Final Environmental Assessment

THE KITA CENTER MENTAL HEALTH COMMUNITY CENTER

HRSA-24-110

SEBAGO TECHNICS

THE KITA CENTER

JANUARY 14, 2025 | SEBAGO TECHNICS, INC.

PREPARED BY

This Environmental Assessment was prepared as a collaborative effort between The Kita Center and Sebago Technics, Inc.

Sebago Technics, Inc. (STI) is a multi-disciplinary engineering firm that offers a wide range of services specializing in land development, planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, soil science, wetlands science, land surveying, and environmental services.

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INTRODUCTION

The Kita Center, previously known as Camp Kita, has operated as a tuition-free summer bereavement camp for children ages eight to seventeen since 2013. In 2024, the Kita Center was awarded a HRSA FY 2024 Community Project Funding/Congressionally Directed Spending grant for The Kita Center Mental Health Community Center project -- Award HRSA-24-110. The full project includes renovation of existing site facilities as well as construction of additional buildings and utility installation to provide a community mental health campus for the Southern Maine region.

Phase I of the project was supported by non-federal funds and has been completed. Federal funding supports Phase II of the project which includes the construction of the Kita Commons Dining Hall, two Group Therapy Cabins, a Bathhouse, and two subsurface waste disposal systems. The National Environmental Policy Act of 1969 mandates that activities supported by federal funds will not directly or indirectly cause adverse impact to human health or the quality of the environment.

In the Fall of 2024, The Kita Center applied for Categorical Exclusion under the NEPA guidelines for review by the Health Resources and Services Administration. However, due to planned ground disturbance exceeding 8,000 square feet for the project, HRSA review determined that The Kita Center shall be required to submit an Environmental Assessment (EA) prior to start of construction for those elements of project Phase II supported by federal funds.

Sebago Technics, Inc. (Sebago) has prepared this EA on behalf of the Kita Center in compliance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508), and HRSA federal guidelines for Environmental Assessments. This assessment is intended to determine whether the project qualifies for a Finding of No Significant Impact (FONSI) or necessitates submission of an Environmental Impact Statement (EIS).

PROJECT LOCATION & BACKGROUND

The Kita Center was established in 2013 in North Berwick, Maine as Camp Kita - a tuition-free summer camp for children who have been affected by suicide. In June of 2024, The Kita Center was granted ownership of an approximately 28-acre parcel with ±886 feet of shore frontage along Loon Pond located at 114 East Shore Drive in Acton, Maine. The parcel is identified as Lot 48 on Tax Map 147 in the Town of Acton Assessing Database. The site is located partially within the Town's Critical Rural District, Commercial A District, Shoreland Overlay District, and Aquifer Protection District.

Camp Kita provides a tuition-free summer camp experience for children ages 8-17 who are experiencing grief, trauma, or other mental health challenges due to suicide. The Kita Center's mission is "to prevent suicide by building intentional environments to foster connections and lifelong engagement with mental wellness, with a vision of generational transformation" (*The Kita Center)*. The summer camp program includes nature-based recreational activities, as well as structured peer groups and 24/7 professional support centered around mental health and bereavement. The site hosts approximately 150 people across summer camp sessions, and occasional weekend usage by others as permitted by The Kita Center. The Kita Center is registered as a 501(c)(3) non-profit organization (EIN #46-3190172).

The site was previously home to Camp William Nutter, a summer camp developed in the early 1900s owned and operated by the Boy Scouts of America. Existing on site through 2022 were a network of gravel roadways, a seasonal dock, grass parking areas, fire rings, recreational open spaces, a seasonal bathhouse and latrines, a picnic shelter, an outdoor amphitheater, and three cabins**.**

As part of The Kita Center's mission to promote community resilience in relation to mental health and recovery, the Center plans to expand its existing facilities to provide resources to the larger community throughout the entire year in addition to offering their seasonal summer camp programs. This project, known as The Kita Center Mental Health Community Center, includes construction of "small, non-residential facilities for educational, scientific, or nature interpretation purposes."

The Camp Kita summer camp program will continue to operate in sessions between Memorial Day and Labor Day, while the Community Center is estimated to accommodate additional use for the purposes of training and seminars, nature education, recreation and wellness retreats, and mental health support groups on approximately 30-50 occasions throughout the year. In previous years, The Kita Center has served approximately 175-200 people at rented facilities. Through the proposed expanded programming and facility capacity, it is estimated that The Kita Center will be able to serve approximately three times this number of individuals per year.

The overall site redevelopment project consists of two phases. Phase I, not supported by federal funding, was completed in August 2024, with the exception of the surface course layer of pavement which will be placed after the completion of the other aspects of the overall project. Phase I included construction of four (4) bunk cabins, one (1) ADA-compliant staff cabin, one (1) ADA-compliant bathhouse, and one (1) ADA-compliant medical building.

Hardscape improvements completed during Phase I included a paved base course entrance, parking area, and vehicular circulation area for participant pick-up and drop-off, staff parking, and deliveries. Utility installation included electrical conduit, water and sewer pipes, a well booster, and an underdrain soil filter

with associated drainpipes near the site entrance. Site utilities are served by three-phase power, a single drinking water well, and one newly installed sub-surface waste disposal system

Phase II of the proposed project is supported by an HRSA FY 2024 Community Project Funding/Congressionally Directed Spending grant that covers costs related to construction of the proposed Kita Commons Dining Hall, an additional bathhouse, two group therapy cabins, and subsequent utility connections and improvements to hardscaping and landscaping.

Phase II construction is anticipated to be completed within 12-18 months and temporarily disturb approximately 65,000 square feet of ground. The Kita Center will self-fund $40,000 of preparatory sitework required for the Kita Commons Dining Hall and sub-surface waste disposal system #3. The self-funded preparatory sitework includes grading and excavation for the dining hall, concrete foundation footings, grubbing activities, and erosion control measures. The self-funded sitework accounts for approximately 24,000 square feet of the Phase II total temporary ground disturbance.

Overall, the site redevelopment project (Phase I & Phase II) proposes an additional 42,850 square feet of impervious surface, bringing the site's total impervious coverage to 81,545 square feet. The site plan engineered by Sebago Technics, Inc. was granted Final Approval through Conditional Use Application by the Town of Acton Planning Board on December 1, 2022 (Appendix A – Figure 1 & Figure 2).

PURPOSE AND NEED

Purpose: The Purpose of the Proposed Project is to expand mental health support services in Southern Maine and increase accessibility to these resources. The proposed project will improve and expand capacity of The Kita Center infrastructure in order to provide mental-health resources and support on a year-long basis, serve a larger number of community members of diverse backgrounds, expand program offerings beyond summer camp related activities, and establish event spaces and related infrastructure at The Kita Center to provide opportunities for staff training, community engagement, and fundraising efforts in support of The Kita Center's mission. Moreover, the project will empower The Kita Center to promote community resilience through healing and education so that individuals may overcome barriers to health and opportunity, as well as reduce stigma, and subsequently mistreatment, towards suffering individuals.

The proposed project will enhance The Kita Center's effectiveness as not only a recovery resource, but also as a mechanism for preventing suicide, addiction, and chronic mental health challenges through expanding available and accessible mental health services in Southern Maine.

Need: The need for this project is demonstrated by the lack of accessible mental health support resources in the State of Maine, and the growing number of adults and adolescents experiencing mental health challenges. The York County Community Health Needs Assessment (CHNA) published in 2022 identified Mental Health as the top-ranking priority for York County. The following leading health needs priorities were Social Determinants of Health, Substance and Alcohol Abuse, and Access to Care. The York County Needs Assessment "participants also suggested the need for more case management, supportive, and wrap-around services," beyond immediate or emergency treatment (*MSCHNA, 2022, York County*).

Increased rates of anxiety, depression, and suicidal ideation are reported in the York County CHNA and reflect the "national emergency in children's mental health" declared by the American Academy of Child and Adolescent Psychiatry and the Children's Hospital Association in 2021.

Moreover, mental health challenges affecting adolescents and adults were listed as a top priority in the statewide CHNA. In Maine, 25% of adults experience mental illness – higher than the national average (*MSCHNA, 2022*). The United Way of Southern Maine 2023-2024 Community Report identified that 46% of these Maine adults in need of mental health care did not access care due to cost (*UWSME, 2024*). In addition to the cost of receiving care, the Maine Community Health Needs Assessment concluded barriers to receiving mental health support included long waitlists, indicated a shortage of providers, and long travel distances.

There is a pressing need for improved access to high-quality mental health resources. The proposed project will address this need through establishing a permanent, year-round mental health community center in Southern Maine that can serve an increased number of individuals across demographics through no or low-cost programming, while reducing the burden on limited crisis intervention resources through early-action, preventative care.

ALTERNATIVES

The sections below describe the No Action Alternative (Alternative A), the Proposed Action Alternative (Alternative B), and the Dismissed Alternatives (Alternative C & Alternative D). The Dismissed Alternatives were dismissed because they did not satisfy the purpose of the proposed project, failed to balance costs for the applicant, did not suitably preserve environmental resources, or a combination of these factors. These three factors are of utmost importance to the applicant considering the mission of the Kita Center, its non-profit status, and the healing benefits of high-quality natural settings for Kita Center participants as well as for the larger community of Acton.

ALTERNATIVE A: No Action Alternative

The No Action Alternative would result in failure to meet the purpose of the proposed project. The existing facilities are not sufficient to support the much-needed mental-health support programming The Kita Center plans to offer. Overall, the No Action Alternative would result in the failure of The Kita Center to fulfill its mission.

Without improvements to the existing capacity of the site infrastructure, The Kita Center could not sufficiently serve a larger number of people, nor operate on a year-round basis. This would undermine the ability of the Kita Center to fulfill its mission, as well as fail to meet pressing community need for accessible mental health services.

ALTERNATIVE B: Proposed Action Alternative – The Kita Center Mental Health Community Center

The Proposed Action Alternative consists of second phase site improvements that are part of an overall facility redevelopment project for The Kita Center. The Town of Acton Planning Board granted unanimous Final Approval for The Kita Mental Health Community Center Conditional Use Application on December 1, 2022 (*Town of Acton, 2022*). As part of the municipal review process, The Kita Center and Sebago Technics, Inc. collaborated with the community to review potential project alternatives. The Proposed Action Alternative was selected to meet the Purpose and Need of the proposed project and reflects The Kita Center's programmatic needs as well as commitment to environmental stewardship.

The Proposed Action Alternative includes demolition of an existing outhouse, and construction of the Kita Commons Dining Hall, a bathhouse, and two group therapy cabins. The Kita Commons Dining Hall will be ADA compliant. Phase II construction elements that comprise the Proposed Action are highlighted on the project Phasing Plan (Appendix A – Figure 3).

Construction of the approximately 3,000 square foot Kita Commons Dining Hall will include installation of cast-in-place concrete footings and frost walls, supported by reinforced formwork. The framing for the dining hall will be erected, followed by the installation of doors and windows. The Dining Space is approximately 1,800 square feet with seating for 100 people. A full-service kitchen will be approximately 870 square feet in size, and used for food preparation, storage, and dish cleaning. There will be two private restrooms, approximately 48 square feet each, and an approximately 175 square foot mechanical room. Internal components to be installed include kitchen equipment, underground plumbing, HVAC systems, and other mechanical systems that accommodate the food service operations. A paved driveway and vehicular turnaround area will be constructed adjacent to the Kita Commons Dining Hall to provide ADA accessibility and accommodate deliveries.

Foundation drains and drip-edges will be installed around the Kita Commons Dining Hall, and shallow swales will be constructed to collect and direct runoff away from the building. Stormwater will outlet at a rip-rap level spreader.

The three cabins to be installed will be prefabricated, constructed offsite in Etna, Maine by Hill View Mini Barns. Group Therapy Cabin #1 will be approximately 660 square feet with two separate classroom spaces. This cabin is to be constructed in an existing area of clearing adjacent to the proposed bathhouse. Group Therapy Cabin #2 will be approximately 600 square feet in size. It will include a bathroom and a small kitchenette. The proposed bathhouse will be approximately 700 square feet. The bathhouse will provide restroom and shower amenities that support program participants and comply with local building codes. Each cabin will be supported by cast-in-place concrete piers as well as below-ground sub-structure framing.

Underground utilities that will be installed to serve the Phase II facility improvements include: electrical conduit, stormwater drainpipes, sewer pipes, water pipes and water shutoffs, and two subsurface wastewater disposal systems. Subsurface disposal system #2 will serve the proposed bathhouse and is designed with one (1) 3,000 gallon septic tank and 3,850 square foot disposal field. Subsurface disposal system #3 will serve the Kita Commons Dining Hall. System #3 is designed with two (2) 2,000 gallon below-ground grease tanks and one (1) 2,000 gallon septic tank. The disposal field for system #3 is 7,200 square feet. Two (2) 120-gallon propane tanks will be installed aboveground for food service and related uses. (Appendix A – Figure 4 & Figure 5).

Hardscape improvements will be completed in the final phase of construction. Walkways, patios, and driveways for access to the facilities will be constructed using gravel, bituminous pavement, and concrete pavers. The accessible entrance designed for the Kita Commons Dining Hall includes compliant ramps, stairs, and handrails. Additional accessibility improvements include widening pathways and installing slip-form concrete curbs. Lighting and signage will be installed to ensure safety and promote wayfinding. Vehicular turnarounds and designated parking areas will be reinforced with a binder layer, marked, and equipped with necessary traffic signage.

Landscaping improvements will be limited to ground reinforcement. Communal outdoor areas will be loamed and seeded at uniform slopes. No decorative landscaping is included in the scope of the Proposed Action Alternative. The Site Grading and Utilities Plan is included in Appendix A – Figure 6.

ALTERNATIVE C: Dismissed Alternative 1

Dismissed Alternative 1 included construction of two (2) ADA-compliant group therapy cabins near the southwest corner of the subject site adjacent to the shoreland zone (Appendix A – Figure 7). Each of these cabins was designed for an approximate building footprint of 385 square feet with sewer utility connections. The two group therapy cabins were designed to include bathroom facilities due to their distance from the existing and proposed bathhouses, but relative proximity to subsurface waste disposal system #3. However, this alternative was dismissed since the cost of building the two separate, ADA-compliant cabins with sewer connections was deemed considerably higher than construction of the proposed Group Therapy Cabin #1.

Group Therapy Cabin #1 will be approximately 660 square feet and will not be served by bathroom facilities and sewer connection due to proximity to one of the bathhouses. This cabin was deemed adequate for

programming since it is designed to host two separate classroom spaces – essentially serving the same purpose as the two separate cabins, while reducing construction cost and tree clearing.

ALTERNATIVE D: Dismissed Alternative 2

Dismissed Alternative 2 included a proposed outdoor recreational area within the shoreland zone (Appendix A – Figure 7a). This would have required clearing of trees from a 10,000 square foot area that is mostly wooded. Instead, there are existing cleared areas beyond the shoreland zone that will be utilized to minimize tree clearing within the shoreland area while providing comparable areas for outdoor recreation and communal space. Expanding these existing areas of clearing will minimize tree clearing within the shoreland zone to maintain a visual buffer as well as water quality buffer between site facilities and Loon Pond.

EFFECT EVALUATION

Effects can be defined as beneficial or detrimental impacts to the quality of the natural and built environment, historical and cultural resources, and human health that occur as a direct or indirect result of the Proposed Action on a short-term or long-term basis (*Advisory Council on Historic Preservation, n.d.*). For the purposes of this Environmental Assessment, the level of Potential Effect resulting from the Proposed Alternative, No Action Alternative and dismissed alternatives is analyzed for an Area of Potential Effect (APE). The APE is the area that may be potentially affected by the proposed action or alternatives. This area includes the project site, Loon Pond, and the parcels directly adjacent to the camp (Appendix A – Figure 8).

The following natural resources protected under federal environmental regulation were not included in the effects evaluation for this Environmental Assessment due to the fact the proposed project does not occur within or near these resources: Sole Source Aquifers, Coastal Barrier Resources, and Wild & Scenic Rivers. Other considerations excluded from the effects evaluation located due to the location of the project site were: Coastal Zone Management, and Airport Hazards such as related accidents, harmful noise, or pollution.

AFFECTED ENVIRONMENT AND POTENTIAL EFFECTS

Existing Conditions

The Kita Center property (subject site) has been used on a seasonal basis as a summer camp and for nature-based recreation since the early 1900s. The site abuts State Route 109 along the northern property line, with site facilities located about one-quarter (1/4) mile from the route. The site remains wooded between Route 109 and existing site facilities.

Site topography slopes gently in a southwesterly direction. Surface water on site is assumed to follow topography and flow towards Loon Pond. Changes in topography of the surrounding area are generally gradual. Groundwater is expected to flow through the surrounding area in a south and southeast direction towards Mousam Lake and the Mousam River.

The surrounding area is generally rural, with a few minor roads that extend to the shoreland area of Loon Pond for residential access. The subject site is adjacent to the Route 109 commercial corridor, however there is not intensive commercial development in the vicinity of the site. From review of publicly available historic aerial imagery, residential development appears to have existed along the shore of Loon Pond prior to the 1990s, with increased residential development occurring through the 2000s. Today “Loon Pond is

heavily developed with seasonal camps and year-round residences" (*MDIFW, 2001*). This is representative of the general character of development throughout the town, with the majority of development existing along the shores of Lakes and Ponds, and along major roads (*Town of Acton, 2005*).

PHYISCAL RESOURCES

Soils & Geology

Site Soils as mapped by the USDA NRCS 2020 Soil Survey consist of sandy loam, gravelly sandy loam, and loamy sand. These soils are considered well-drained to excessively drained with high infiltration rates. All soils are Hydrologic Group A soils with very deep seasonal high groundwater levels. Approximately 35% of site soils are classified as Farmland of Statewide Importance (*NRCS, 2020*). The remaining soils are classified as Not Prime Farmland. According to the Natural Resources Conservation Service, the suitability of these soils for Septic Tank Absorption Fields is very limited.

The Maine Geological Survey (MGS) Surficial Geology of the Mousam Lake 7.5-Minute Quadrangle indicates site surficial geology is comprised of glacial deposits formed from successive deposits of sand and gravel (*Meglioli & Thompson, 1997*). Bedrock Geology appears to consist of Paleozoic era and Devonian-Silurian formations as mapped on the MGS Newfield 15' Quadrangle (*Gilman, 1991*).

