

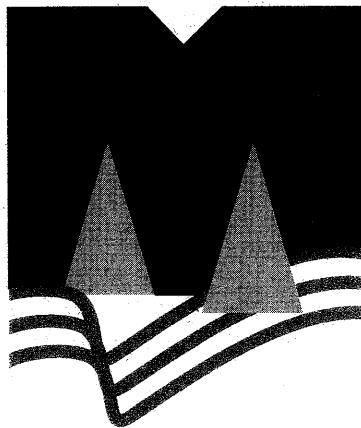
**MAINE DEP
PERMIT BY RULE NOTIFICATION**

**"MAINE WOODS"
RESIDENTIAL SUBDIVISION PROJECT**

PROPOSED SEWER LINE

**EAST BROADWAY
BANGOR, ME**

OCTOBER 2022



**MOYSE
ENVIRONMENTAL SERVICES, INC.
SOIL AND LAND USE CONSULTING**

42 Pleasant View Ave.
Bangor, ME 04401
Phone/Fax (207) 945-6179

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:				Name:			
Mailing Address:				Mailing Address:			
Mailing Address:				Mailing Address:			
Town/State/Zip:				Town/State/Zip:			
Daytime Phone #:		Ext:		Daytime Phone #:		Ext:	
Email Address:				Email Address:			
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Name of waterbody:	
Project Town:		Town Email Address:				Map and Lot Number:	
Brief Project Description:							
Project Location & Brief Directions to Site:							

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv. | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |

NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$266.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

Signature & Certification:

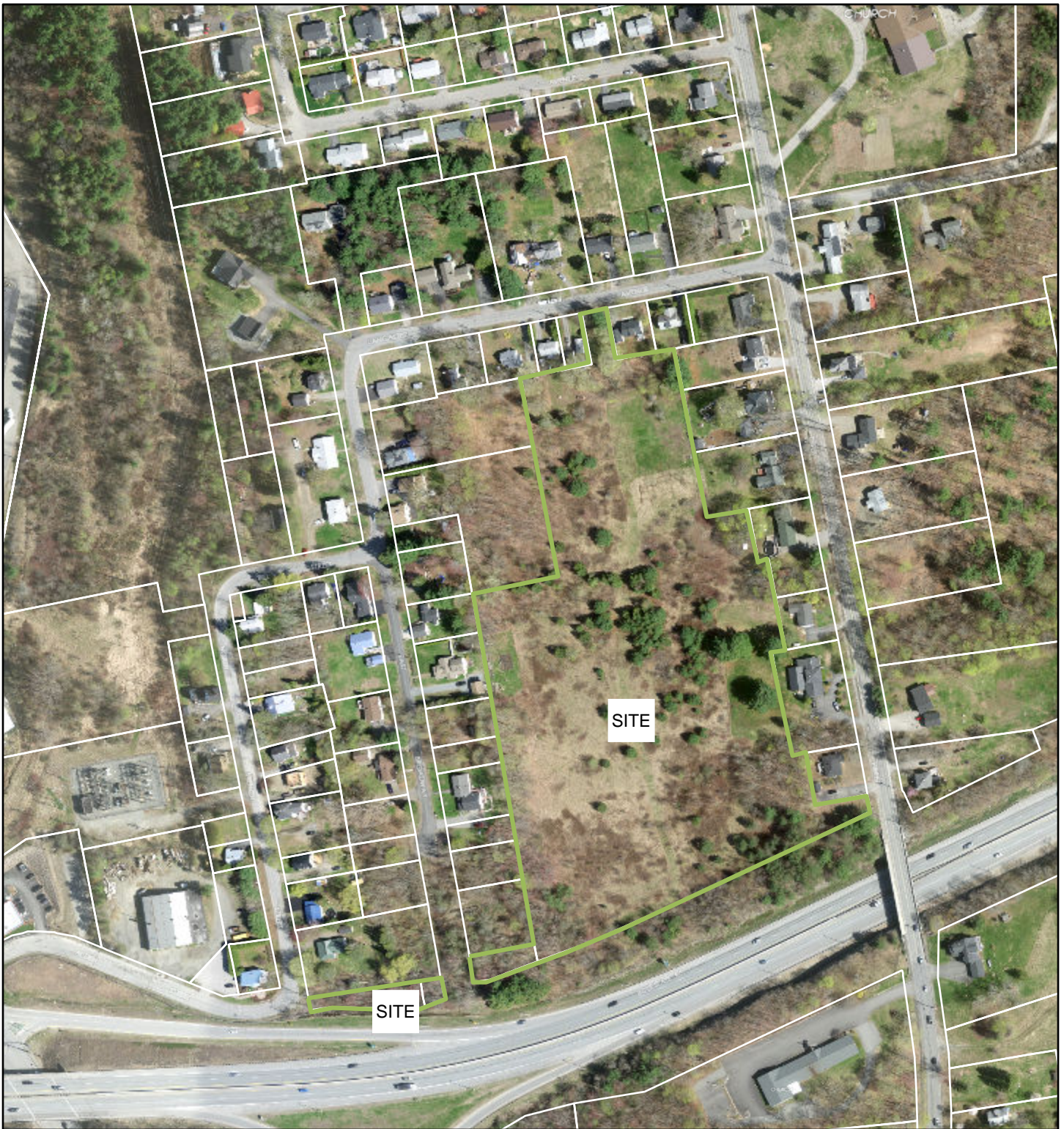
- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant (may be typed):		Date:	
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Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**

