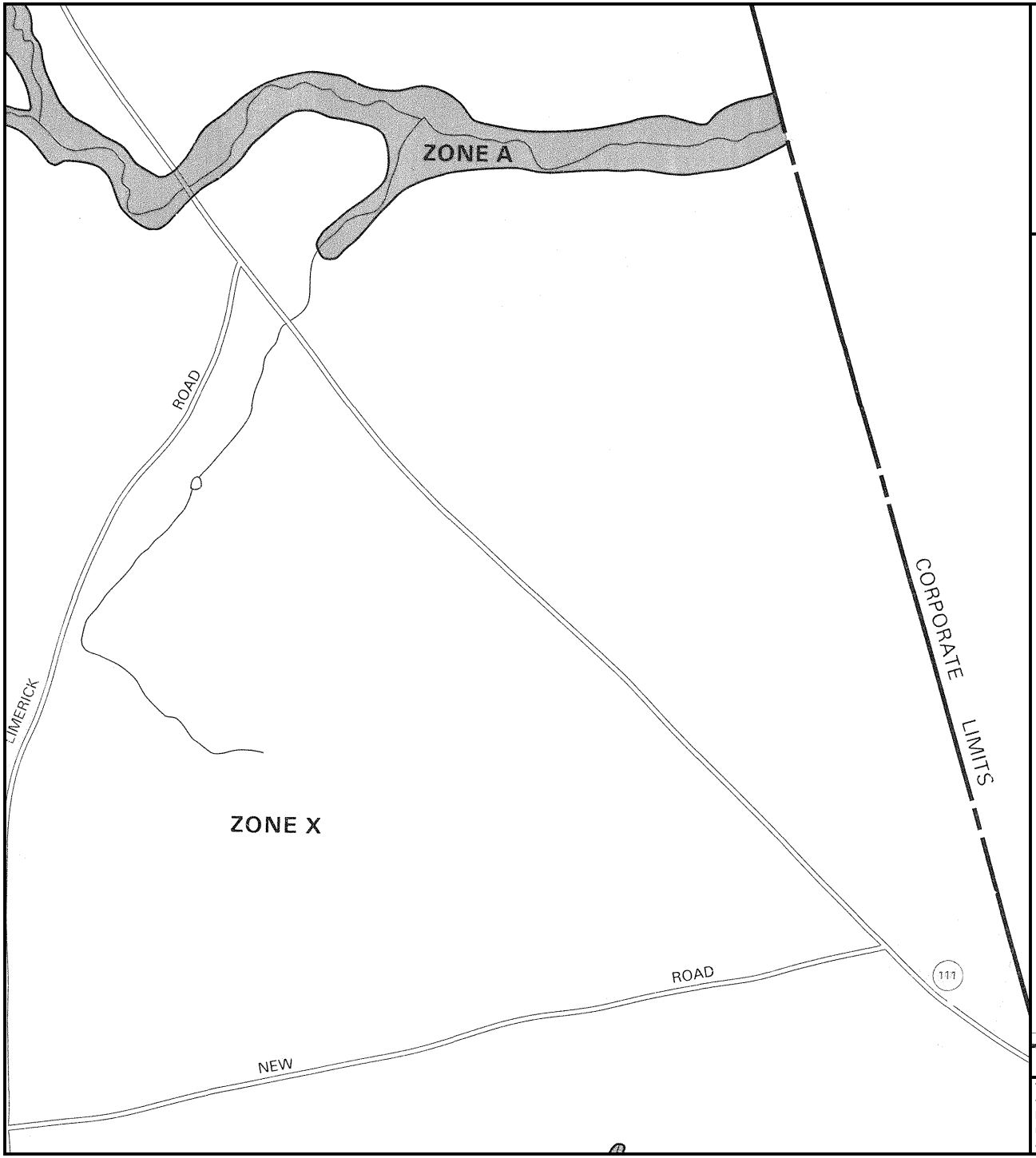
These maps are intended to be used for the purpose of Property Tax Assessments and should not be used for conveyances.