Potential Effects – No Action Alternative

Under the No Action Alternative, the subject site would continue to be used in a consistent manner to its historical camping-related uses. These uses are non-intensive regarding soil disruption or degradation. It is not anticipated that the composition or quality of these soils would be altered under the No Action Alternative. There would be no effect.

Potential Effects – Proposed Action Alternative

Under the Proposed Action Alternative, the site would continue to operate in a manner consistent with the historical camping-related uses. A site evaluation was performed by a licensed site evaluator in June 2022 to determine soil suitability for the proposed subsurface waste disposal systems. Site evaluation included soil Test Pits, with results deemed suitable for the systems. These systems are designed and will be installed according to state regulations. Minor soil disturbance may occur upon installation of these systems and construction of proposed buildings, but no long-term impacts are anticipated. Temporary erosion control measures such as filter barriers will be utilized until the installation is complete and the soil can be stabilized and revegetated. The Erosion Control plan will be managed by a Maine DEP-Certified Contractor. The effect would be minor.

Significant Aquifer

The subject site is located on a Maine Geological Survey designated Significant Sand & Gravel Aquifer, with a typical groundwater yield greater than ten (10) gallons per minute (*Neil, Meglioli, & Thompson, 1998*). This aquifer is protected under the Town of Acton Zoning ordinance as part of the town's Aquifer Protection District (*Town of Acton, 2008*). The watershed that drains to Loon Pond is approximately four times larger in size than Loon Pond and is not intensively developed. More than half of this watershed is designated as an aquifer recharged by surface water infiltrating through pervious sand and gravel above the water table.

The subject site and significant aquifer are located within the HUC12 Mousam Lake Watershed, a part of the larger Estes Lake Watershed which has been classified as an At-Risk Lake Watershed by MGS. "A 'watershed-at-risk' is defined as a watershed where the sum of the required in-stream flows plus the

consumptive water withdrawals exceeds some percentage of the total runoff generated within the watershed" (*ME DACF, 2007*).

Potential Effects – No Action Alternative

Under the No Action Alternative, the subject site's consumptive groundwater usage would not likely exceed any historical extent. There would be no effect.

Potential Effects – Proposed Action Alternative

Under the Proposed Action Alternative, water well draws may increase slightly compared to historical consumption due to the expanded capacity of The Kita Center Camp Kita summer program to serve more attendees, as well as an anticipated increase in events occurring on site throughout the year. Water will continue to be used for bathhouses and drinking water and will also be used for food service uses associated with the proposed Kita Commons Dining Hall. The Phase II facilities will be supported by newly installed, modernized water utility infrastructure, including a well booster installed during Phase I.

The project has undergone Site Plan Review in compliance with the Town of Acton Ordinance. Site Plan review is required for projects that include campgrounds and recreational uses on sites located within the Aquifer Protection District. Moreover, in compliance with Maine General Performance Standards for Water Quality Protection (5.21), a development required to undergo Planning Board review must conduct an aquifer impact study. The aquifer impact study was completed in 2022 and concludes that due to the size of the contributory watershed, and the primarily seasonal use of Camp Kita's facility, the anticipated annual draw will not have a noticeable impact on the yield of the aquifer (Appendix A – Figure 9).

The location of the existing water supply is well suited to address any increase in annual capacity anticipated to be required at the Kita Center facility. The well is located approximately 100 feet from the shore of Loon Pond at an elevation approximately 5 feet above the surface elevation of the pond at the shore. Moreover, the following characterization of the Significant Sand and Gravel Aquifer at the site by the Maine Geological Survey indicates that "…yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies" (*Neil, Meglioli, & Thompson, 1998*). Recent records for other nearby public water supplies in Acton with similar characteristics to the well indicate the well is suitable for proposed future capacities of the Kita Center (*ME DHHS, 2024*). The effect would be minor.

WATER RESOURCES

The Kita Center is located along approximately 886 feet of shore frontage on Loon Pond in Acton. Loon Pond is approximately ninety-four (94) acres in size, with a maximum depth of ten (10) feet, and almost two (2) miles of shoreline. The direct land drainage area to Loon Pond comprises approximately 420 acres, or 0.66 square miles (*Town of Acton, 2005*). Flow from Loon Pond drains to Heath Brook, then to Mousam Lake. Mousam Lake is 982 acres in size and located partially in the Town of Acton and partially in the Town of Shapleigh. The area of Mousam Lake located in Acton is below Route 109 and above the Emery Mills Dam. Below the dam is the start of the Mousam River. Maine DEP Chapter 502 lists Mousam Lake as a Lake Most-At Risk from Development.

Water Quality

Loon Pond is considered a "shallow, sand-bottomed pond (that) provides good habitat for the existing warmwater fish species. The pond is homothermous and lacks cold, oxygenated water" (*MDIFW, 2001*). Water quality in Loon Pond was rated 'mod-sensitive' in the 2005 Town of Acton Comprehensive Plan Update, and recommended for medium level of protection. High level of protection recommended by the Plan was reserved for cold-water fisheries (*Town of Acton, 2005*).

Water Quality tests for Loon Pond were conducted in 2022 as part of the Water Quality Testing Program by the Lake Stewards of Maine. These tests included testing Water Clarity, E.Coli Levels, and Phosphorous Levels. All results indicated there has been no degradation in water quality compared to results from recent years. Phosphorous levels for Loon Pond ranked average for Maine waterbodies – despite the heavily developed nature of the shoreland area (*Lake Stewards of Maine, 2022*).

Potential Effects – No Action Alternative

Under the No Action Alternative, development on site is not anticipated to reduce quality of Loon Pond. However, the water quality of the pond may diminish over time due to climate change. Rising air temperatures are subsequently raising water temperatures and promoting chlorophyll overgrowth. The effect would be minor.

Potential Effects – Proposed Action Alternative

The Proposed Action Alternative will result in a slight increase in stormwater generated by the site due to an increase in impervious surface. However, neither Loon Pond nor Heath Brook are considered at risk from development. The engineered Stormwater management systems will mitigate risk of sedimentation and nutrient overload. The vegetated buffer maintained around the pond will help to reduce chlorophyll growth through providing shade and helping to cool water temperatures. The effect would be minor.

Wetlands and Vernal Pools

A Vernal Pool and Wetland Survey was conducted on April 12th, 2022**.** One (1) Non-Significant Vernal Pool was identified on the property. The pool was deemed Non-Significant due to the fact that it formed as a consequence of a clogged Maine DOT metal culvert located under Route 109. Maintenance of the culvert would likely result in the pool being completely drained. Therefore, the Maine Department of Inland Fisheries & Wildlife (MDIFW) determined the feature "does not meet the vernal pool definition" (IFW Pool ID 4735). No other wetland areas were identified on site during field surveys. The MDIFW official determination is included in the Appendix (Appendix A – Figure 10).

Potential Effects – No Action Alternative

Under the No Action Alternative, there would be no change to the existing wetland area on site. There would be no effect.

Potential Effects – Proposed Action Alternative

The Proposed Action Alternative proposes no direct impacts to the documented wetland area. Moreover, no work is planned within seventy-five (75) feet of the resource. There would be no effect.

Floodplains

The Federal Emergency Management Agency (FEMA) published revised flood maps for York County, effective on July 17, 2024. The subject site is located on the Federal Insurance Rate Map (FIRM) Panel 23031C0240G (*FEMA, 2024*). The panel was Not Printed because no areas of flood hazard were identified within the panel mapped extents. Reference is made to this determination on FEMA FIRM Panel 23031CIND0A – (*FEMA, 2024*)**.**

Potential Effects – No Action Alternative

There is no existing risk of flooding on site. The No Action Alternative would not result in an increase in flood risk. There would be no effect.

Potential Effects – Proposed Action Alternative

Under the Proposed Action Alternative, flooding potential on site does not increase. The site is currently not located within a flood hazard zone. Improvements to the site will not create a flood risk. The Town of Acton Stormwater Standard requires that stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the pre-development flows. This follows the MDEP Flooding Standards that require a proposed stormwater management system to detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2, 10, 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. The flooding standard has been met by minimizing site impacts as well as implementing a stormwater detention basin. There would be no effect.

Stormwater

The Northwestern half of the site is tributary to a small on-site wetland adjacent to East Shore Drive that drains through a 24-inch culvert underneath Route 109 to Mousam Lake. In 2022, it was documented that the culvert was clogged, impeding flow and resulting in the formation of a pool like feature as part of the wetland complex. The remaining portion of the site drains directly into Loon Pond. Permanent stormwater management BMPs and erosion control measures on site include riprap slopes, aprons, and level spreaders; a reinforced stormwater detention pond, and a 5' level berm reinforced with erosion control blankets.

Potential Effects – No Action Alternative

Under the No Action Alternative, there would be no change to the amount of impervious area on site. The buildings and non-vegetated areas proposed as part of Phase II would not be constructed. Therefore, it is reasonable to anticipate there would be no change to the amount of stormwater runoff generated from existing site conditions. Existing stormwater management would effectively detain or retain stormwater for the existing facilities. The effect would be minor.

Potential Effects – Proposed Action Alternative

Under the Proposed Action Alternative, impervious area on site would increase due to the proposed additional buildings and subsequent non-vegetated areas. A slight increase in generated stormwater runoff is anticipated. However, additional stormwater infrastructure associated with the new impervious area would be installed, including foundation drains and shallow swales to direct water away from buildings towards detention and outlet at a rip-rap level spreader. The proposed conditions have been designed to manage stormwater runoff through Best Management Practices

approved by MDEP. The stormwater BMPs provide detainment for Phase I and Phase II improvements so that runoff discharging from the site remains at or below existing conditions for the 2, 10, and 25-year storm events. The effect would be minor.

Shoreland Zone

A portion of the subject site is located within the Town of Acton Shoreland District, which includes an area of land within 250' from the shore of Loon Pond. Existing within the Shoreland zone of the site is a seasonal dock, a network of trails, areas of tree clearing previously used as tent sites and firepits, an outdoor amphitheater, an approximately 1,200 square foot cabin, and stormwater management BMPs. Existing Tree Clearing within the Shoreland Zone was approximately two (2) acres prior to Phase I of the project, meaning about 1/3 of the overall Shoreland Zone area was cleared prior to 2022. Natural vegetated buffers have been maintained within one-hundred (100) feet of Loon Pond.

Potential Effects – No Action Alternative

The No Action Alternative would result in no change to the character of the shoreland zone portion of the site. There would be no effect.

Potential Effects – Proposed Action Alternative

The Proposed Action Alternative includes installation of subsurface waste disposal system #3, a portion of which will be located within the Shoreland Zone. Per the Town of Acton Ordinance, these systems are permitted within the shoreland zone given that they are installed in conformance with Maine Subsurface Waste Disposal Rules (*Town of Acton, 2024*). This mandates that systems are installed no less than one hundred (100) feet from the normal high-water line of a water body. The proposed system will be located approximately two hundred (200) feet from Loon Pond. Minor ground disturbance will occur during installation of the system. The proposed system has been designed by a Licensed Site Evaluator and approved by the Town of Acton as part of the Site Review process.

No other work is proposed within the Shoreland Zone as part of the Proposed Alternative. Natural vegetated buffers will remain around Loon Pond. The visual character of the shoreland area will not be affected. The effect would be minor.

BIOLOGICAL RESOURCES

Biological resources associated with the subject site reasonably include terrestrial wildlife habitat, aquatic species habitat, and vegetation, due to the site's primarily wooded character and adjacency to Loon Pond. Moreover, the area of the site adjacent to Loon Pond remains the least developed section of shoreline along Loon Pond.

In compliance with the Town of Acton Conditional Use Application, the applicant was required to demonstrate that "the use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat." (*Town of Acton, 2024*). Consultation was conducted with State agencies in order to provide formal determination of any potential effects to the biological resources listed above. These formal determinations are described below.

Wildlife & Aquatic Habitat

The Maine Department of Inland Fisheries and Wildlife reviewed information for known locations of Endangered, Threatened, and Special Concern species, Essential Wildlife Habitats, and inland fisheries habitat concerns for the site. There was no finding of documentation for terrestrial or aquatic protected species or essential wildlife habitats on the site. The agency concluded that the presence of one or several protected Bat Species may occur on site during migration or breeding season, but no significant impact to these species is anticipated as a result of the proposed project (Appendix A – Figure 11). Moreover, review of non-jurisdictional information through the MDIFW Beginning with Habitat mapping application revealed that undeveloped areas of the site are not considered priority habitat blocks or connectors.

Vegetation & Rare Plants

Environmental review by the Maine Natural Areas Program revealed there are no rare botanical features documented within the project area (Appendix A – Figure 12). Documented vegetation for Loon Pond consists of Native species. There are no known invasive aquatic plant infestations in Loon Pond (*Lake Stewards of Maine)*.

Potential Effect – No Action Alternative

Under the No Action Alternative, no human-caused alterations to existing site vegetation are anticipated. Wooded areas on site will remain the most likely suitable habitat for terrestrial or bird or bat species. Open grassy areas may provide habitat but will continue to be used heavily during summer months by Camp Kita attendees as recreation spaces. Previous tree clearing may impact available habitat for bat species during migratory or breeding season, which is typically in Fall and Spring. As recently planted vegetation grows, such as new trees, habitat capacity may increase. The potential effect on protected bats, or terrestrial species that are not protected, would not be greater than any historical impact. The effect would be minor.

Potential Effect – Proposed Action Alternative

The Proposed Action Alternative is expected to result in minor alterations to vegetation on site. A small amount of proposed tree clearing may slightly decrease the available habitat for non-protected species, as well as temporary habitat for protected bat species during migration seasons. However, there is no existing documentation that the protected bat species have previously inhabited the site. Open grassy areas would be utilized heavily during summer months, but this use is not expected to significantly exceed any historical extent. Maintenance and care of lawn areas as well as existing shrubs and trees will occur as needed to prevent degradation of these features. The effect would be minor.

CULTURAL RESOURCES

Cultural and Historical Reviews were conducted for the proposed project in compliance with local, state, and/or federal regulations where applicable. Description of state, federal, and local consultations are described below. The major cultural resource associated with the site is Loon Pond. Adjacent to the site on the opposite side of Route 109 is the Acton Fairgrounds, which hosts a variety of cultural events such as the Acton Fair and Maine Renaissance Faire.

Historic & Archaeologic Resources – Section 106 Review

Regulatory consultations were conducted with the Maine Historic Preservation Commission (MHPC), who completed an historical and archaeological survey in coordination with Tim Spahr (RPA-17992) in compliance with Section 106 review. In August 2023, the Commission issued a letter of determination that there will be no effect on historic architectural or archaeological properties as a result of the proposed project. (Appendix A – Figure 13). The HRSA concluded that no further documentation is required for State Historic Preservation Office compliance.

Due to the ground-disturbing activities proposed by the project, Section 106 review requires consultation with Indian Tribes and Tribal Historic Preservation Offices (THPO). The HRSA will be consulting directly with the tribes. Tribal consultation was initiated by the HRSA on November 23, 2024. No response was documented within the 30-day window for response requested by the HRSA.

As part of the Kita Center's due diligence, a Site Review Request Memorandum was sent to the Maliseet, Micmac, Passamaquoddy, and Penobscot Nation tribes in the beginning of June 2024 for a site review for the presence of any structures or sites of significance historically, architecturally, or archaeologically significance (Appendix A – Figure 14). The Kita Center received response from the Penobscot Nation THPO summarizing their review conducted on November 26, 2024. The Penobscot Nation THPO concluded the proposed project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966 (Appendix A – Figure 14a).

Town Historical Review

Per the Town of Acton's request during Site Plan Review, Sebago Technics reviewed the National Register of Champion Trees and Maine Register of Large Trees. No registered Large Trees were identified on site in either database. Furthermore, as part of the Conditional Use Application, Sebago Technics, Inc. worked closely with the Town of Acton to determine that the proposed project is consistent with the Comprehensive Plan and would not jeopardize any designated historic or archaeological town resources.

Potential Effects – No Action Alternative

Under the No Action Alternative, the site would continue to operate as a summer camp as it has since the early 1900s. Continuing summer camp operations at existing capacity would not affect any change of use, relevance to neighbors, or character of the site. Under the No Action Alternative, there would be no effect.

Potential Effects – Proposed Action Alternative

The Proposed Action Alternative would not effect a significant change in the historical use of the site as a summer camp facility. The site would continue to operate as a summer camp and also offer community programming on occasion throughout the year. There would be no change to the site's relevance to neighbors as no change is proposed to the character of the shoreline or beach area around Loon Pond, nor to the wooded areas along the Route 109 corridor. Any potential increase in the use of Loon Pond for recreational activities would likely occur during summer camp sessions, which is a seasonal occurrence that predates the proposed project.

Review of local, state, and federal databases, including the National Register of Historic Places, did not reveal any protected historic resources associated with the subject site. Moreover, the formal

determination by the Maine State Historic Preservation Commission from its Section 106 review concluded that there are no anticipated negative impacts from the Proposed Action to historic or archaeological resources. The effect would be minor.

BUILT ENVIRONMENT

The subject site is accessed via a paved entrance off of East Shore Drive, which has a posted speed limit of 20 miles per hour. Adjacent to the site are residential homes along the shoreline of Loon Pond, a commercial property to the west, and State Route 109 and the Acton Fairgrounds to the north. The project site is served by water, septic, tele-communications, three-phase electricity, and drainage infrastructure. Properties in the surrounding area are served by telecommunications and three-phase electricity. There is no public drainage, water, or sewer utility infrastructure serving the site or surrounding area.

Public Services & Utilities

Running water and fire suppression systems on site are served by newly installed pipes and related infrastructure. The drinking water well is located within a locked building at the southeast corner of the property. The well was drilled in 1995 and is located approximately 100' from the shore of Loon Pond. The well is located beyond 300' from the subsurface waste disposal system on site.

Stormwater and site run off are directed to stormwater BMPs through a network of storm drainpipes. There is currently one sub-surface waste disposal system on site. The existing subsurface waste disposal system serves an existing bathhouse on site. The system is 4,800 square feet, designed for a flow of 1,640 gallons per day.