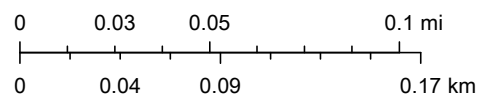
ArcGIS Web Map



10/24/2022, 10:24:11 AM

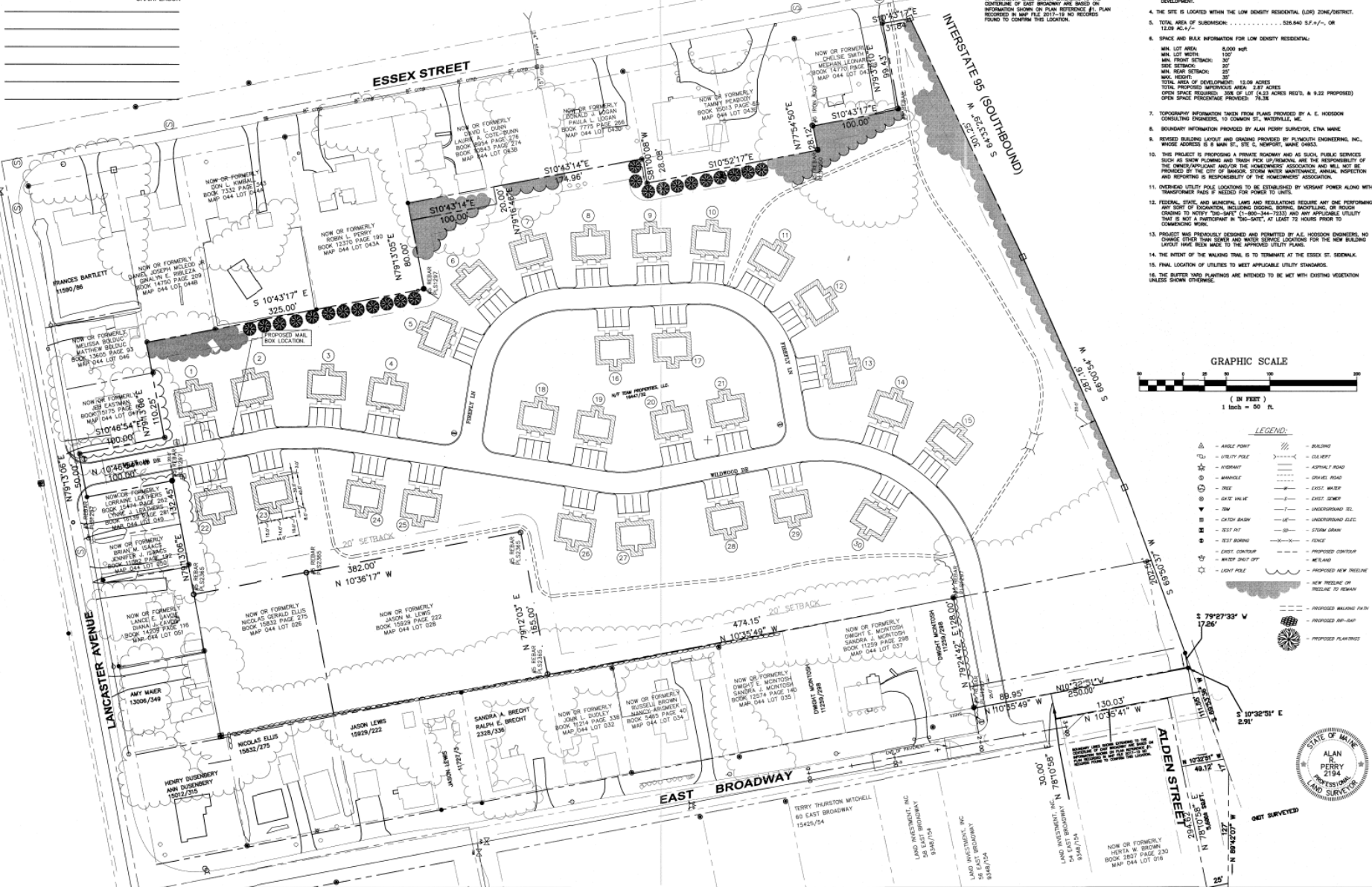
Parcels

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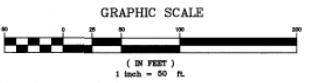
PLANNING BOARD APPROVAL BLOCK
 THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBMISSION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE COMMENTS SET FORTH IN THE PUBLIC HEARING RECORD, THE PLANNING BOARD HAS APPROVED THE SUBMISSION AND RECOMMENDS THAT THE PERMISSIVE BOARD PROCEED WITH THE SUBMISSION SET FORTH THEREIN AND THEREFORE THE SUBMISSION IS APPROVED.

STATE OF MAINE
 COUNTY SS REGISTRY OF DEEDS
 RECEIVED AT _____ M. _____ D. 20____
 PLAN BOOK _____ PAGE _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 DATE _____
 CHAIRPERSON _____ ATTEST _____ REGISTRAR _____



OVERPASS SURVEY NOTES:
 1. BOUNDARY LINES SHOWN EXTENDING TO THE CONTINUES OF EAST BROADWAY ARE BASED ON INFORMATION FROM THE MAINE DEPARTMENT OF LAND RECORDS RECORDED IN MAP FILE 2017-10 NO RECORD FOUND TO CONTRARY THE LOCATION.