Revised to April 1st

Scale: 1 Inch = 200

2023

MAP: 004



insurance agent or call the National Flood Insurance

APPROXIMATE SCALE

1000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
ARUNDEL, MAINE
YORK COUNTY

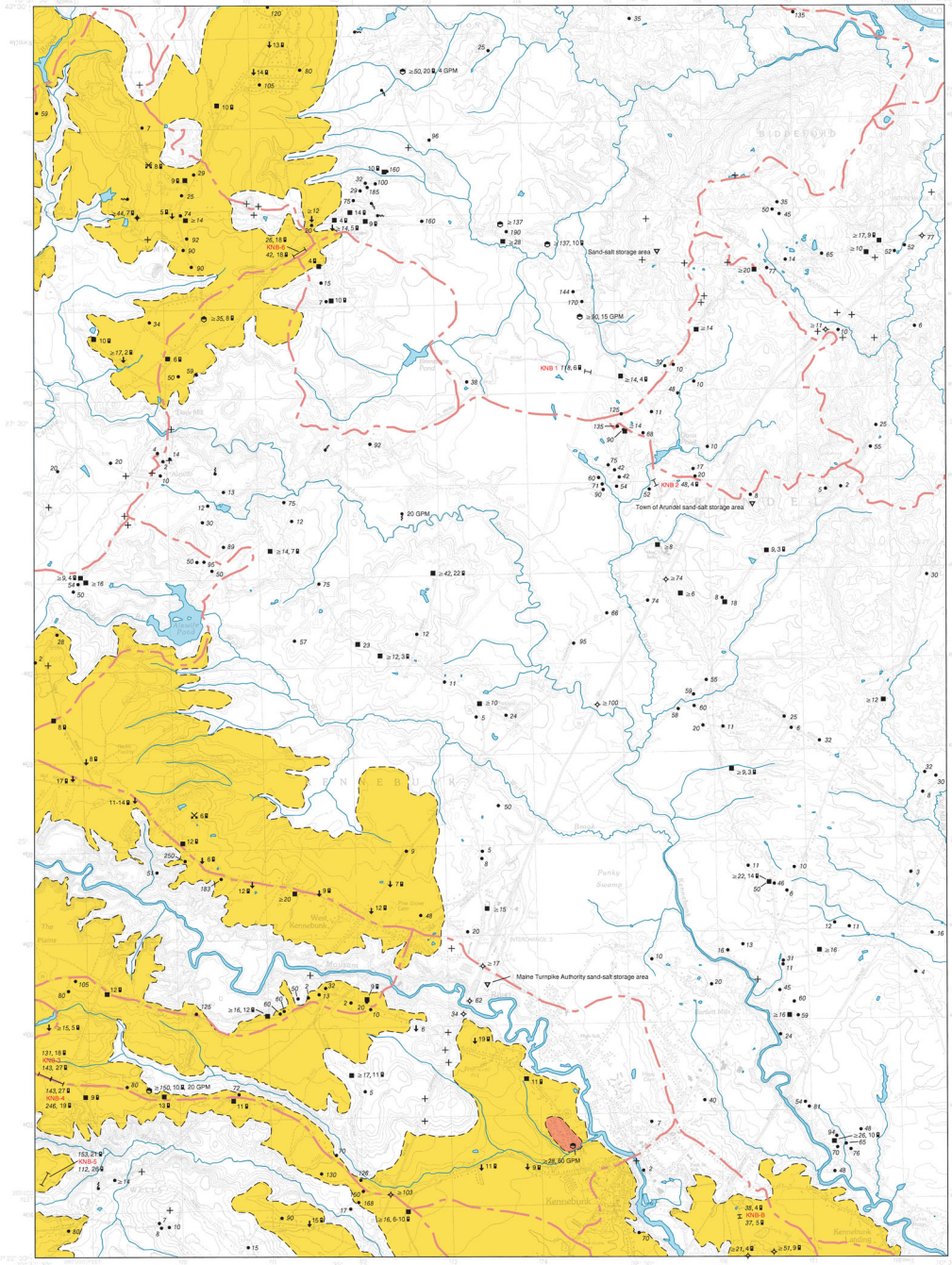
PANEL 5 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230192 0005 C

MAP REVISED:
JUNE 4, 1996

Federal Emergency Management Agency

Significant Sand and Gravel Aquifers



Aquifer boundaries modified from: Lanctot, E. M., and Tolman, A. L., 1985, Hydrogeologic data for significant sand and gravel aquifers in parts of York and Cumberland Counties, Maine: Map 4: Maine Geological Survey, Open-File Map 85-93, scale 1:50,000.

Well inventory data from U.S. Geological Survey Basic-Data Reports and additional data collected by Maine Geological Survey field assistants during the 1978-1984, and 1995 field seasons.

Drainage basin boundaries compiled by U.S. Geological Survey, Water Resources Division, Augusta, Maine, with funding from the Maine Low-Level Radioactive Waste Authority.