Traffic Impact Assessment

A Traffic Impact Assessment was conducted for the proposed project (Appendix A – Figure 15). Trip generation was evaluated for multiple scenarios: when the Kita Center summer program is not operational, when the summer program is operational, and for anticipated peak times outside of weekly peak hours such as participant pick-up and drop-off on Saturdays in the summer months. It was concluded that a Traffic Movement Permit from the Maine Department of Transportation (Maine DOT) is not required for the proposed project as the estimated Trip generation does not exceed the 100-trip threshold during any peak hour. Review of the Maine DOT Public Crash Query revealed there are no High Crash Locations within the immediate vicinity of the project site. The existing sight distance from the driveway location was deemed adequate for the posted speed limit along East Shore Drive.

Potential Effects – No Action Alternative

Under the No Action Alternative, there would be no change in the existing character of the site or surrounding area. The site would continue to draw the majority of its overall energy and water consumption during summer months when camp programs are in session. Traffic counts to and from the site would resemble historic counts, with the highest number of visits during summer months on pick-up and drop-off days. The anticipated use of the site would not significantly exceed historic levels. There would be no effect.

Potential Effects – Proposed Action Alternative

Under the Proposed Action Alternative, an increase in energy and water consumption will occur compared to historical levels, as the site will be improved for use outside of summer months. The site will operate a new dining facility, which will create an additional need for water and energy. Two

new subsurface waste disposal systems will be installed to serve the dining facility and bathhouse. These systems will be located beyond 300 feet from the drinking water well and beyond 100 feet from Loon Pond, in compliance with Town and State water quality regulations.

There will be a temporary increase in traffic to and from the site during construction. Post-construction, minor increases in traffic to and from the site are anticipated to occur during summer months on weekend days for participant pick-up and drop-off. Traffic congestion may occur infrequently in association with events hosted at the Acton Fairgrounds. This is a historic precedent. Food and amenity deliveries to the dining hall will occur on occasion. A turn-around area will be constructed adjacent to the dining hall and facilitate efficient access and egress for delivery vehicles. Adequate wayfinding signage and lighting will be installed to promote safe navigation. No landscaping, signage or other features will be located within the sight triangle of the driveway. Overall, any anticipated increase in traffic was not deemed significant enough to require a Traffic Movement Permit, as determined by the Traffic Impact Assessment. The effect would be minor.

HUMAN HEALTH AND SAFETY

The subject site is located in a primarily wooded, rural setting. Due to the relatively rural nature of the surrounding area, and lack of mineral extraction operations and few industrial operations near the site, it is reasonable to assume air quality near the site is good. According to the EPA Greenbook, York County is not listed as a non-attainment area for critical pollutants (*EPA, 2024*). The lack of industry as well as a significant distance between the site and any airport also indicate existing noise levels are not detrimental to the community.

Public Health & Safety

Emergency access for fire department and emergency medical services is provided for in compliance with local ordinance and state regulation. Existing foot paths on site that do not accommodate emergency vehicles are designed to accommodate golf carts if transport is needed. The Medical Center on site is accessible by emergency vehicle, as well as via the foot paths, and an ADA accessible gravel path.

Site Contamination & Hazardous Materials

A Phase I Environmental Site Assessment (ESA) was performed in 2021 for the subject site by Haley & Aldrich, Inc. The Phase I ESA revealed no evidence that Recognized Environmental Conditions (RECs) or Controlled Environmental Conditions (CRECs) are associated with the site. The ESA revealed one (1) Historical REC (HREC) in association with the site. The HREC is registered as a historical release of hydraulic oil in the Maine DEP hazardous material and oil spill database, which occurred in 2016. “Three gallons of hydraulic oil were released from a skid steer on a gravel road. Approximately 25 pounds of soil were excavated and disposed of in an on-site dumpster.” The spill is identified as report P-630-2016 in the Maine DEP Spill Report System Portal. Since no impacts were documented, and no risk to any water wells was identified, no further action was required. Therefore, no further assessment beyond the Phase I ESA was recommended necessary (Appendix A – Figure 16).

A Limited Asbestos & Lead Paint Survey was conducted in November 2024 by Air Quality Management Services, Inc for the existing outhouse since the structure was built prior to 1978. This survey was deemed necessary by the HRSA during review of a Categorical Exclusion application as demolition is planned for the

structure. The survey indicated that asbestos was not detected in the suspect materials, and that the percent of lead by weight in survey samples was well below the 0.5% threshold established by the Maine Department of Environmental Protection (ME DEP). From these results, it was concluded that removal and disposal of these materials is not regulated (Appendix A – Figure 17).

Potential Effect – No Action Alternative

The No Action Alternative would not contribute to site contamination, air pollution, or increased noise levels since no further site work will be conducted. There would be no effect.

Potential Effect – Proposed Action Alternative

Under the Proposed Action Alternative, environmental elements such as air quality and noise levels may be impacted during construction, particularly when heavy machinery is utilized. These effects will be temporary. Erosion control measures will reduce any potential negative impact on air quality. Construction will adhere to noise-level regulations as defined in the Town of Acton Ordinance (*Town of Acton, 2024*).

Results from the Asbestos and Lead Paint Survey indicate demolition of the outhouse will not contribute to site contamination or hazard towards workers or Kita Center participants. The outhouse will be demolished in accordance with all applicable waste management standards.

Propane is the only hazardous material that is anticipated to be used at the site. Two 120-gallon propane tanks are proposed for installation on a concrete pad adjacent to the Kita Commons Dining Hall. The propane will be used in relation to food service operations. The propane tanks will be permitted through the Maine Department of Public Safety prior to installation.

As part of the Conditional Use Application, proof of adequate water supply for the proposed use as well as appropriate fire suppression systems was required. The Town of Acton Fire Department reviewed the site plan, and an adequate fire suppression system has been designed to be installed. Testing of this system will occur after installation and at mandated intervals. This testing may temporarily increase the amount of noise emitted from the site due to alarms and fire truck access. Emergency vehicles will be able to directly access the Dining Hall Facility.

Additional lighting will be installed on site to promote safe navigation for vehicles and pedestrians. The lighting plan proposed for the project complies with local ordinance. The commercial property to the west of the site functions as a live music and events venue. The vegetated buffer along the western property line of the site will be maintained to continue to buffer light and noise pollution originating from the venue to the benefit of abutters around along Loon Pond.

Overall, potential negative effects from the proposed action alternative to air quality or noise levels would be temporary. Mitigation measures will be utilized during construction to minimize noise and dust. Moreover, there is approximately 1000ft of linear distance between State Route 109 and the area to be disturbed that remains mostly wooded. This buffer will work to prevent noise from exceeding typical levels along State Route 109. There would be no effect.

Environmental Justice

According to 2020 Census Reporter statistics, the population of the Town of Acton is 2,671. A significant majority of the population is of White/Caucasian race/ethnicity. The median annual household income for

the Town of Acton is approximately $68,000. Though this median income is above the Federal poverty limit, reported income for approximately 7.6% of Acton residents was reported at or below the federal poverty limit. Over 11% of Acton residents hold Veteran status. This is about 25% higher than the overall rate for York County. The 2023 American Community Survey estimates approximately 14% of Acton residents do not have health care coverage (*American Community Survey, 2023*). Review of the Justice40 Climate and Economic Justice Screening Tool revealed there are no census tracts recognized as overburdened and underserved within the community of Acton.

Loon Pond is popular for motorized and non-motorized boating activities for residents but has no formal public access. The Town of Acton owns an approximately thirty-foot (30) wide right-of-way adjacent to the Kita Center, but the access to Loon Pond is limited. The Maine Department of Inland Fisheries & Wildlife considers public access to Loon Pond a high priority, as the only access that currently exists is considered "permissive trespass" (*MDIFW, 2001*).

Potential Effects – No Action Alternative

The No Action Alternative results in no increased facility capacity, and accessibility of site facilities for people with limited physical abilities would remain inadequate. Despite the growing demand for accessible mental health resources in the region, the No Action Alternative would maintain the status quo. There would be no effect.

Potential Effects – Proposed Action Alternative

The Proposed Action Alternative will improve access to mental health care resources through expanded facility capacity and accessibility. As a non-profit organization, the Kita Center plans to provide its programming at no or low cost to participants, which not only reduces barriers to health care, but also provides opportunities for a diversity of Southern Maine community members to experience the natural setting and Loon Pond as participants at The Kita Center. The effect would be moderate.

PERMITS & PROJECT CONDITIONS

The use for the facility is designated as "small non-residential facilities for educational, scientific, or nature interpretation purposes." Per the Town of Acton Land Use Ordinance, this use is allowed in the underlying zones with approval of a Conditional Use Application. The proposed project received unanimous approval through Conditional Use Site Review from the Town of Acton Planning Board on December 1, 2022.

Since there is less than one (1) acre of land that will be disturbed during project construction, and less than one (1) acre of impervious surface proposed, the project was not required to obtain an MDEP Stormwater Permit-By-Rule.

AGENCY COORDINATION & PUBLIC INVOLVEMENT

As part of a comprehensive project review, Sebago Technics, Inc. and the Kita Center consulted with the following agencies: the Health Resources and Services Administration, Maine Department of Environmental Protection, the Maine Natural Areas Program, the Maine Department of Inland Fisheries & Wildlife, the Maine State Historic Preservation Commission, and the Penobscot Nation Tribal Historic Preservation Officer. Relevant official communications are included in the Appendix.

A public hearing for the project was held by the Town of Acton Planning Board on October 6, 2022. Abutters within 500 feet of the project site were contacted prior to ten days in advance of the hearing via US mail. Abutter notification included the nature of the application as well as the time and place of the public hearing.

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APPENDIX A

Site Information & Agency Coordination

FIGURE 1: SITE PLAN, SEBAGO TECHNICS, INC.

CONDITIONS OF APPROVAL

1. PROVIDE A LIGHTING PLAN FOR THE SITE.
2. PROVIDE AN OUTLINE OF WHICH LARGE TREES WILL BE REMOVED.
3. SHOW 50-FOOT BUFFER OF TREES ON THE WEST SIDE OF THE PROPERTY IMMEDIATELY ADJACENT TO CAMP KITA PROJECT.
4. ADD A NOT FOR PERIODIC USE AND OPERATION FROM MEMORIAL DAY TO LABOR DAY, OPERATIONAL HOURS AND DATES, ALSO HOW OFTEN WILL THE CAMP BE PERIODICALLY RENTED.
5. ADD NOTE FOR SIGNS STATING ACCESS BY PERMISSION ONLY TO BE VISIBLE ON THE PROPERTY.
6. ADD A SIGNATURE BLOCK.
7. VERIFY IF ANY OF THE TREES ON THE PROPERTY ARE REGISTERED.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS CAMP EAST SHORE DRIVE, LLC. BY THE FOLLOWING DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:

   MAP 147, LOT 48 - DATED DECEMBER 14, 2021 IN BOOK 18898, PAGE 641

2. THE PROPERTY IS SHOWN AS LOT 48 ON THE TOWN OF ACTON TAX MAP 147 AND IS LOCATED IN THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT ARE AS FOLLOWS:

   COMMERCIAL A:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	2 ACRES	N/A
MINIMUM FRONT SETBACK:	125 FEET	356 FEET
MINIMUM SIDE SETBACK:	50 FEET	VARIES
MINIMUM REAR SETBACK:	50 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	30%	N/A

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

   CRITICAL RURAL:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	5 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	N/A*	8.9%

   TOTAL LOT AREA IN ZONE = 528,010 S.F.
   IMPERVIOUS COVERAGE = 47,090 S.F. = 8.9%
   EXISTING IMPERVIOUS = 19,500 S.F.
   PROPOSED IMPERVIOUS = 27,690 S.F.

   *20% FOR RESIDENTIAL USES.

   SHORELAND:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	3 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	20%	13.5%

   TOTAL LOT AREA IN ZONE = 257,465 S.F.
   IMPERVIOUS COVERAGE = 34,455 S.F. = 13.5%
   EXISTING IMPERVIOUS = 19,575 S.F.
   PROPOSED IMPERVIOUS = 15,160 S.F.

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

4. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.

5. A VERNAL POOL STUDY WAS PERFORMED IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. NO SIGNIFICANT VERNAL POOLS WERE MAPPED.

6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A.

7. PLAN REFERENCE:

   A. ALTA/NSPS LAND TITLE SURVEY FOR CAMP EAST SHORE DRIVE, LLC OF PROPERTY LOCATED ON STATE ROUTE 109 & EAST SHORE DRIVE IN ACTON, MAINE PERFORMED BY CORNER POST LAND SURVEYING, INC. DATED NOVEMBER 2021.

8. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

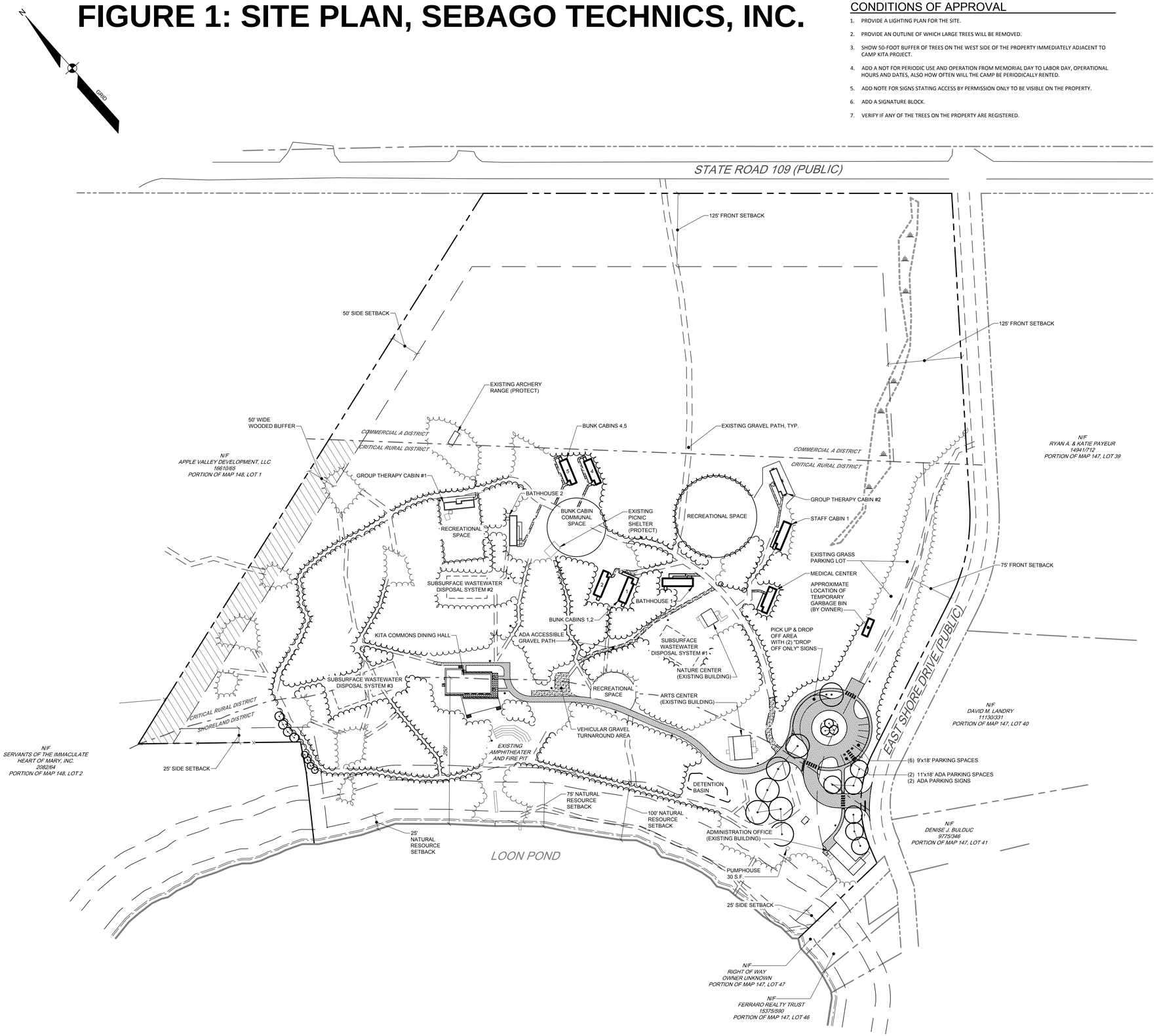
9. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON LIDAR DATA AVAILABLE FROM THE TOWN OF ACTON AND AS DEPICTED IN PLAN REFERENCE 7A. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS SOLELY BASED UPON LIDAR TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER. SEBAGO TECHNICS, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS INFORMATION, AND THROUGH DIRECTION OF THE OWNER, HAS RELIED UPON THIS INFORMATION FOR THE DESIGN.

10. ACCESS ONTO THE SITE SHALL BE PERMISSION BY OWNER ONLY. SIGNS SHALL BE INSTALLED ON THE PROPERTY AT LOCATIONS VISIBLE FROM THE ROADWAY AND TRAIL SYSTEM.

11. OPERATIONAL BETWEEN MEMORIAL DAY TO LABOR DAY WITH BUSINESS HOURS 9 AM - 4 PM OUTSIDE OF RESIDENTIAL CAMP SESSIONS, WITH AN ESTIMATED PERIODIC/OCCASIONAL USE THROUGHOUT THE YEAR OF AROUND 30 - 50 TIMES (FOR PURPOSES SUCH AS TRAINING, NATURE EDUCATION GROUPS, RECREATIONAL/WELLNESS GROUPS, SUPPORTIVE GATHERINGS, RETREATS, AND SEMINARS).