- GENERAL NOTES:**
1. THE APPLICANT AND RECORD OWNER IS TEAM PROPERTIES, LLC, WHOSE ADDRESS IS 1411 ESSEX STREET, BANGOR, ME 04401.
 2. THE PROPERTY IS LOCATED ON LANCASTER AVE & ESSEX ST., BANGOR, MAINE AND IS DESCRIBED AS LOT 643 ON THE CITY OF BANGOR RESIDENTS TAX MAP 044.
 3. THIS IS A RESUBMISSION OF A PREVIOUSLY APPROVED SITE PLAN BY THE BANGOR PLANNING BOARD IN NUMBERED BOOK WITH THE PURPOSE OF THE PLAN IS TO PERMIT THE CREATION OF THIRTY (30) DUPLEXES (WITH ASSOCIATED ROOMS) WITH WATER MANAGEMENT AND UTILITY IMPROVEMENTS, AS A PLANNED UNIT DEVELOPMENT.
 4. THE SITE IS LOCATED WITHIN THE LOW DENSITY RESIDENTIAL (LD4) ZONE/DISTRICT.
 5. TOTAL AREA OF SUBDIVISION: 528,840 S.F. +/-, OR 12.29 AC +/-.
 6. SPACE AND BLANK INFORMATION FOR LOW DENSITY RESIDENTIAL:
 MIN. LOT AREA: 8,000 S.F.
 MIN. LOT WIDTH: 100'
 MIN. FRONT SETBACK: 30'
 SIDE SETBACK: 30'
 MIN. REAR SETBACK: 25'
 MAX. HEIGHT: 35'
 TOTAL AREA OF DEVELOPMENT: 15.08 ACRES
 TOTAL IMPROVED IMPROVING AREA: 2.87 ACRES
 OPEN SPACE REQUIRED: 12.21 AC (4.33 ACRES REQ'D. & 9.22 PROPOSED)
 TOTAL SPACE PERCENTAGE PROVIDED: 76.3%
 7. TOPOGRAPHY INFORMATION TAKEN FROM PLANS PROVIDED BY A. E. HOODSON CONSULTING ENGINEERS, 10 COMMON ST., WATERVILLE, ME.
 8. BOUNDARY INFORMATION PROVIDED BY ALAN PERRY SURVEYOR, ETHA MAINE.
 9. REVEALED BUILDING LAYOUT AND GRADING PROVIDED BY FLEMING ENGINEERING, INC., WHOSE ADDRESS IS 8 MAIN ST., STE. G, NEWPORT, MAINE 04853.
 10. THIS PROJECT IS PROPOSING A PRIVATE ROADWAY AND AS SUCH, PUBLIC SERVICES SUCH AS SNOW REMOVAL AND TRASH PICK UP REMAIN THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR THE HOMEOWNERS' ASSOCIATION AND WILL NOT BE PROVIDED BY THE CITY OF BANGOR. STORM WATER MAINTENANCE, ANALYSIS, INSPECTION AND REPORTING IS RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
 11. OPENING UTILITY POLE LOCATIONS TO BE REVEALED BY VERMONT POWER ALONG WITH TRANSFORMER PADS IF NEEDED FOR POWER TO LOTS.
 12. FEDERAL, STATE AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANY ONE PERFORMING ANY SORT OF EXCAVATION INCLUDING BORING, BORING, DRILLING, OR BUSH CUTTING TO NOTIFY "90-SAVE" (1-800-344-7333) AND ANY APPLICABLE UTILITY THAT IS NOT A PARTICIPANT IN "90-SAVE" AT LEAST 14 HOURS PRIOR TO THE EXCAVATION WORK.
 13. PROJECT WAS PREVIOUSLY DESIGNED AND PERMITTED BY A.E. HOODSON ENGINEER, NO CHANGE OTHER THAN SIZES AND WATER SERVICE LOCATIONS FOR THE NEW BUILDING LAYOUT HAVE BEEN MADE TO THE APPROVED UTILITY PLANS.
 14. THE INTENT OF THE WALKING TRAIL IS TO TERMINATE AT THE ESSEX ST. SIDEWALK.
 15. FINAL LOCATION OF UTILITIES TO MEET APPLICABLE UTILITY STANDARDS.
 16. THE BUFFER YARD PLANTINGS ARE INTENDED TO BE MET WITH EXISTING VEGETATION UNLESS SHOWN OTHERWISE.