Quadrangle Location

SCALE 1 : 24,000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET

TRUE NORTH

Topographic base from U.S. Geological Survey Kennebunk quadrangle, scale 1:24,000 using standard U.S. Geological Survey topographic map symbols.

The use of industry, firm, or local government names on this map is for location purposes only and does not impute responsibility for any present or potential effects on the natural resources.

SIGNIFICANT SAND AND GRAVEL AQUIFERS (yields greater than 10 gallons per minute)

Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.

Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yield zones are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.

Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS (yields less than 10 gallons per minute)

Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, colian deposits, alluvium, swamps, thin glacial sand and gravel deposits, or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

Profiles for selected 12-channel seismic lines are shown on Plate 2 of Open-File Report 87-1 (Tolman and others, 1983). Length of 12-channel and single-channel seismic lines as shown on the map is to scale.

53 Depth to bedrock, in feet below land surface.

≥*53* Depth to bedrock exceeds depth shown (based on calculations).

12 Depth to water level, in feet below land surface.

MAP-7 *131, 23* Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.

69, 12 MAP-E *72, 12* Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP - 7, MAP - 4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP - E, MAP- P), the line is a single-channel line. Seismic interpretations by C. D. Neil and D. H. Tepper.

GEOLOGIC AND WELL INFORMATION

50 Depth to bedrock, in feet below land surface

≥*13* Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal

6 Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)

Gravel pit (overburden thickness noted in feet, e.g. 5-12')

Quarry

4 GPM Yield (flow) of well or spring in gallons per minute (GPM)

Spring, with general direction of flow

Drilled overburden well

Dug well

Observation well (project well if labeled; nonproject well if unlabeled)

Test boring (project boring if labeled; nonproject boring if unlabeled)

Driven point

Test pit

Drilled bedrock well

Potential point source of ground-water contamination

Bedrock outcrop

Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.

OTHER SOURCES OF INFORMATION

1. Tolman, A. L., Tepper, D. H., Prescott, G. C., and Gammon, S. O., 1998, Hydrogeology of significant sand and gravel aquifers, northern York and southern Cumberland Counties, Maine: Maine Geological Survey, Open-File Report 83-1, 4 plates.
2. Smith, G. W., 1998, Surficial materials of the Kennebunk quadrangle, Maine: Maine Geological Survey, Open-File Map 98-182.
3. Smith, G. W., 1999, Surficial geology of the Kennebunk quadrangle, Maine: Maine Geological Survey, Open-File Map 99-86.
4. Caswell, W. B., 1987, Ground water handbook for the state of Maine, Second Edition: Maine Geological Survey, Bulletin 39, 135 p.
5. Thompson, W. B., 1979, Surficial geology handbook for coastal Maine: Maine Geological Survey, 68 p. (out of print)
6. Thompson, W. B., and Borns, H. W., Jr., 1985, Surficial geologic map of Maine: Maine Geological Survey, scale 1:500,000.

Kennebunk Quadrangle, Maine

Compiled by
Craig D. Neil

Preliminary aquifer boundaries mapped by:
Geoffrey W. Smith

Digital cartography by:
Robert A. Johnston

Robert G. Marvinney
State Geologist

Cartographic design and editing by:
Robert D. Tucker
Bennett J. Wilson, Jr.

Funding for the preparation of this map was provided in part by the Maine Department of Environmental Protection.

Maine Geological Survey

Address: 22 State House Station, Augusta, Maine 04333
Telephone: 207-287-2801 **E-mail:** mgs@maine.gov
Home page: http://www.maine.gov/doc/nrimc/nrimc.htm

Open-File No. 98-148
1998

WHAT IS AN AQUIFER?

Ground water, as the name implies, is water found below the land surface in the pore spaces between sand grains and in fractures in the bedrock (see diagrams below). An *aquifer* is a water-bearing geologic formation capable of yielding a usable amount of ground water to a well. In Maine there are two types of aquifers; loose soil materials (such as sand, gravel, and other sediments) and fractured bedrock. A sand and gravel deposit is considered a *significant aquifer* when a well in that deposit is capable of being continuously pumped at a rate of 10 gallons per minute (gpm) or more. To sustain a yield of 10 gpm or more, a deposit must be permeable enough for water to flow readily into the well as it is pumped (see section on *porosity* and *permeability* below), and there must be a sufficient depth of water in the well so that it will not be pumped dry.