12. TREE CLEARING IN RECREATIONAL AREAS SHALL BE COORDINATED WITH OWNER PRIOR TO START OF CONSTRUCTION

13. THE INSTALLATION OF PROPOSED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

REV.	BY	DATE	STATUS
S	SDH	01/14/2025	FINALIZED FOR EA SUBMISSION
R	SDH	01/03/2025	ADDED PHASE 2 SHADING
Q	SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS, REMOVED BUNK CABINS 3 & 6
P	SDH	06/10/2024	REVISED PHASING PLAN
O	SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
N	SDH	09/26/2023	REVISED ELECTRIC LAYOUT
M	CAB	05/24/2023	REVISED ELECTRIC LINES

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.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

RECORD OWNER:
CAMP EAST SHORE DRIVE, LLC
66 STATE STREET
BOSTON, MA 02109

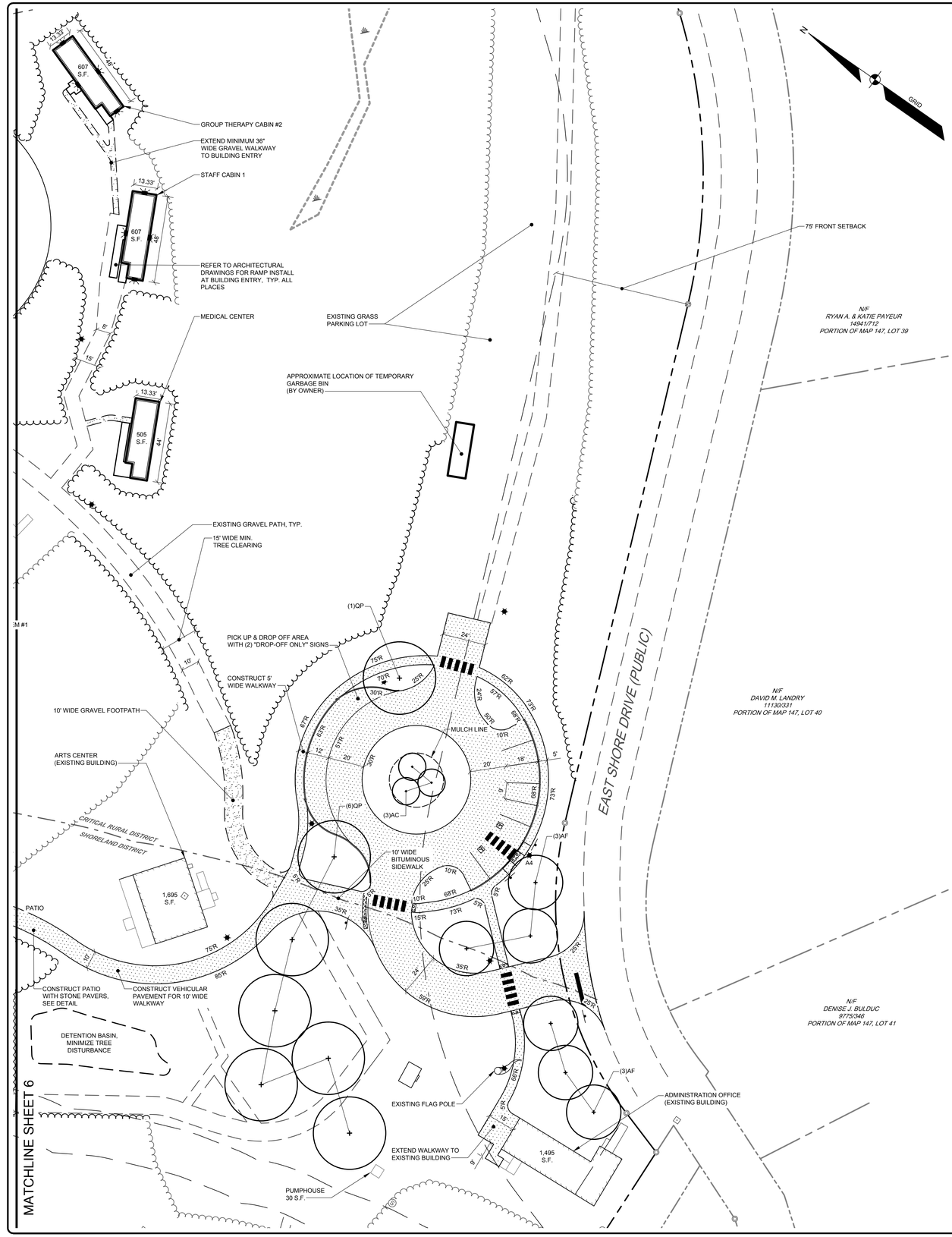
OVERALL SITE PLAN

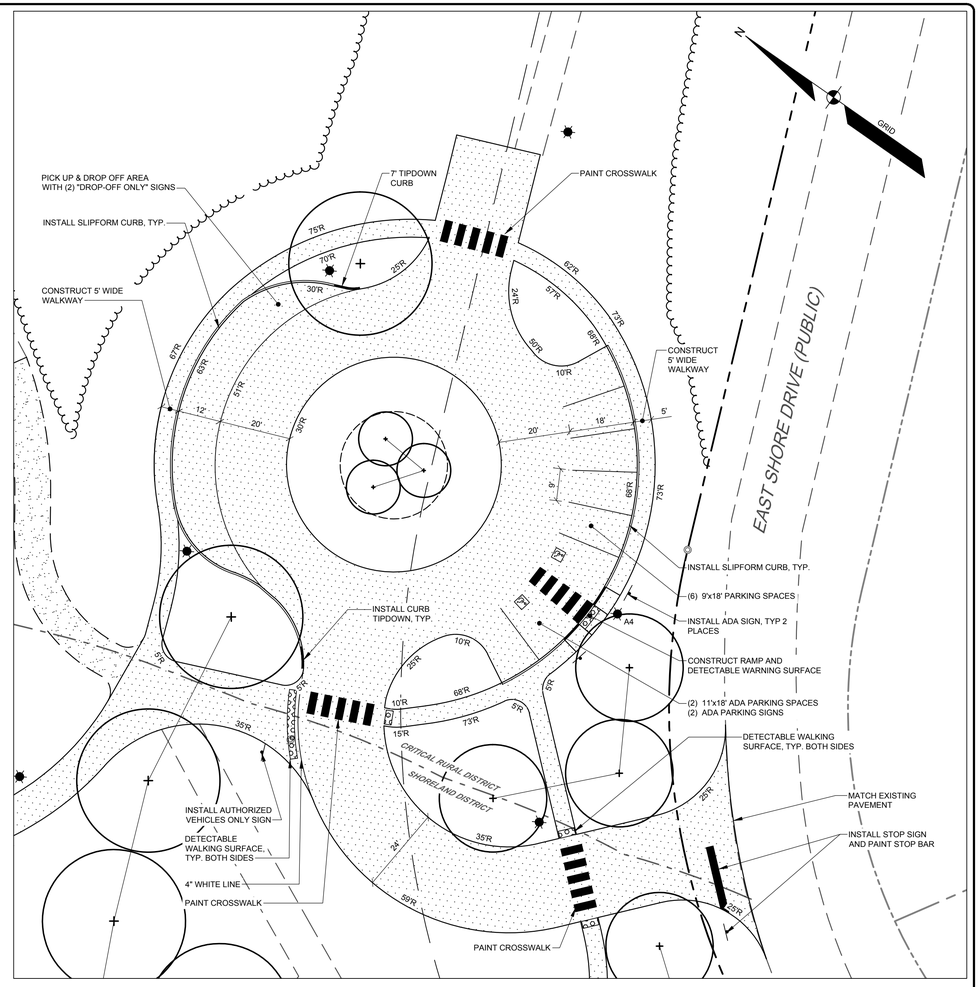
CAMP KITA
EAST SHORE ROAD
ACTON, ME

EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 80'
PROJECT	21912

SHEET 5 OF20





PLAN VIEW - TURNAROUND AREA

SCALE: 1" = 20' HORIZONTAL

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
AF	ACER X FREEMANII	FREEMAN RED MAPLE	2" CAL.
QP	QUERCUS PALUSTRIS	PIN OAK	2" CAL.
AC	ABIES CONCOLOR	WHITE FIR	6'-7' HGT.
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'-7' HGT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	LLF	LUM. LUMENS	LUM. WATTS	DESCRIPTION
	8	WP	10' - 0" AFG	0.9000	2704	25	LNC2-48L-25-3K7-3-UNV-GTT
	1	A4	14' - 0" AFG	0.9000	6927	80	TRA30-AC-36NB-80-3K-UNV-DIR4
	45	A5	14' - 0" AFG	0.9000	7295	80	TRA30-AC-36NB-80-3K-UNV-DIR5

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

REV.	BY	DATE	STATUS
S	SDH	01/14/2025	FINALIZED FOR EA SUBMISSION
R	SDH	01/03/2025	ADDED PHASE 2 SHADING
Q	SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS, REMOVED BUNK CABINS 3 & 6
P	SDH	06/10/2024	REVISED PHASING PLAN
O	SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
N	SDH	08/08/2023	REVISED ELECTRIC LAYOUT
M	CAB	05/24/2023	REVISED ELECTRIC LINES

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 30'
PROJECT	21912

SHEET 6 OF20

21912 SITE dwg, TAB: S1

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	LLF	LUM. LUMENS	LUM. WATTS	DESCRIPTION
	8	WP	10' - 0" AFG	0.9000	2704	25	LNC2-48L-25-3K7-3-UNV-GTT
	2	A4	14' - 0" AFG	0.9000	6927	80	TRA30-AC-36NB-80-3K-UNV-DIR4
	63	A5	14' - 0" AFG	0.9000	7295	80	TRA30-AC-36NB-80-3K-UNV-DIR5

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
AF	ACER X FREEMANII	FREEMAN RED MAPLE	2" CAL.
QP	QUERCUS PALUSTRIS	PIN OAK	2" CAL.
AC	ABIES CONCOLOR	WHITE FIR	6'-7' HGT.
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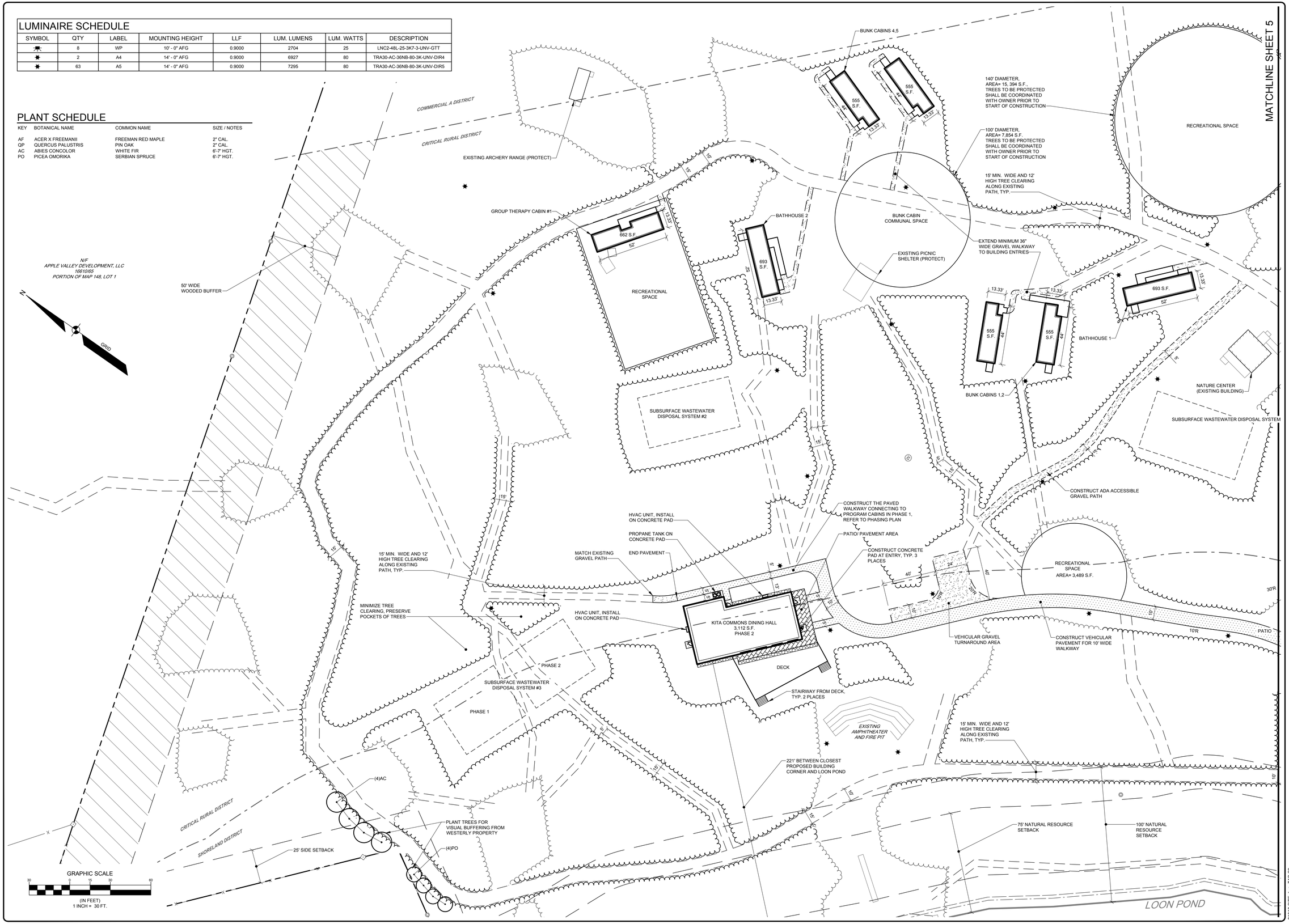

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N	SDH	09/22/2023	REVISED ELECTRIC LAYOUT
M	CAB	05/24/2023	REVISED ELECTRIC LINES

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
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60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 30'
PROJECT	21912

SHEET 7 OF20

21912 SITE.dwg, TAB:S2

FIGURE 2: Conditional Use Application

MAP # _____ **LOT #** _____ **DATE** _____ **PERMIT#**_____

Planning Board Decision: Approved_____ Denied_____ Date of Decision_____

to be filled in by office

TOWN OF ACTON

Office of Code Enforcement: 207-636-3497 x410
Email: ceo@actonmaine.org

APPLICATION FOR CONDITIONAL USE PERMIT

Name of Applicant Camp East Shore Drive, LLC Telephone Number (617) 526-6270
(must be owner, lessee, or hold an option on the property)

Mailing Address 60 State Street, Boston, MA 02109

Location of Project East Shore Drive, Acton ME

Owner'(s) Name Same as applicant Tax Map 147 Lot 48

Owner'(s) Address Same as applicant

Lot Size 28 Acres Zone Critical Rural Size of Building Multiple pre-fab buildings

Proposed Use: Similar to existing use. Summer campground, small non-residential facility for educational, or nature interpretation purposes. With the addition of several pre-fabricated buildings for camper lodging, staff lodging, medical center, bathrooms, educational program cabins, and a dining hall.

According to the Acton Zoning Ordinance, before the Planning Board may approve any application for a Conditional Use Permit, the applicant must prove to the satisfaction of the Planning Board that all the Standards as listed in 6.6.3.7 of the Ordinance (attached) have been met. A fee of $200 must accompany the application. The section of the Zoning Ordinance that outlines the application process, the Planning Board Review and the Standards Applicable to Conditional Use is attached.

The applicant must submit a written description of the scope of the proposed project attaching any exhibits needed to support the application and a list of abutters within 500 feet.

Applicant Signature DocuSigned by: Sydney Mosher C7DF46795E7F4CD... Date 7/27/2022

6.6.3.3 APPLICATION PROCEDURE – A person informed by the Code Enforcement Officer that they require a Conditional Use Permit shall file an application for the permit with the Planning Board on forms provided for the purpose. The applicant shall be responsible for a filing fee, which covers administrative and legal advertisement costs. All plans for Conditional Uses presented for approval under this section shall be drawn at a scale not smaller than one (1) inch equals fifty (50) feet and show the following information unless the Planning Board waives these requirements:

a) The name and address of the applicant (or his/her authorized agent) plus the name of the proposed development, and a copy of the deed or record of ownership, and the assessor's map and lot number.

b) Total floor area, ground coverage, and location of each proposed building, structure, or addition.

c) Perimeter survey of the parcel made and certified by a registered land surveyor licensed in Maine, relating to reference points showing true north point, graphic scale, corners of parcel, and date of survey, and total acreage.

d) The appropriate fees.

e) If the Planning Board cannot judge that the proposed land use or activity will conform to all applicable provisions of this Ordinance, and other applicable codes or Ordinances of the Town, the Planning Board may, after notification to, and at the expense of the applicant, employ one or more independent consultants to ensure compliance with all requirements of this Ordinance. The estimated costs of such reasonable studies must be deposited with the Town Treasurer prior to their undertaking. Any money not spent must be reimbursed to the applicant.

6.6.3.4 REVIEW PROCEDURE AND PUBLIC HEARING – After the Planning Board determines that the application has been filed together with the submissions the Board needs to consider if the standards listed in Section 6.6.3.7 can be complied with, the Planning Board shall hold a public hearing on the application within thirty (30) days. The Board shall notify the Code Enforcement Officer and Municipal Officers, and shall publish notice of the time, place, and subject matter of hearing at least ten (10) days in advance, on the Town Website and in a newspaper of general circulation in the area.

The Board shall notify by regular US mail, first class, postage prepaid, the applicant and the owners of all property within five hundred (500) feet of the property involved, at least ten (10) days in advance of the hearing, of the nature of the application and of the time and place of the public hearing.

The owners of property shall be considered to be those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action taken by the Planning Board.

The Code Enforcement Officer or his/her designated assistant shall attend all hearings and may present to the Planning Board all plans, photographs, or other material he/she deems appropriate for an understanding of the application.

The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.

6.6.3.5 PROJECTS NEEDING BOARD OF APPEALS REVIEW – When an applicant needs a variance from a requirement of this Ordinance, or an Ordinance interpretation before the Planning Board is able to approve the application as submitted, an appeal may be submitted to the Board of Appeals prior to final action by the Planning Board. If an appeal is filed with the Board of Appeals prior to the Planning Board making a final decision, the Planning Board shall table final action on the application, pending the Board of Appeal's decision, and shall notify the Board of Appeals of that action.

6.6.3.6 DECISION–

a) Within seventy-five (75) days of the public hearing, or within another time limit as may be otherwise mutually agreed to by the Board and the applicant, the Planning Board shall make findings of fact on the application, then approve, approve with conditions, or deny the application, and shall inform, in writing, the applicant, the Code Enforcement Officer, and Municipal Officers of its decision and shall prepare a detailed finding of facts and conclusions. Upon notification of the decision of the Planning Board, the Code Enforcement Officer, as instructed, shall immediately issue with conditions prescribed by the Board, or deny, a Building Permit.

b) A Conditional Use Permit, secured under the provisions of this Ordinance by vote of the Planning Board, shall expire if the work or change involved is not commenced within two (2) years of the date on which the Conditional Use is authorized.

c) An appeal may be taken to Superior Court within thirty (30) days after the decision is rendered.