- LEGEND:**
- ▲ ANGLE POINT
 - UTILITY POLE
 - ☆ HYDRANT
 - MANHOLE
 - TREE
 - GATE VALVE
 - CATCH BASIN
 - BEST FILL
 - BEST BORING
 - EXIST. CONTROL
 - WATER SHUT OFF
 - LIGHT POLE
 - PROPOSED WALKING PATH
 - PROPOSED ASP-PAV
 - PROPOSED PLANTING
 - ▭ BUILDING
 - ▭ DRIVEWAY
 - ▭ ASPHALT ROAD
 - ▭ DRIVEWAY ROAD
 - ▭ EXIST. WALKER
 - ▭ EXIST. SEWER
 - ▭ UNDERGROUND EL.
 - ▭ UNDERGROUND ELEC.
 - ▭ STORM DRAIN
 - ▭ FENCE
 - ▭ PROPOSED CONTOUR
 - ▭ METEAD
 - ▭ NEW PAVEMENT TO REPAVE TO REPAIR
 - ▭ PROPOSED NEW REELEV
 - ▭ PROPOSED TO REPAIR
 - ▭ PROPOSED PLANTING



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME: THE MAINE WOODS SUBDIVISION
 LOCATION: LANCASTER AVE., BANGOR, FENEBROCK COUNTY MAINE
 SHEET NO.: 2 OF 12

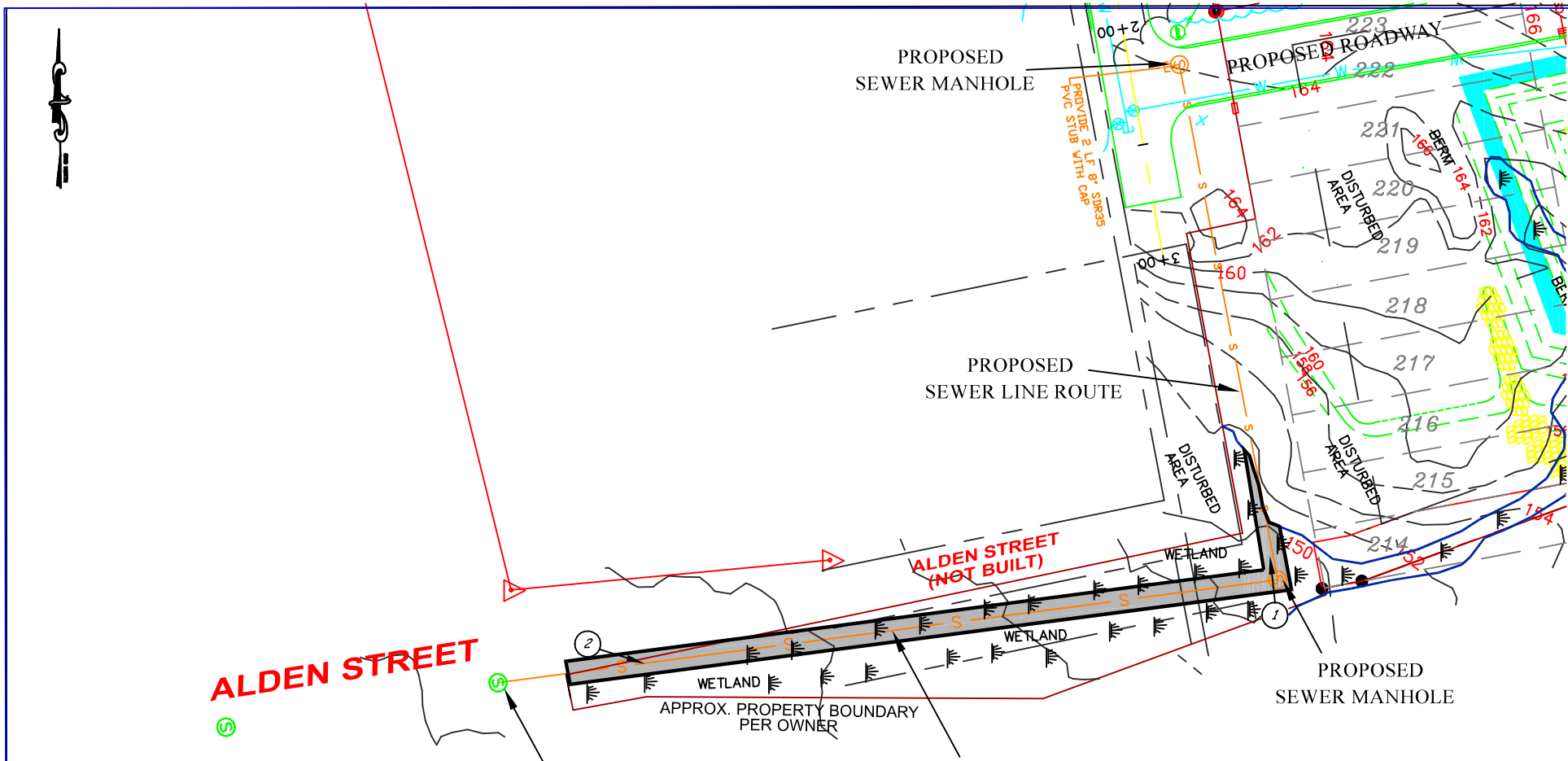
DESIGNED BY: Plymouth Engineering, Inc.
 DRAWN BY: P.L. Binkley
 CHECKED BY: P.L. Binkley
 DATE: 01/11/2023
 SCALE: AS SHOWN
 PROJECT NO.: 22003