The diagram below shows a schematic cross section of a sand and gravel aquifer in Maine. The symbols above the diagram correspond to the well symbols shown on the map at left. Information typically shown for these wells includes type of well, depth to bedrock, depth to water, and well yield. The blue line in the diagram is the *water table*. The area below the water table is called the *saturated zone*, where all pore spaces between the sediment particles are filled with water. In order to yield water, a well must extend below the water table into the saturated zone. Notice that the water table corresponds to the water level in most wells and in the stream.

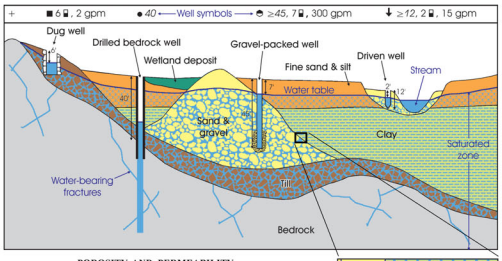
Several types of wells, common in Maine, are shown in the diagram. A *dug well* is a large diameter hole excavated by hand or backhoe. The hole is kept from caving in by installing a lining that may be stone, tile, or cement blocks. The hole must be deep enough to extend below the water table. The shallow dug well in the diagram has a yield of 2 gpm. Although the yield is often low, dug wells generally supply enough ground water for a household because of the large amount of water stored in the well.

A *gravel-packed* well is usually installed into coarse-grained sediment and is drilled with a much larger diameter than the final casing and screen diameter. To increase the yield and pumping efficiency of the well, the space around the well screen is filled with selected gravel that increases the permeability in the immediate vicinity of the well. The gravel-packed well in the diagram has a high yield of 300 gpm. Such high-yielding gravel-packed wells are commonly drilled for municipal or industrial water systems.

A *driven well* or *well point* can be installed into sand and gravel where the water table is within about 20 feet of the ground surface. A 2 to 3 inch diameter pipe, equipped with a well screen at its lower end, is driven into the deposit until the screen is below the water table. This pipe acts as a casing, and water is pumped directly from the aquifer. The driven well in the diagram has a significant yield of 15 gpm. Although the yield is relatively high, driven wells generally only supply a single household because very little water is stored in the well casing.

Wells of any type constructed in the other sediments shown in the diagram (clay or fine sand and silt) would yield some water, but yields would be lower than for wells in coarse-grained sand and gravel deposits.

Another type of well common in Maine is the *drilled bedrock well*. This well is drilled into the underlying rock with steel casing to isolate the well from potential surface-water contamination. In this type of well, water is found when the well hole intersects water-bearing fractures in the bedrock. Notice how the water level in this well is not the same level as the water table. The well casing isolates the bedrock well from the overlying sediments. The water level is controlled by water pressure in the fractures in the bedrock and is not related to the water table in the overlying materials.

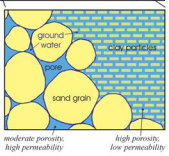


POROSITY AND PERMEABILITY

The diagram at right is an enlarged view of a section of the diagram above. Note that the section shown is below the water table and that ground water completely fills the pore spaces between the sediment grains. In an aquifer, the more pore space there is, the more water the aquifer can hold. This is called the *porosity* of a deposit. *Permeability* refers to the ability of a surficial deposit to transmit water. Permeability depends on the size of the spaces between the sediment grains.

Permeability is related to porosity, but is not the same. Porosity determines the capacity of the material to hold water. Permeability determines its ability to yield water. For example, clay is made of tiny particles with a large amount of pore space between them. However, the pore spaces are so small that they create a resistance to flow which reduces ground-water permeability. Sand and gravel may not be as porous as clay, but the pore spaces are larger and better connected and the materials are much more permeable.

Permeability is an important characteristic since it determines whether ground water can actually be drawn into a pumping well.



moderate porosity, high permeability *high porosity, low permeability*

HOW ARE AQUIFERS MAPPED?

Operating a twelve-channel seismograph, Piscataquis County, Maine.

When mapping sand and gravel aquifers, geologists visit gravel pits, stream banks, road cuts, and other surface exposures to describe materials and identify deposits. This surficial geology mapping is supplemented with seismic-refraction studies and the installation of observation wells and test borings. In addition, much information about an aquifer may already be available from water-company exploration, large construction projects, town well inventories, and other sources. This information, along with aerial photography and previously published maps, allows the geologist to define the boundaries of favorable surficial deposits and estimate how well the deposits will yield water to a well.