6.6.3.7 Standards Applicable to Conditional Uses – It shall be the responsibility of the applicant to demonstrate that the proposed use meets all of the following criteria. The Board shall approve the application, unless it makes written findings that one or more of these criteria have not been met:

a. The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat;

b. The use will conserve shore cover and visual, as well as actual, access to water bodies;

c. The use is consistent with the Comprehensive Plan;

d. Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance;

e. The site design is in conformance with all municipal flood hazard protection regulations;

f. Adequate provision for the disposal of all wastewater and solid waste has been made;

g. Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made;

h. A storm water drainage system capable of handling a twenty-five (25) year storm, without adverse impact on adjacent properties, has been designed;

i. Adequate provisions to control soil erosion and sedimentation have been made;

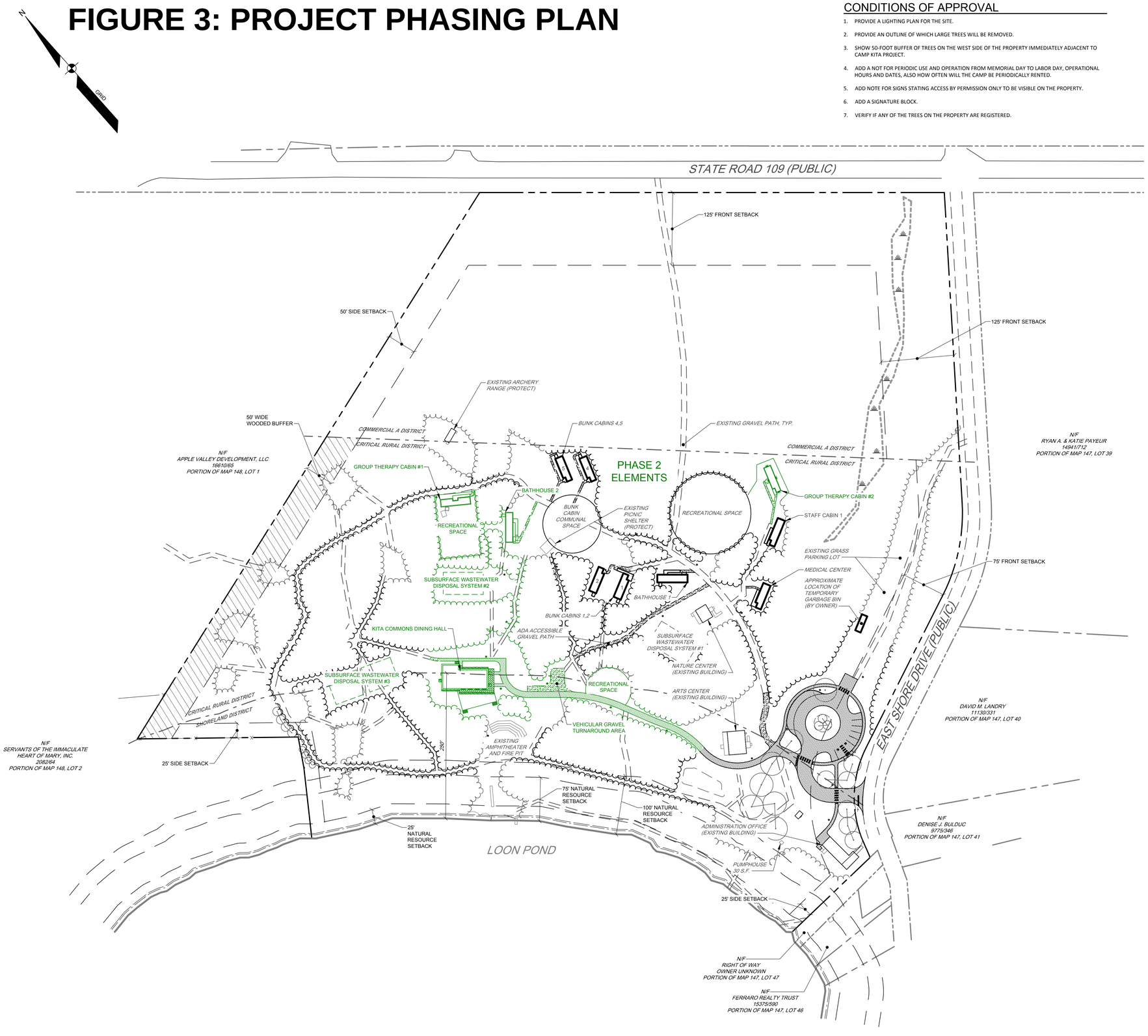
j. There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes;

k. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor, and the like;

l. All performance standards in this Ordinance, applicable to the proposed use will be met;

m. Archeological and historic resources, as designated in the Comprehensive Plan, will be protected.

FIGURE 3: PROJECT PHASING PLAN



CONDITIONS OF APPROVAL

1. PROVIDE A LIGHTING PLAN FOR THE SITE.
2. PROVIDE AN OUTLINE OF WHICH LARGE TREES WILL BE REMOVED.
3. SHOW 50-FOOT BUFFER OF TREES ON THE WEST SIDE OF THE PROPERTY IMMEDIATELY ADJACENT TO CAMP KITA PROJECT.
4. ADD A NOT FOR PERIODIC USE AND OPERATION FROM MEMORIAL DAY TO LABOR DAY, OPERATIONAL HOURS AND DATES, ALSO HOW OFTEN WILL THE CAMP BE PERIODICALLY RENTED.
5. ADD NOTE FOR SIGNS STATING ACCESS BY PERMISSION ONLY TO BE VISIBLE ON THE PROPERTY.
6. ADD A SIGNATURE BLOCK.
7. VERIFY IF ANY OF THE TREES ON THE PROPERTY ARE REGISTERED.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS CAMP EAST SHORE DRIVE, LLC. BY THE FOLLOWING DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:

   MAP 147, LOT 48 - DATED DECEMBER 14, 2021 IN BOOK 18898, PAGE 641

2. THE PROPERTY IS SHOWN AS LOT 48 ON THE TOWN OF ACTON TAX MAP 147 AND IS LOCATED IN THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT ARE AS FOLLOWS:

   COMMERCIAL A:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	2 ACRES	N/A
MINIMUM FRONT SETBACK:	125 FEET	356 FEET
MINIMUM SIDE SETBACK:	50 FEET	VARIES
MINIMUM REAR SETBACK:	50 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	30%	N/A

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

   CRITICAL RURAL:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	5 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	N/A*	8.9%

   TOTAL LOT AREA IN ZONE = 528,010 S.F.
   IMPERVIOUS COVERAGE = 47,090 S.F. = 8.9%
   EXISTING IMPERVIOUS = 19,500 S.F.
   PROPOSED IMPERVIOUS = 27,690 S.F.

   *20% FOR RESIDENTIAL USES.

   SHORELAND:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	3 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	20%	13.5%

   TOTAL LOT AREA IN ZONE = 257,465 S.F.
   IMPERVIOUS COVERAGE = 34,455 S.F. = 13.5%
   EXISTING IMPERVIOUS = 19,575 S.F.
   PROPOSED IMPERVIOUS = 15,160 S.F.

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

4. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.

5. A VERNAL POOL STUDY WAS PERFORMED IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. NO SIGNIFICANT VERNAL POOLS WERE MAPPED.

6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A.

7. PLAN REFERENCE:

   A. ALTA/NSPS LAND TITLE SURVEY FOR CAMP EAST SHORE DRIVE, LLC OF PROPERTY LOCATED ON STATE ROUTE 109 & EAST SHORE DRIVE IN ACTON, MAINE PERFORMED BY CORNER POST LAND SURVEYING, INC. DATED NOVEMBER 2021.

8. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

9. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON LIDAR DATA AVAILABLE FROM THE TOWN OF ACTON AND AS DEPICTED IN PLAN REFERENCE 7A. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS SOLELY BASED UPON LIDAR TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER. SEBAGO TECHNICS, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS INFORMATION, AND THROUGH DIRECTION OF THE OWNER, HAS RELIED UPON THIS INFORMATION FOR THE DESIGN.

10. ACCESS ONTO THE SITE SHALL BE PERMISSION BY OWNER ONLY. SIGNS SHALL BE INSTALLED ON THE PROPERTY AT LOCATIONS VISIBLE FROM THE ROADWAY AND TRAIL SYSTEM.

11. OPERATIONAL BETWEEN MEMORIAL DAY TO LABOR DAY WITH BUSINESS HOURS 9 AM - 4 PM OUTSIDE OF RESIDENTIAL CAMP SESSIONS, WITH AN ESTIMATED PERIODIC/OCCASIONAL USE THROUGHOUT THE YEAR OF AROUND 30 - 50 TIMES (FOR PURPOSES SUCH AS TRAINING, NATURE EDUCATION GROUPS, RECREATIONAL/WELLNESS GROUPS, SUPPORTIVE GATHERINGS, RETREATS, AND SEMINARS).

12. TREE CLEARING IN RECREATIONAL AREAS SHALL BE COORDINATED WITH OWNER PRIOR TO START OF CONSTRUCTION

13. THE INSTALLATION OF PROPOSED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

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PHASE 2 SITE PLAN
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

RECORD OWNER:
CAMP EAST SHORE DRIVE, LLC
66 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 80'
PROJECT	21912

SHEET 1 OF 1

21912 S.dwg, TAB:OAS

FIGURE 4: HHE System #2

21912_HHE_2

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	ACTON
Street or Road	0 EAST SHORE DRIVE
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City_____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ Double Fee Charged [ ]

_____ L.P.I. # _____

Local Plumbing Inspector Signature

☐Owner ☐ Town ☐ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI) ■ Owner ☐ Applicant

CAMP EAST SHORE DRIVE, LLC

Mailing Address of Owner/Applicant	60 STATE STREET
	BOSTON, MA 02109
Daytime Tel. #	(617) 526-6270

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 147 Lot # 48

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

_____ _____
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authoirzed 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

■1. First Time System
☐2. Replacement System
Type replaced: _____
Year installed: _____
☐3. Expanded System
☐a. <25% Expansion
☐b. ≥25% Expansion
☐4. Experimental System
☐5. Seasonal Conversion

THIS APPLICATION REQUIRES

■1. No Rule Variance
☐2. First Time System Variance
☐a. Local Plumbing Inspector Approval
☐b. State & Local Plumbing Inspector Approval
☐3. Replacement System Variance
☐a. Local Plumbing Inspector Approval
☐b. State & Local Plumbing Inspector Approval
☐4. Minimum Lot Size Variance
☐5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify:_____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐10. Engineered Disposal Field (only)
☐11. Pre-treatment, specify: _____
☐12. Miscellaneous Components

SIZE OF PROPERTY

27.8 ± ☐ SQ. FT. ■ ACRES

SHORELAND ZONING

☐ Yes ■ No

DISPOSAL SYSTEM TO SERVE

☐1. Single Family Dwelling Unit, No. of Bedrooms: ____
☐2. Multiple Family Dwelling, No. of Units: _____
■3. Other: CHILDREN'S CAMP, SYSTEM 2
(specify)
Current Use ☐Seasonal ☐Year Round ■Undeveloped

TYPE OF WATER SUPPLY

■1. Drilled Well ☐2. Dug Well ☐3. Private
☐4. Public ☐5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■1. Concrete
■a. Regular
☐b. Low profile
☐2. Plastic
☐3. Other: _____
CAPACITY: 3,000 GAL.

DISPOSAL FIELD TYPE & SIZE

☐1. Stone Bed ☐2. Stone Trench
■3. Proprietary Device
☐a. Cluster array ■c. Linear
■b. Regular load ☐d. H-20 load
☐4. Other: _____
SIZE: 3,850 ■sq. ft.☐lin. ft.

GARBAGE DISPOSAL UNIT

■1. No ☐2. Yes ☐3. Maybe
If Yes or Maybe, specify one below:
☐a. Multi-compartment tank
☐b. ___ tanks in series
☐c. Increase in tank capacity
☐d. Filter on tank outlet

DESIGN FLOW

960 gallons per day
BASED ON:
☐1. Table 4A (dwelling unit(s))
■2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilites

48 CAMPERS @ 20 GPD = 960 GPD

☐3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 7 CONDITION C
at Observation Hole # TP-3
Depth 32 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

☐1. Medium--- 2.6 sq. ft. / gpd
■2. Medium Large--- 3.3 sq. ft. / gpd
☐3. Large--- 4.1 sq. ft. / gpd
☐4. Extra Large--- 5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

■1. Not Required
☐2. May Be Required
☐3. Required
Specify only for engineered systems:
DOSE: _____ GAL.

LATITUDE AND LONGITUDE
at center of disposal area

Lat. 43 d 30 m 41.7 s
Lon. -70 d 52 m 22.1 s

SITE EVALUATOR STATEMENT

I certify that on 6-13-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE #	Date
	355	7-28-22

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM

Site Evaluator Name Printed	Telephone Number	E-mail Address
Gary M. Fullerton	(207) 200-2063	gfullerton@sebagotechnics.com

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 08/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ACTON	0 EAST SHORE DRIVE	CAMP EAST SHORE DRIVE, LLC

IPF = IRON PIN FOUND
TP = TEST PIT B = BORING

SITE PLAN

SCALE: 1" = 60'

SITE LOCATION PLAN

SEE SITE PLAN
ON PAGE 3

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-3 ■ Test pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY LOAMY SAND	FRIABLE	DARK YELLOWISH BROWN	NONE OBSERVED
20	GRAVELLY SAND		GRAYISH BROWN	
30	SANDY LOAM WITH STONES	FIRM	LIGHT OLIVE BROWN	
50	LIMIT OF EXCAVATION = 64 "			

Soil Classification	Slope	Limiting Factor	
7 Profile / C Condition	0-3 %	32 "	☐ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole TP-4 ■ Test pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE OBSERVED
30	GRAVELLY COARSE SAND		LIGHT BROWN	
48	GRAVELLY LOAMY SAND	FIRM	LIGHT OLIVE BROWN	
60	LIMIT OF EXCAVATION = 75 "			

Soil Classification	Slope	Limiting Factor	
7 Profile / C Condition	3-8 %	36 "	☐ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

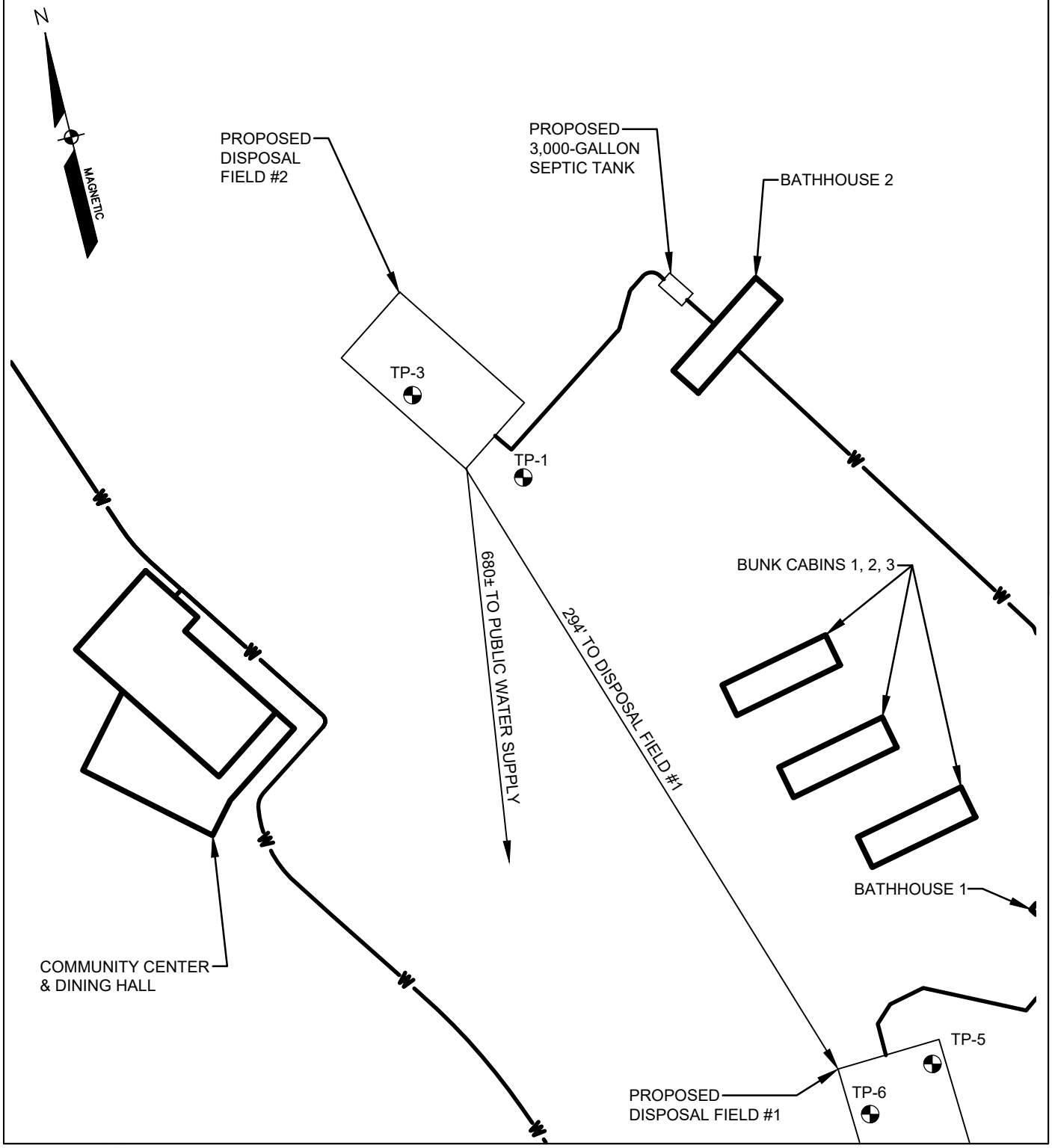
Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ACTON	EAST SHORE DRIVE	CAMP EAST SHORE DRIVE, LLC