FOR PERMIT ONLY
 STATE OF MAINE
 ALAN PERRY
 2194
 SURVEYOR
 LICENSE NO. 2194
 EXPIRES 12/31/2023

WARNING: THIS PLAN IS FOR PERMIT PURPOSES ONLY AND IS NOT INTENDED FOR FINISHING, BEING IN CONSTRUCTION.

C1

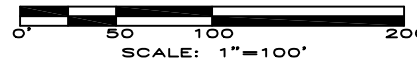
JAN 30, 2023 - 10:00am
 2023020301 - Team Properties, Inc. - Bangor - Team Properties, Inc. Drawing: C1110202 22003.dwg - 46 LANCASTER ST. BANGOR, ME 04401



WETLAND IMPACT

SEWER LINE IMPACT AREA: 3,388 SQ. FT.

WETLAND IMPACT
APPROX. 3,388 SQ. FT.



SHEET 1 OF 1

WETLAND IMPACT SKETCH - PBR (UTILITY CROSSING)
PROPOSED SEWER LINE - RESIDENTIAL SUBDIVISION
TEAM PROPERTIES, LLC

ESSEX STREET
BANGOR, MAINE
OCTOBER 21, 2022



MOYSE
ENVIRONMENTAL
SERVICES, Inc.
Land Use Consultants
42 Pleasant View Avenue, Bangor, ME 04401
Phone (207) 945-6179
Fax (207) 433-7225

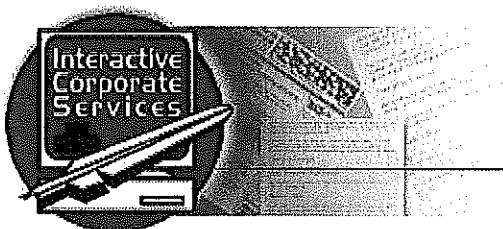


Photo 1. Looking northerly along a section of the proposed sewer line. This area is a mixture of forested and scrub shrub wetland that was previously altered during either the construction of I-95 or the adjacent subdivisions. Multiple earthen berms were noted during our site investigation.



Photo 2. Looking easterly at a typical close-up of the wetland along the proposed sewer line location.

**The Maine Woods Subdivision Project
Proposed Sewer Line – PBR Utility Crossing
Lancaster Ave – Bangor, ME
(Photos Taken October 14, 2022 by Moyse Environmental Services)**



MAINE

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

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu May 26 2022 14:52:15. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
TEAM PROPERTIES LLC	20103350DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/26/2010	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JOSEPH L FERRIS
P.O. BOX 917
BANGOR, ME 04402 0917

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