The boundaries of favorable surficial deposits do not necessarily coincide with the aquifer boundaries. In some areas, a thin cover of favorable coarse-grained material may overlie fine-grained sediments, till, or bedrock. A well in that material would not be able to sustain a yield of 10 gpm, so the area would not be mapped as an aquifer. In other areas, fine-grained sediments or till may overlie favorable coarse-grained sediments and the subsurface deposit may not be recognized as an aquifer.

Single- and 12-channel seismic-refraction studies are conducted to determine the saturated thickness of a deposit by establishing the depth to water table and bedrock surface. The 12-channel seismic survey has the additional advantage of providing the topography of the buried bedrock surface at a site.

Installing monitoring wells and drilling test borings provide direct information about the aquifer characteristics of a deposit. This work provides information on the depth to water table and bedrock surface, water quality, and how easily the sediment transmits water.

GROUND-WATER FLOW AND CONTAMINATION

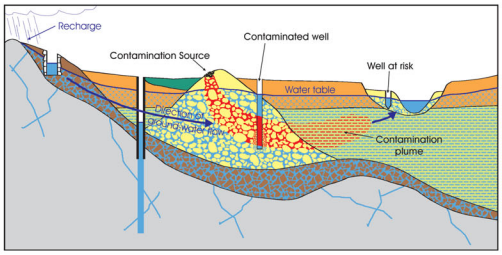
Ground water is replenished or *recharged* by rainwater and melting snow that soak into the soil. This water percolates downward and eventually reaches the water table. When recharge is high during spring snowmelt and fall rains, the amount of ground water increases and the water table rises. When recharge is low during the late summer or when the ground is frozen during the winter, the water table becomes lower.

Notice in the diagram below that ground water is not static; it flows. This concept is very important, especially when ground water becomes contaminated. Once in the ground-water system, contaminants usually travel along the paths followed by ground water and are sometimes able to migrate considerable distances over time.

In the diagram below, a plume of contamination originates at the source in the sand and gravel deposit. This source could be a landfill, a leaking fuel storage tank, or an accidental spill. As the contaminant seeps into the subsurface system and enters the aquifer, it flows with the ground water. In the diagram, the plume contaminated the gravel-packed well as it passed by. The driven well near the stream is not contaminated, but is at risk since the plume is flowing in that direction. The dug well on the hillside, however, is not affected because it is upgradient of the source, hence the contaminated ground water flows away from this well.

Once ground water is contaminated, it is very difficult and expensive to correct. To design a clean-up plan, monitoring wells are installed under the direction of a hydrogeologist or other specialist. These wells define the three-dimensional extent of the affected area. Sometimes it is possible to pump contaminants to the surface using remediation wells within the plume. Often the only solution for a homeowner is to install filtering devices or to abandon the well and find an alternative water supply.

Installing a monitoring well, Washington County, Maine.



HOW TO USE THIS MAP

Types of Information Shown on this Map: The yellow and red colored areas on the map indicate significant aquifers, zones where ground-water yield is estimated to be 10 gpm or greater. The boundaries of the aquifers are drawn by a geologist based, in part, on the well data shown on the map. Areas not mapped as aquifer may be thin or unsaturated sand and gravel deposits, surficial deposits other than sand and gravel, or bedrock.

The well data on the map provide information about the type of well, depth to water table, depth to bedrock, and yield of the wells in the area. This information is useful when making decisions about water supply, a drainage plan, or the need for blasting.

Information from seismic refraction studies also is shown on the map. Seismic studies give detailed information about depth to water table and depth to and shape of the bedrock surface. Geologic cross sections generated from seismic information are shown in associated reports listed in the references below the map at left.