IPF = IRON PIN FOUND
TP = TEST PIT B = BORING

SITE PLAN

Scale 1" = FT. 60

SITE LOCATION PLAN



Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

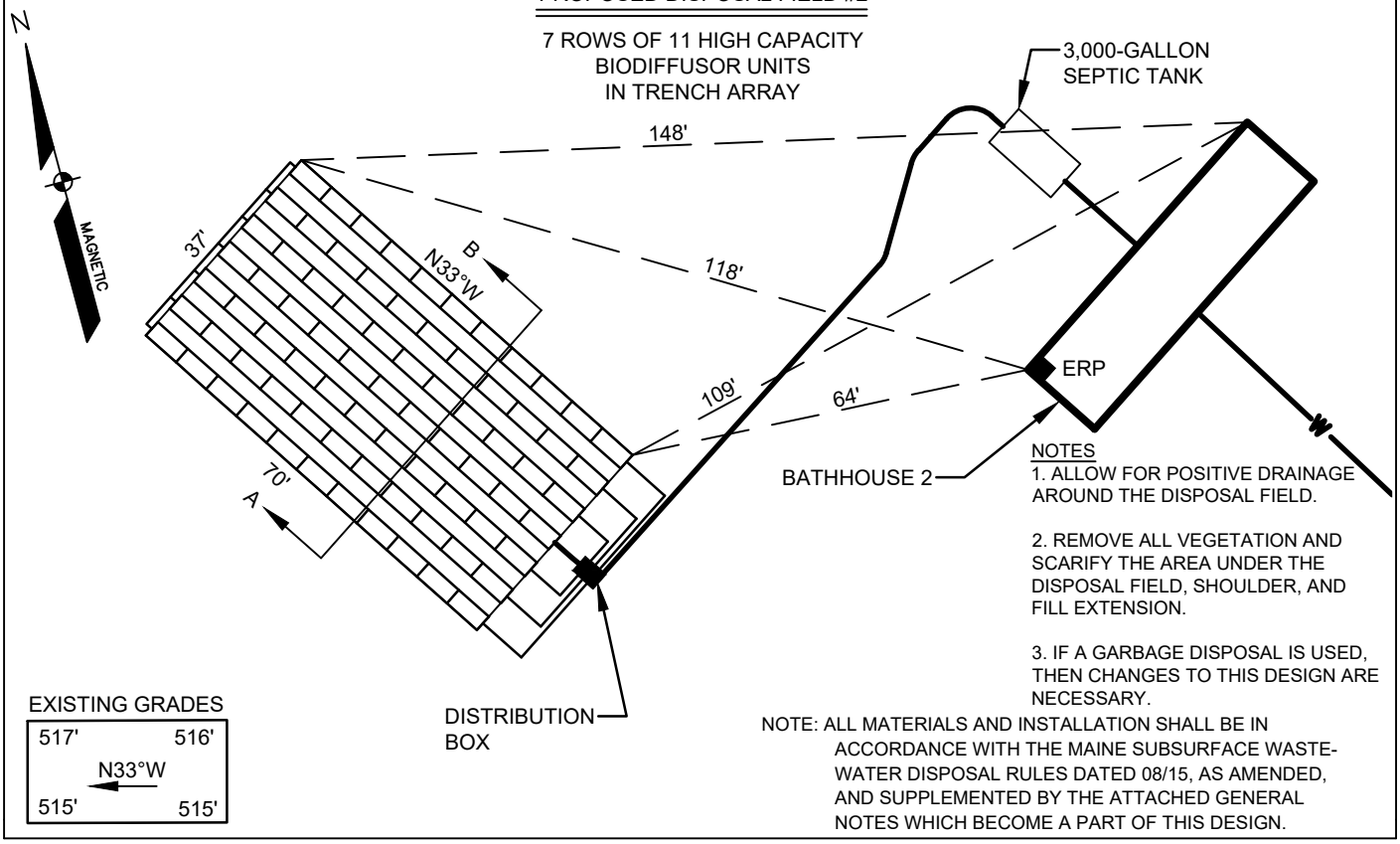
Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ACTON	0 EAST SHORE DRIVE	CAMP EAST SHORE DRIVE, LLC

ERP= ELEVATION REFERENCE POINT
IPF = IRON PIN FOUND

SUBSURFACE WASTEWATER DISPOSAL PLAN
PROPOSED DISPOSAL FIELD #2

SCALE: 1" = 30'



NOTES
1. ALLOW FOR POSITIVE DRAINAGE AROUND THE DISPOSAL FIELD.

2. REMOVE ALL VEGETATION AND SCARIFY THE AREA UNDER THE DISPOSAL FIELD, SHOULDER, AND FILL EXTENSION.

3. IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.

EXISTING GRADES

517'	516'
N33°W	
515'	515'

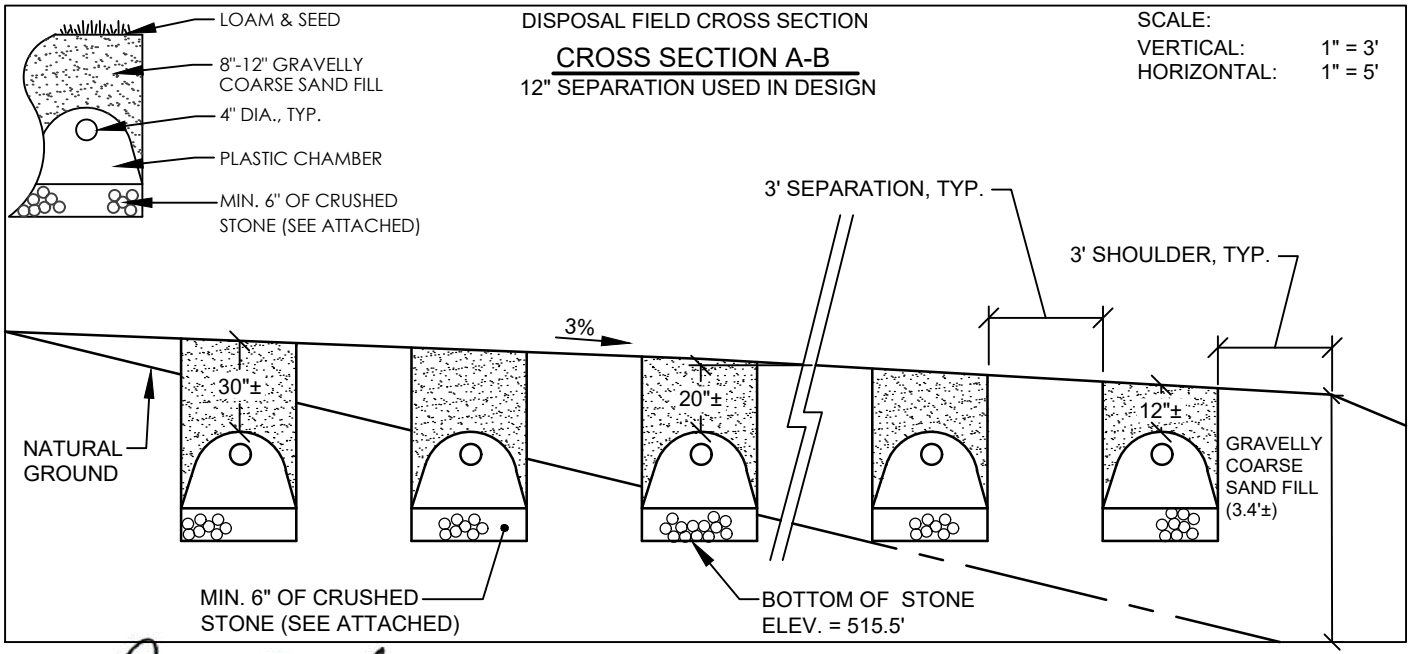
NOTE: ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTE-WATER DISPOSAL RULES DATED 08/15, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.

BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	1' TO 2.1'±	Finished Grade Elevation	518.0' to 519.1'	Location & Description	SOUTHWEST
Depth of Fill (Downslope)	3.4'±	Top of Distribution Pipe or Proprietary Device	517'		CORNER OF BATHOUSE 2, FFE
		Bottom of Disposal Area (Bottom of STONE)	515.5'	Reference Elevation	FFE = 521.5'

DISPOSAL FIELD CROSS SECTION

CROSS SECTION A-B
12" SEPARATION USED IN DESIGN

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



Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

FIGURE 5: HHE System #3

21912_HHE_3

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	ACTON
Street or Road	0 EAST SHORE DRIVE
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City_____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ Double Fee Charged [ ]

_____ L.P.I. # _____
Local Plumbing Inspector Signature

☐Owner ☐ Town ☐ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI) ■ Owner
CAMP EAST SHORE DRIVE, LLC ☐ Applicant

Mailing Address of Owner/Applicant	60 STATE STREET
	BOSTON, MA 02109
Daytime Tel. #	(617) 526-6270

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 147 Lot # 48

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

_____ _____
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authoirzed 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

■1. First Time System
☐2. Replacement System
Type replaced: _____
Year installed: _____
☐3. Expanded System
☐a. <25% Expansion
☐b. ≥25% Expansion
☐4. Experimental System
☐5. Seasonal Conversion

THIS APPLICATION REQUIRES

■1. No Rule Variance
☐2. First Time System Variance
☐a. Local Plumbing Inspector Approval
☐b. State & Local Plumbing Inspector Approval
☐3. Replacement System Variance
☐a. Local Plumbing Inspector Approval
☐b. State & Local Plumbing Inspector Approval
☐4. Minimum Lot Size Variance
☐5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify:_____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐10. Engineered Disposal Field (only)
☐11. Pre-treatment, specify: _____
☐12. Miscellaneous Components

SIZE OF PROPERTY

27.8 ± ☐ SQ. FT. ■ ACRES

SHORELAND ZONING

■ Yes ☐No

DISPOSAL SYSTEM TO SERVE

☐1. Single Family Dwelling Unit, No. of Bedrooms: ____
☐2. Multiple Family Dwelling, No. of Units: _____
■3. Other: CHILDREN'S CAMP, SYSTEM 3
(specify)
Current Use ☐Seasonal ☐Year Round ■Undeveloped

TYPE OF WATER SUPPLY

■1. Drilled Well ☐2. Dug Well ☐3. Private
☐4. Public ☐5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■1. Concrete
■a. Regular
☐b. Low profile
☐2. Plastic
■3. Other: GREASE 2,000 (2)
CAPACITY: 2,000 (2) GAL.

DISPOSAL FIELD TYPE & SIZE

☐1. Stone Bed ☐2. Stone Trench
■3. Proprietary Device
☐a. Cluster array ■c. Linear
■b. Regular load ☐d. H-20 load
☐4. Other: _____
SIZE: 7,200 ■sq. ft.☐lin. ft.

GARBAGE DISPOSAL UNIT

■1. No ☐2. Yes ☐3. Maybe
If Yes or Maybe, specify one below:
☐a. Multi-compartment tank
☐b. ___ tanks in series
☐c. Increase in tank capacity
☐d. Filter on tank outlet

DESIGN FLOW

1,950 gallons per day
BASED ON:
☐1. Table 4A (dwelling unit(s))
■2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilites
DINING HALL: 130 CAMPERS AND STAFF
@ 15 GPD = 1,950 GPD
☐3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 6 CONDITION B
at Observation Hole # TP-1
Depth >108"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

■1. Medium--- 2.6 sq. ft. / gpd
☐2. Medium Large--- 3.3 sq. ft. / gpd
☐3. Large--- 4.1 sq. ft. / gpd
☐4. Extra Large--- 5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

■1. Not Required
☐2. May Be Required
☐3. Required
Specify only for engineered systems:
DOSE: _____ GAL.

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 43 d 30 m 41.5 s
Lon. -70 d 52 m 25.5 s

SITE EVALUATOR STATEMENT

I certify that on 6-13-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE #	Date
	355	7-28-22

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM

Site Evaluator Name Printed	Telephone Number	E-mail Address
Gary M. Fullerton	(207) 200-2063	gfullerton@sebagotechnics.com

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 08/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ACTON	0 EAST SHORE DRIVE	CAMP EAST SHORE DRIVE, LLC

IPF = IRON PIN FOUND
TP = TEST PIT B = BORING

SITE PLAN

SCALE: 1" = 60'

SITE LOCATION PLAN

SEE SITE PLAN
ON PAGE 3

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1 ■ Test pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	BROWN	NONE OBSERVED
10	LOAMY SAND		DARK YELLOWISH BROWN	
20	GRAVELLY COARSE SAND	LOOSE	GRAYISH BROWN	
30				
40				
50	LIMIT OF EXCAVATION = 108 "			

Soil Classification	Slope	Limiting Factor	
6 Profile / B Condition	3-8 %	>108"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ■ Pit Depth

Observation Hole TP-2 ■ Test pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	BROWN	NONE OBSERVED
10	LOAMY SAND		LIGHT BROWN	
20	MEDIUM SAND			
40				
60	GRAVELLY COARSE SAND	LOOSE	GRAYISH BROWN	
72	LIMIT OF EXCAVATION = 75 "			

Soil Classification	Slope	Limiting Factor	
5 Profile / B Condition	3-8 %	>72 "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ■ Pit Depth

Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
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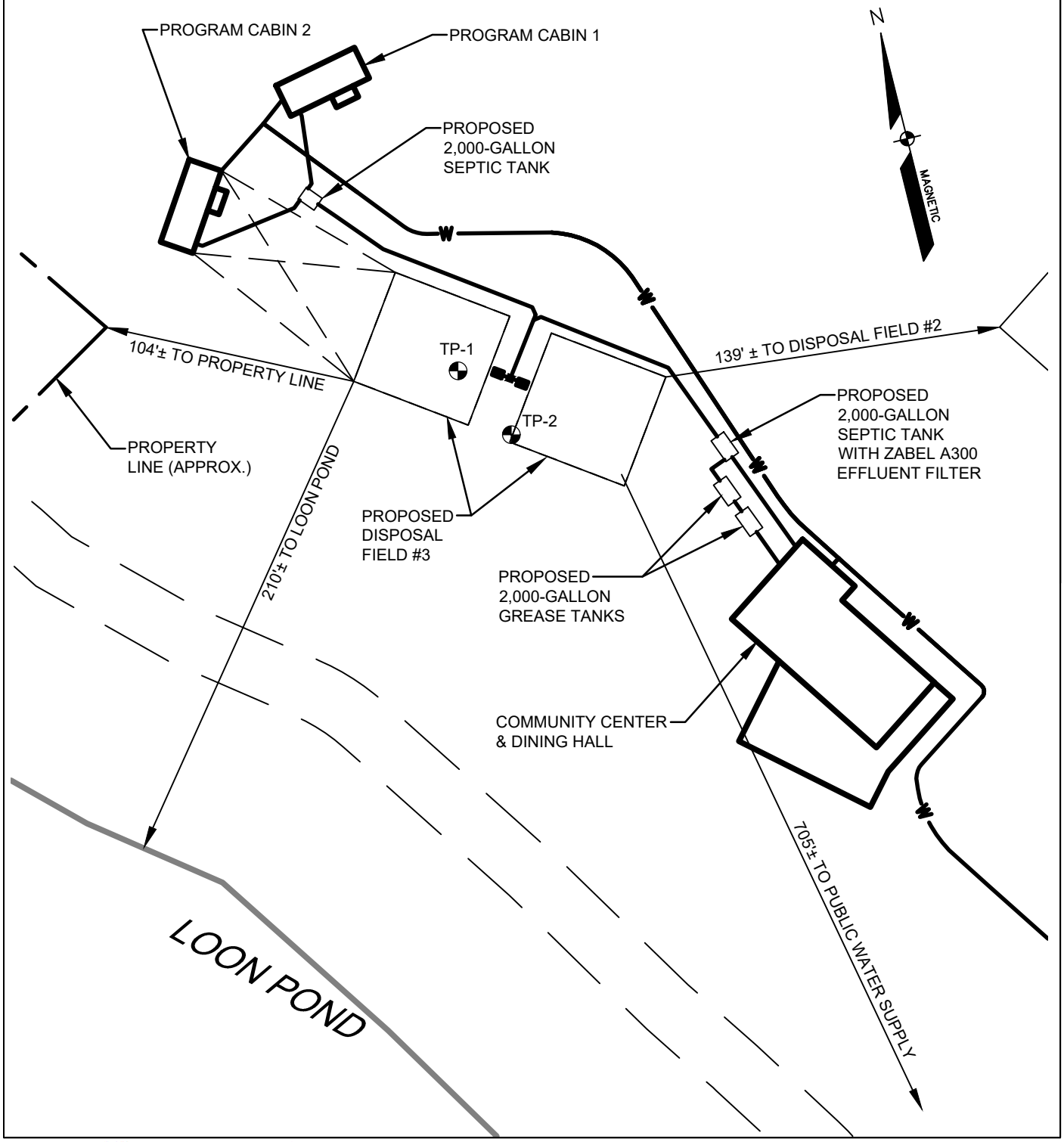
IPF = IRON PIN FOUND
TP = TEST PIT B = BORING

SITE PLAN

Scale 1" = FT. 60

SITE LOCATION PLAN



Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

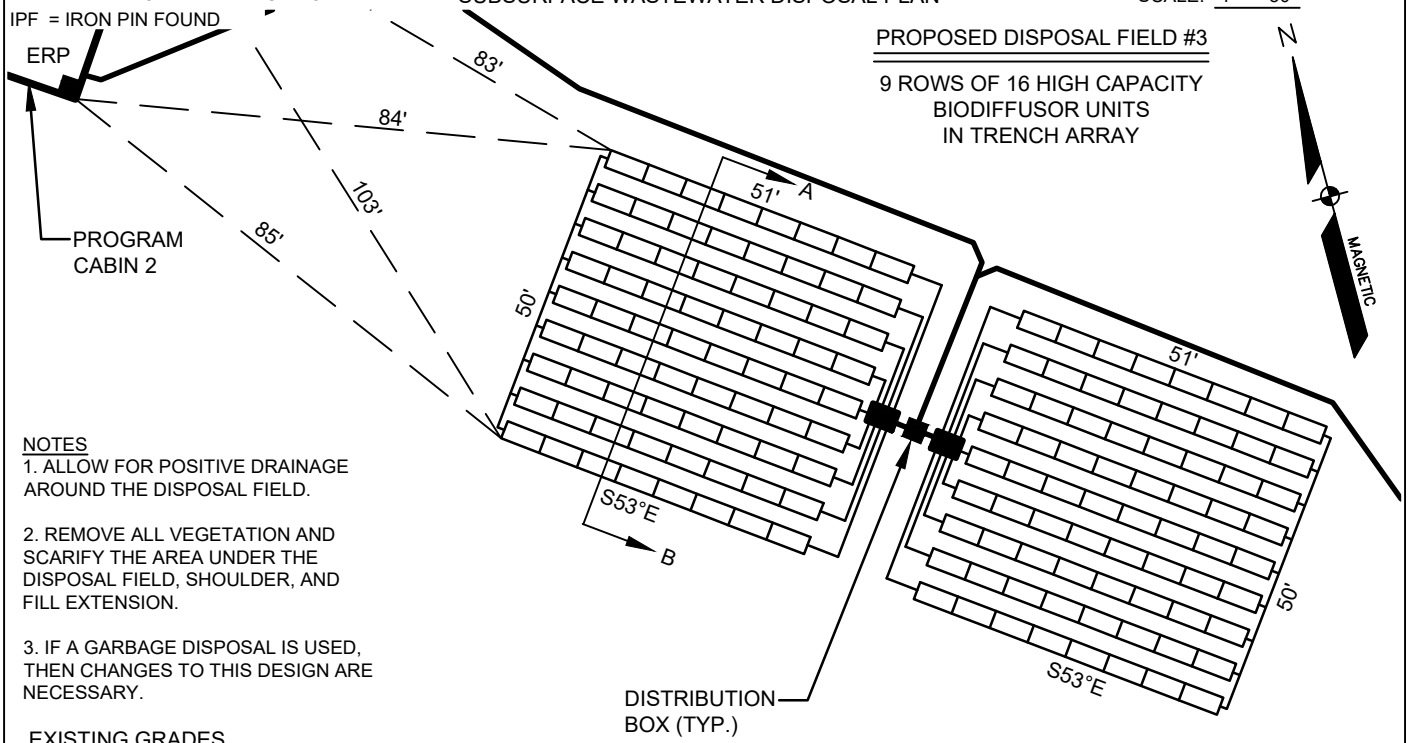
Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ACTON	0 EAST SHORE DRIVE	CAMP EAST SHORE DRIVE, LLC

ERP= ELEVATION REFERENCE POINT
IPF = IRON PIN FOUND

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 30'



NOTES
1. ALLOW FOR POSITIVE DRAINAGE AROUND THE DISPOSAL FIELD.

2. REMOVE ALL VEGETATION AND SCARIFY THE AREA UNDER THE DISPOSAL FIELD, SHOULDER, AND FILL EXTENSION.

3. IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.

EXISTING GRADES

500'	499'
S53°E →	
498'	495'

NOTE: ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTE-WATER DISPOSAL RULES DATED 08/15, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.

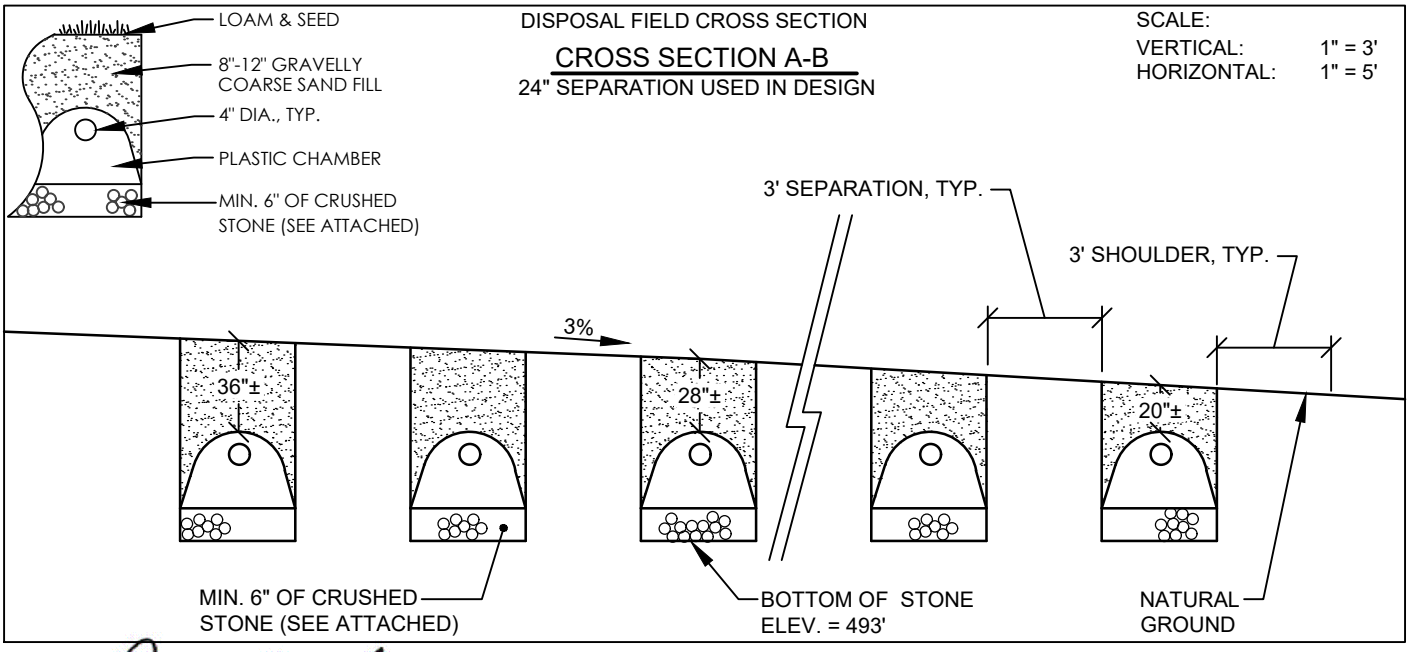
BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	0'±	Finished Grade Elevation	496.2' to 497.5'	Location & Description	SOUTHEAST CNR.
Depth of Fill (Downslope)	0' TO 1.2'±	Top of Distribution Pipe or Proprietary Device	494.5'		OF PROGRAM CABIN 2, FFE
		Bottom of Disposal Area (Bottom of STONE)	493'	Reference Elevation	FFE = 501'

DISPOSAL FIELD CROSS SECTION

CROSS SECTION A-B

24" SEPARATION USED IN DESIGN

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



Site Evaluator Signature | 355 SE # | 7-28-22 Date

SEBAGO TECHNICS, INC.

General Notes
(attachment to form HHE-200)
1,000-2,000 gpd Septic System

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

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

3. All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 8/3/15, as amended.

4. All work on the disposal field should be performed under dry conditions.

5. No vehicular or equipment traffic to be allowed on disposal area unless H-20 load is specified. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.

6. Backfill, if required, is to be gravelly coarse sand texture and to be free of foreign debris (per Table 11A of the Maine Subsurface Wastewater Disposal Rules). If backfill is coarser than original soil, then mix a minimum of 4" of backfill material into original soil.

7. No neighboring wells are apparent (unless so indicated) within 200' of disposal area. Owner or applicant shall verify this prior to signing the application.

8. The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall have a nominal size of 3/4" or 1½" (per Table 11B of the Maine Subsurface Wastewater Disposal Rules).

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

a) wells with water usage of 2000 or more gpd or public water supply wells:		
	Disposal Fields:	300'
	Treatment Tanks:	150'
b) potable water supply to disposal field:		200'
c) potable water supply to treatment tank:		100'
d) treatment tank to lake, river, stream or brook:		100' for major watercourse, 50' for minor watercourse
e) disposal field to lake, river, stream or brook:		200' for major watercourse, 100' for minor watercourse
f) house to treatment tank:		14'
g) house to disposal field:		30'

- For all other separation distances, use separations for 1,000-2,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B for first-time

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

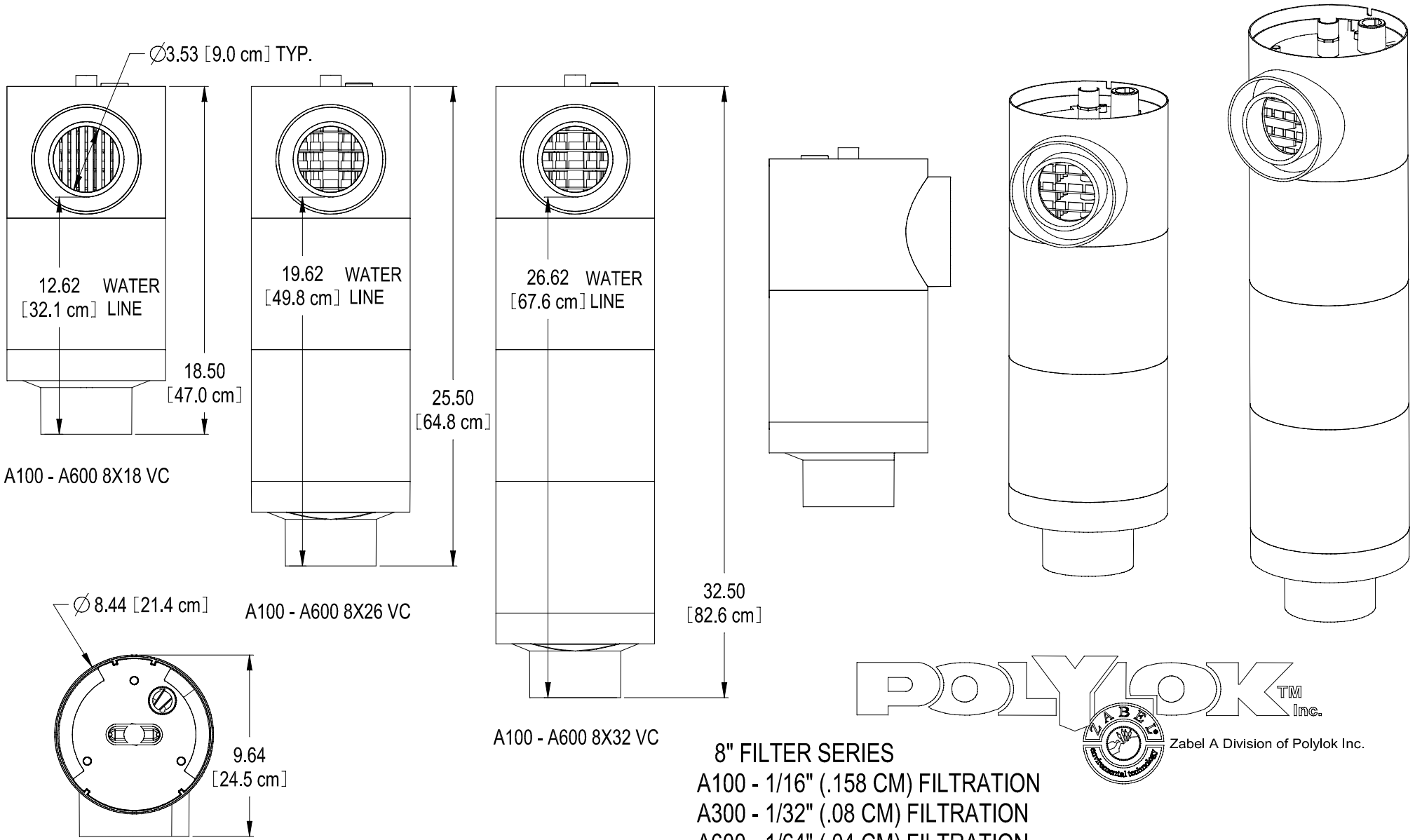
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency and may cause premature failure of disposal field.

12. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.

13. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.

14. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.

Sebago Technics, Inc., 75 John Roberts Rd., Suite 4A, South Portland, ME 04106-6963 (207) 200-2063



POLYLOK™ Inc.

Zabel A Division of Polylok Inc.

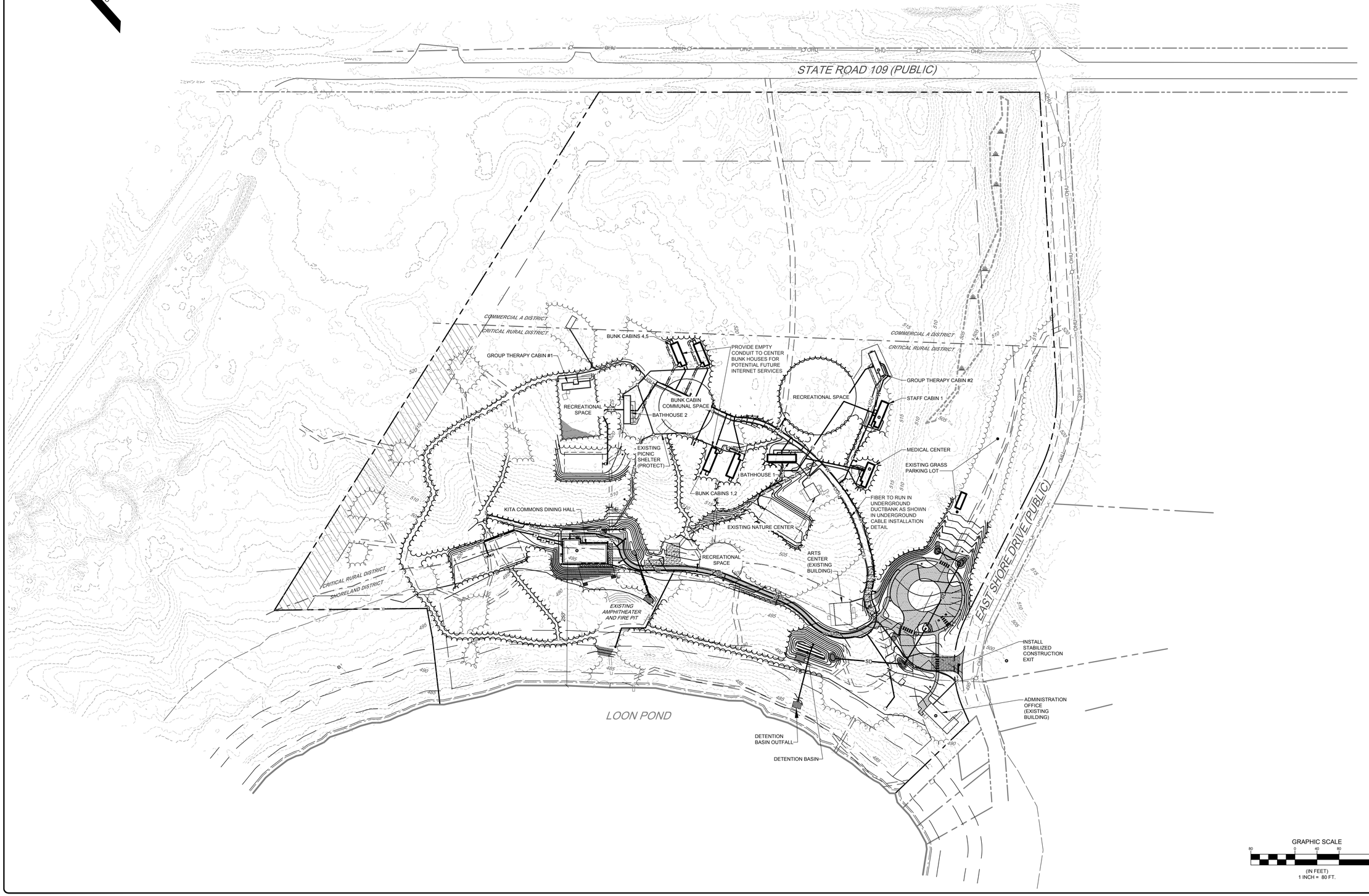
8" FILTER SERIES

A100 - 1/16" (.158 CM) FILTRATION

A300 - 1/32" (.08 CM) FILTRATION

A600 - 1/64" (.04 CM) FILTRATION

FIGURE 6: SITE GRADING & UTILITIES PLAN



REV.	BY	DATE:	STATUS
S	SDH	01/14/2025	FINALIZED FOR EA SUBMISSION
R	SDH	01/03/2025	ADDED PHASE 2 SHADING
Q	SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS. REMOVED BUNK CABINS 3 & 6
P	SDH	08/10/2024	REVISED PHASING PLAN
O	SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
N	SDH	09/06/2023	REVISED ELECTRIC LAYOUT
M	CAB	05/24/2023	REVISED ELECTRIC LINES

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite A
South Portland, ME 04106
Tel. 207-200-2100