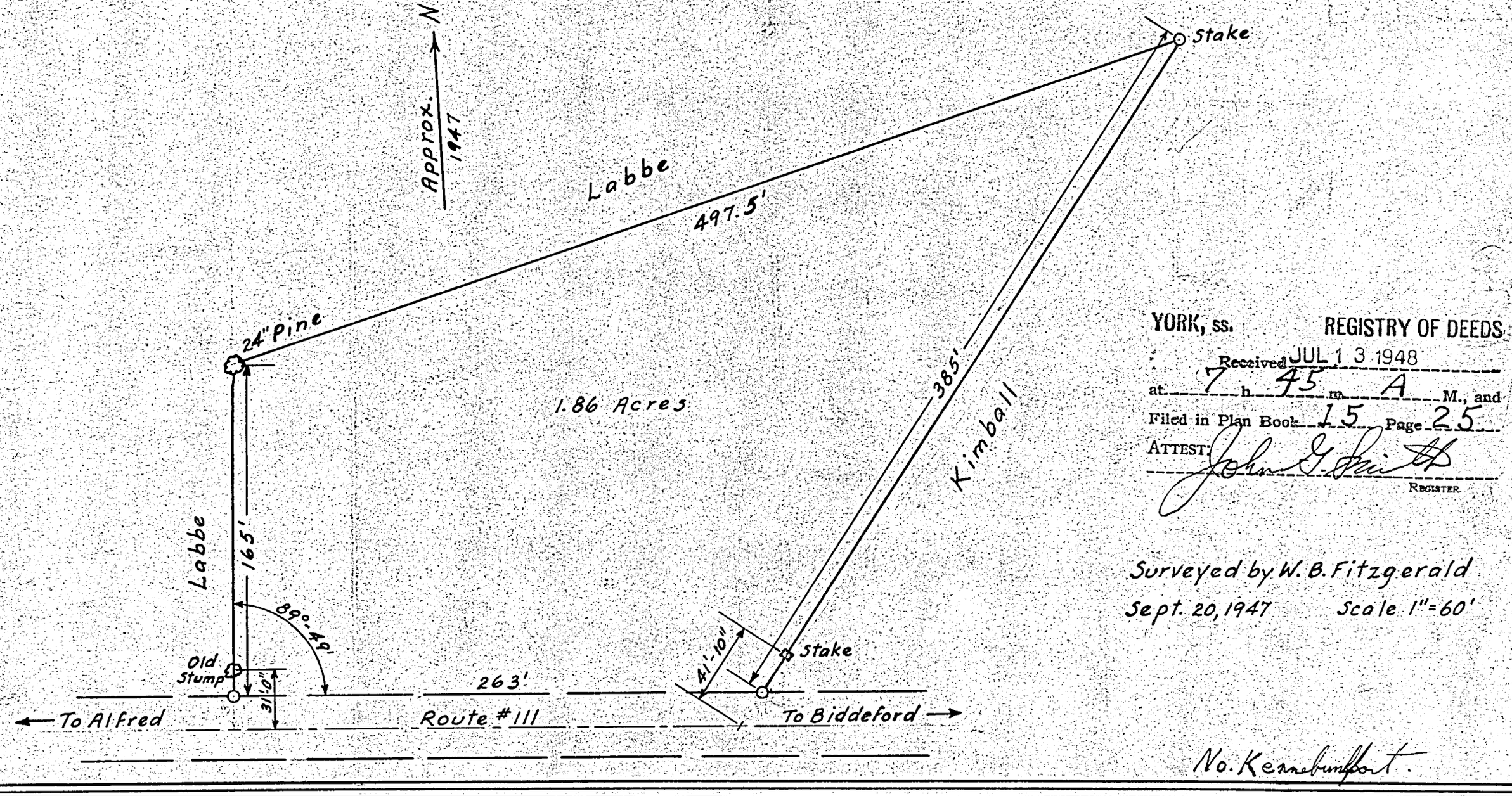
Surface-water drainage-basin boundaries are also shown on the map. Horizontal direction of ground-water flow generally is away from drainage divides and toward surface-water bodies.

Uses of this Map: Sand and gravel aquifer maps are useful in two major categories of decision-making: ground-water supply and ground-water protection. For ground-water supply, these maps are useful in locating areas favorable for developing water supplies for municipal, industrial, or residential use. Information on the map, such as depth to bedrock and well yield, indicate the potential for ground-water production.

Ground-water protection is another important function of these maps. Knowledge of the location and extent of sand and gravel aquifers is critical when siting potential contamination sites such as landfills and salt storage facilities. When used in conjunction with other geologic information, this map can help planners and municipal officials make much more informed decisions to guide industrial growth or residential development.

If ground-water contamination occurs, the general trend of the plume migration can be deduced from these maps by analyzing the drainage basin boundaries and the local surface water bodies.

For further assistance in interpreting this map, contact a geologist at the Maine Geological Survey.



YORK, ss. REGISTRY OF DEEDS

Received JUL 13 1948

at 7 h 45 m A M., and

Filed in Plan Book 15 Page 25

ATTEST: John G. Lewis

REGISTER

Surveyed by W. B. Fitzgerald

Sept. 20, 1947 Scale 1" = 60'

No. Kennebunkport.