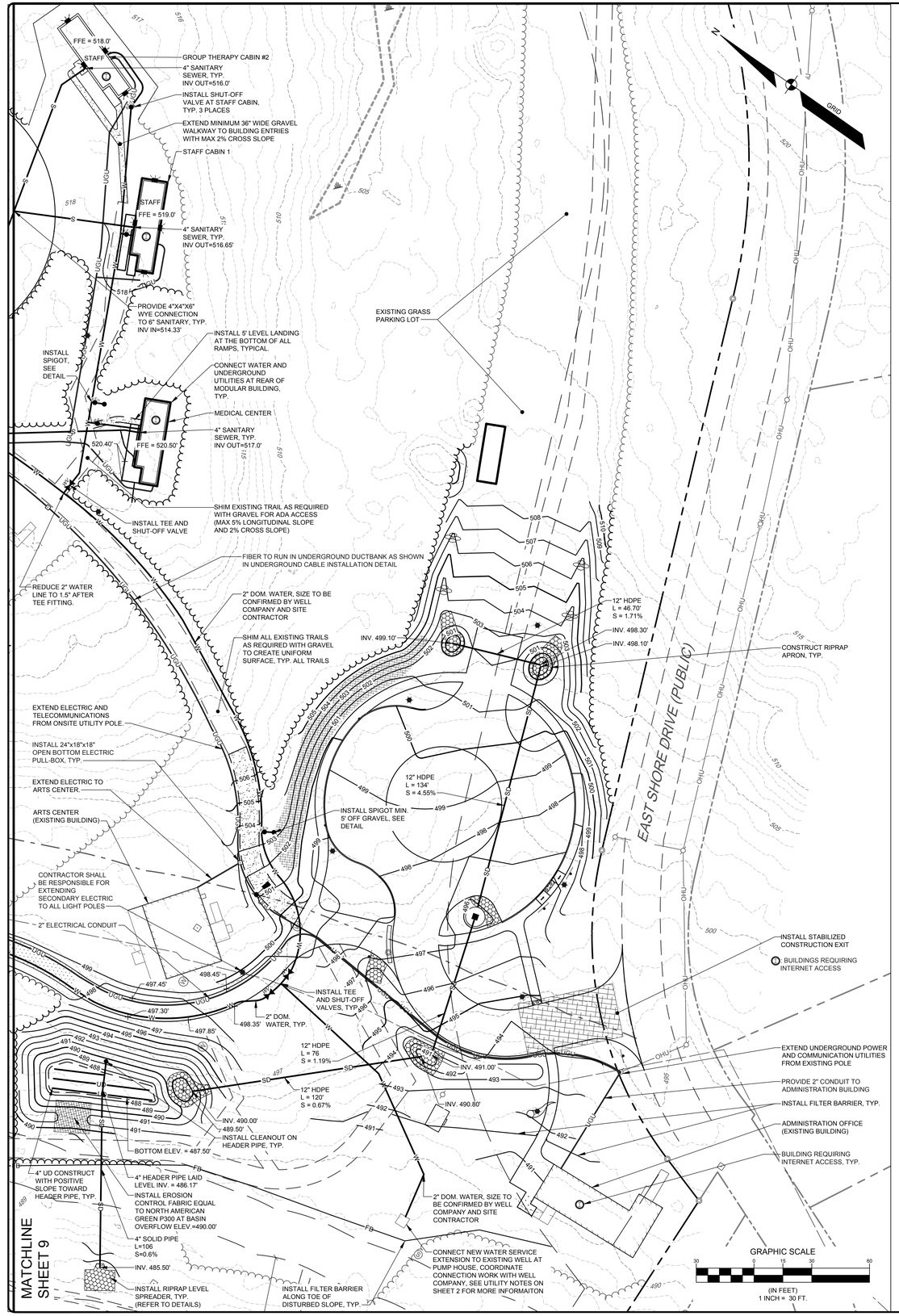
OVERALL GRADING & UTILITIES

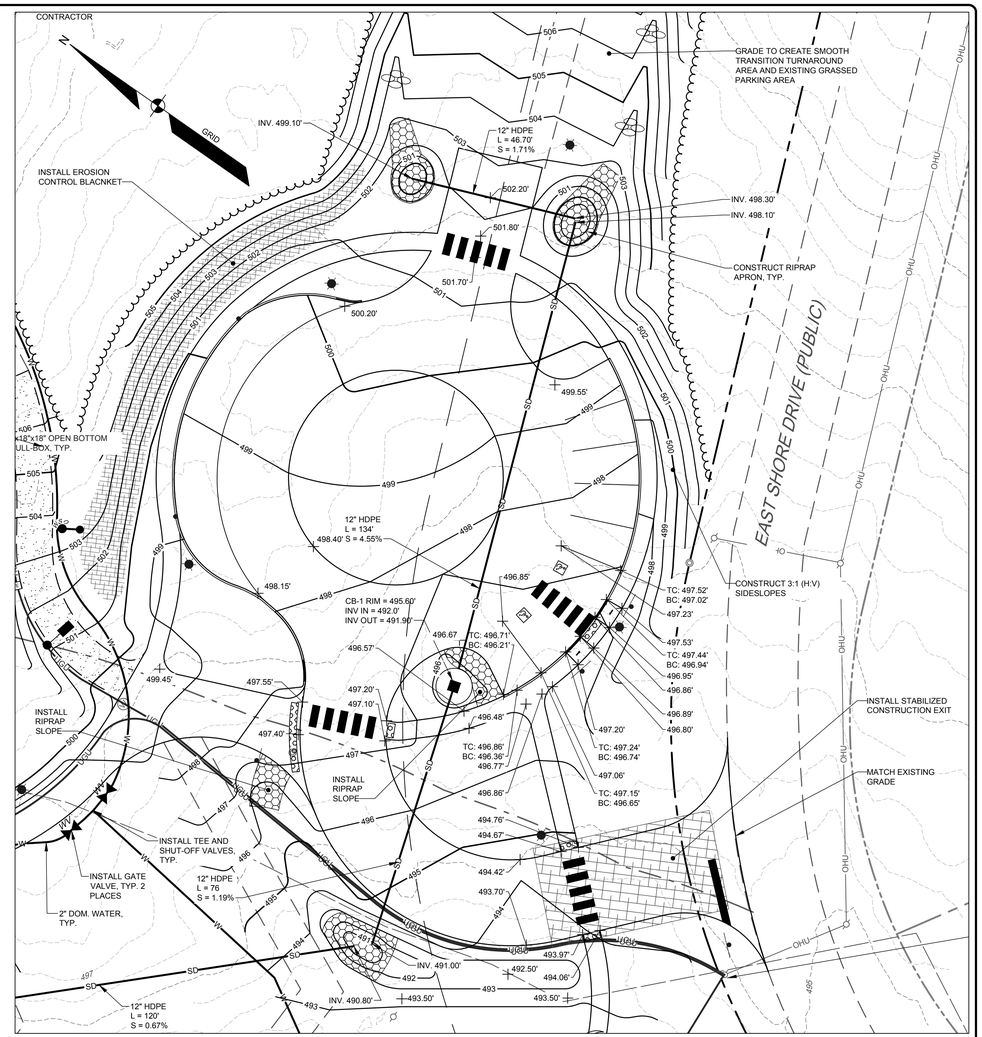
CAMP KITA
EAST SHORE ROAD
ACTON, ME

EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 80'
PROJECT	21912

SHEET 1 OF 3





PLAN VIEW - TURNAROUND AREA

SCALE: 1" = 20' HORIZONTAL

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

S.	DATE:	STATUS
SDH	01/14/2025	FINALIZED FOR EA SUBMISSION
SDH	01/03/2025	ADDED PHASE 2 SHADING
SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS. REMOVED BUNK CABINS 3 & 6
SDH	06/10/2024	REVISED PHASING PLAN
SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
SDH	06/08/2023	REVISED ELECTRIC LAYOUT
CAB	05/24/2023	REVISED ELECTRIC LINES
REV:	BY:	DATE:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, REVISIONS OR OTHER USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

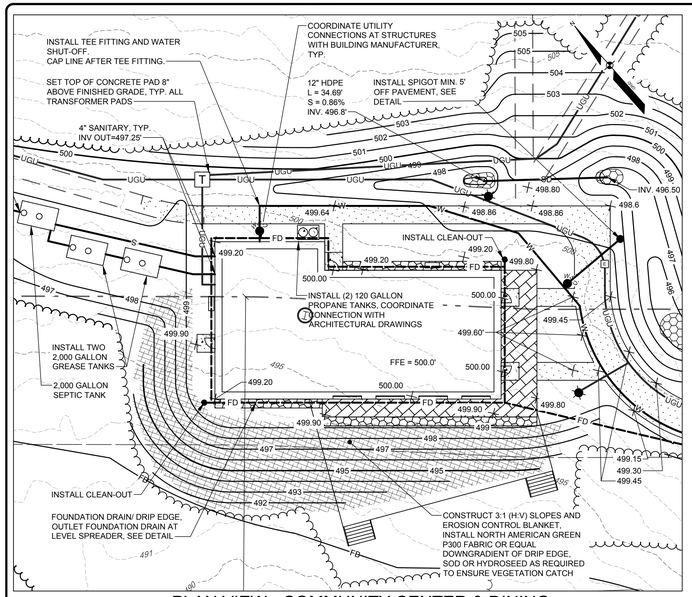
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

GRADING & UTILITIES
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 30'
PROJECT	21912

SHEET 2 OF 3

21912 GU dwg TAB GU 1



PLAN VIEW - COMMUNITY CENTER & DINING

SCALE: 1" = 20' HORIZONTAL

NOTES:

1. THE COMMUNITY BUILDING, GREASE TANKS, SEPTIC TANK, AND UTILITY EXTENSIONS WILL BE CONSTRUCTED IN PHASE 2. THE CONTRACTOR SHALL CONSTRUCT A LEVEL AREA PITCHED TO DRAIN IN GENERAL CONFORMANCE WITH THE FINISHED ELEVATIONS DEPICTED ON THIS PLAN.

REV.	BY	DATE:	STATUS
S	SDH	01/14/2025	FINALIZED FOR EA SUBMISSION
R	SDH	01/03/2025	ADDED PHASE 2 SHADING
Q	SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS. REMOVED BUNK CABINS 3 & 6
P	SDH	06/10/2024	REVISED PHASING PLAN
O	SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
N	SDH	09/08/2023	REVISED ELECTRIC LAYOUT
M	CAB	05/24/2023	REVISED ELECTRIC LINES

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.

STATE OF MAINE
STEPHEN D. HARDING
No. 6833
REGISTERED PROFESSIONAL ENGINEER
01/14/2025

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

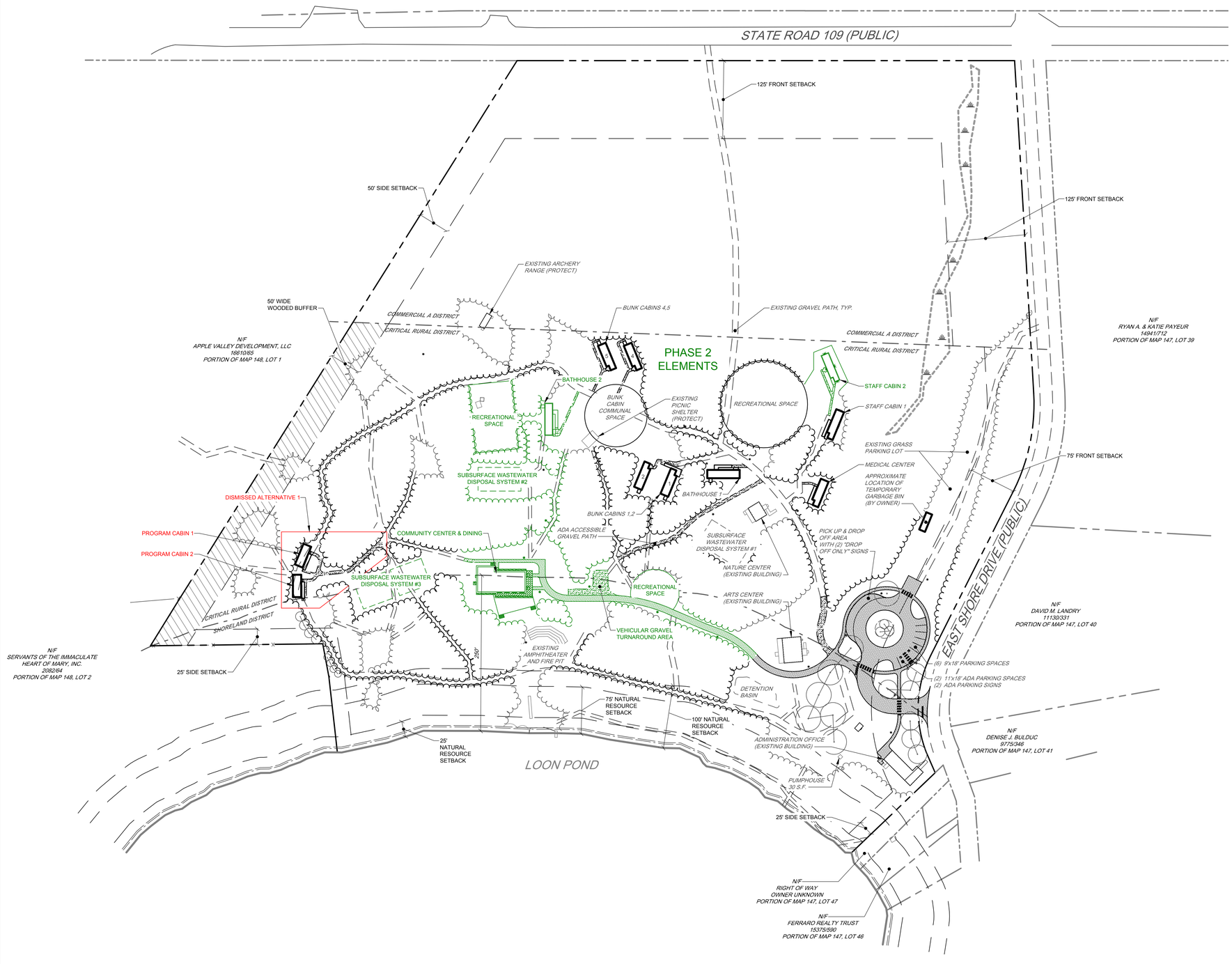
GRADING & UTILITIES
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	01/14/2025
SCALE	1" = 30'
PROJECT	21912

SHEET 3 OF 3

21912 GU.dwg, TAB:GU 2

FIGURE 7: DISMISSED ALTERNATIVE #1



CONDITIONS OF APPROVAL

1. PROVIDE A LIGHTING PLAN FOR THE SITE.
2. PROVIDE AN OUTLINE OF WHICH LARGE TREES WILL BE REMOVED.
3. SHOW 50-FOOT BUFFER OF TREES ON THE WEST SIDE OF THE PROPERTY IMMEDIATELY ADJACENT TO CAMP KITA PROJECT.
4. ADD A NOT FOR PERIODIC USE AND OPERATION FROM MEMORIAL DAY TO LABOR DAY, OPERATIONAL HOURS AND DATES, ALSO HOW OFTEN WILL THE CAMP BE PERIODICALLY RENTED.
5. ADD NOTE FOR SIGNS STATING ACCESS BY PERMISSION ONLY TO BE VISIBLE ON THE PROPERTY.
6. ADD A SIGNATURE BLOCK.
7. VERIFY IF ANY OF THE TREES ON THE PROPERTY ARE REGISTERED.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS CAMP EAST SHORE DRIVE, LLC. BY THE FOLLOWING DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:

   MAP 147, LOT 48 - DATED DECEMBER 14, 2021 IN BOOK 18898, PAGE 641

2. THE PROPERTY IS SHOWN AS LOT 48 ON THE TOWN OF ACTON TAX MAP 147 AND IS LOCATED IN THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL A DISTRICT, CRITICAL RURAL DISTRICT, AND SHORELAND DISTRICT ARE AS FOLLOWS:

   COMMERCIAL A:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	2 ACRES	N/A
MINIMUM FRONT SETBACK:	125 FEET	356 FEET
MINIMUM SIDE SETBACK:	50 FEET	VARIES
MINIMUM REAR SETBACK:	50 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	30%	N/A

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

   CRITICAL RURAL:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	5 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	N/A*	8.9%

   TOTAL LOT AREA IN ZONE = 528,010 S.F.
   IMPERVIOUS COVERAGE = 47,090 S.F. = 8.9%
   EXISTING IMPERVIOUS = 19,500 S.F.
   PROPOSED IMPERVIOUS = 27,690 S.F.

   *20% FOR RESIDENTIAL USES.

   SHORELAND:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	3 ACRES	N/A
MINIMUM FRONT SETBACK:	75 FEET	356 FEET
MINIMUM SIDE SETBACK:	25 FEET	VARIES
MINIMUM REAR SETBACK:	25 FEET	VARIES
MAXIMUM BUILDING HEIGHT:	35	24
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	20%	13.5%

   TOTAL LOT AREA IN ZONE = 257,465 S.F.
   IMPERVIOUS COVERAGE = 34,455 S.F. = 13.5%
   EXISTING IMPERVIOUS = 19,575 S.F.
   PROPOSED IMPERVIOUS = 15,160 S.F.

   * SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

4. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
5. A VERNAL POOL STUDY WAS PERFORMED IN APRIL OF 2022 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. NO SIGNIFICANT VERNAL POOLS WERE MAPPED.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A.
7. PLAN REFERENCE:
   A. ALTA/NSPS LAND TITLE SURVEY FOR CAMP EAST SHORE DRIVE, LLC OF PROPERTY LOCATED ON STATE ROUTE 109 & EAST SHORE DRIVE IN ACTON, MAINE PERFORMED BY CORNER POST LAND SURVEYING, INC. DATED NOVEMBER 2021.
8. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
9. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON LIDAR DATA AVAILABLE FROM THE TOWN OF ACTON AND AS DEPICTED IN PLAN REFERENCE 7A. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS SOLELY BASED UPON LIDAR TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER. SEBAGO TECHNICS, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS INFORMATION, AND THROUGH DIRECTION OF THE OWNER, HAS RELIED UPON THIS INFORMATION FOR THE DESIGN.
10. ACCESS ONTO THE SITE SHALL BE PERMISSION BY OWNER ONLY. SIGNS SHALL BE INSTALLED ON THE PROPERTY AT LOCATIONS VISIBLE FROM THE ROADWAY AND TRAIL SYSTEM.
11. OPERATIONAL BETWEEN MEMORIAL DAY TO LABOR DAY WITH BUSINESS HOURS 9 AM - 4 PM OUTSIDE OF RESIDENTIAL CAMP SESSIONS, WITH AN ESTIMATED PERIODIC/OCCASIONAL USE THROUGHOUT THE YEAR OF AROUND 30 - 50 TIMES (FOR PURPOSES SUCH AS TRAINING, NATURE EDUCATION GROUPS, RECREATIONAL/WELLNESS GROUPS, SUPPORTIVE GATHERINGS, RETREATS, AND SEMINARS).
12. TREE CLEARING IN RECREATIONAL AREAS SHALL BE COORDINATED WITH OWNER PRIOR TO START OF CONSTRUCTION
13. THE INSTALLATION OF PROPOSED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER

APPROVED -
TOWN OF ACTON
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

REV.	BY	DATE	STATUS
Q	SDH	12/19/2024	COMBINED/RELOCATED PROGRAM CABINS, REMOVED BUNK CABINS 3 & 6
P	SDH	06/10/2024	REVISED PHASING PLAN
O	SDH	12/22/2023	REVISED TREE CLEARING AND ELECTRIC LAYOUT
N	SDH	09/08/2023	REVISED ELECTRIC LAYOUT
M	CAB	06/24/2023	REVISED ELECTRIC LINES
L	CAB	04/17/2023	REVISED WATER LINES
K	CAB	04/10/2023	REVISED PHASING

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

OVERALL SITE PLAN
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
EAST CAMP SHORE DRIVE, LLC.
60 STATE STREET
BOSTON, MA 02109

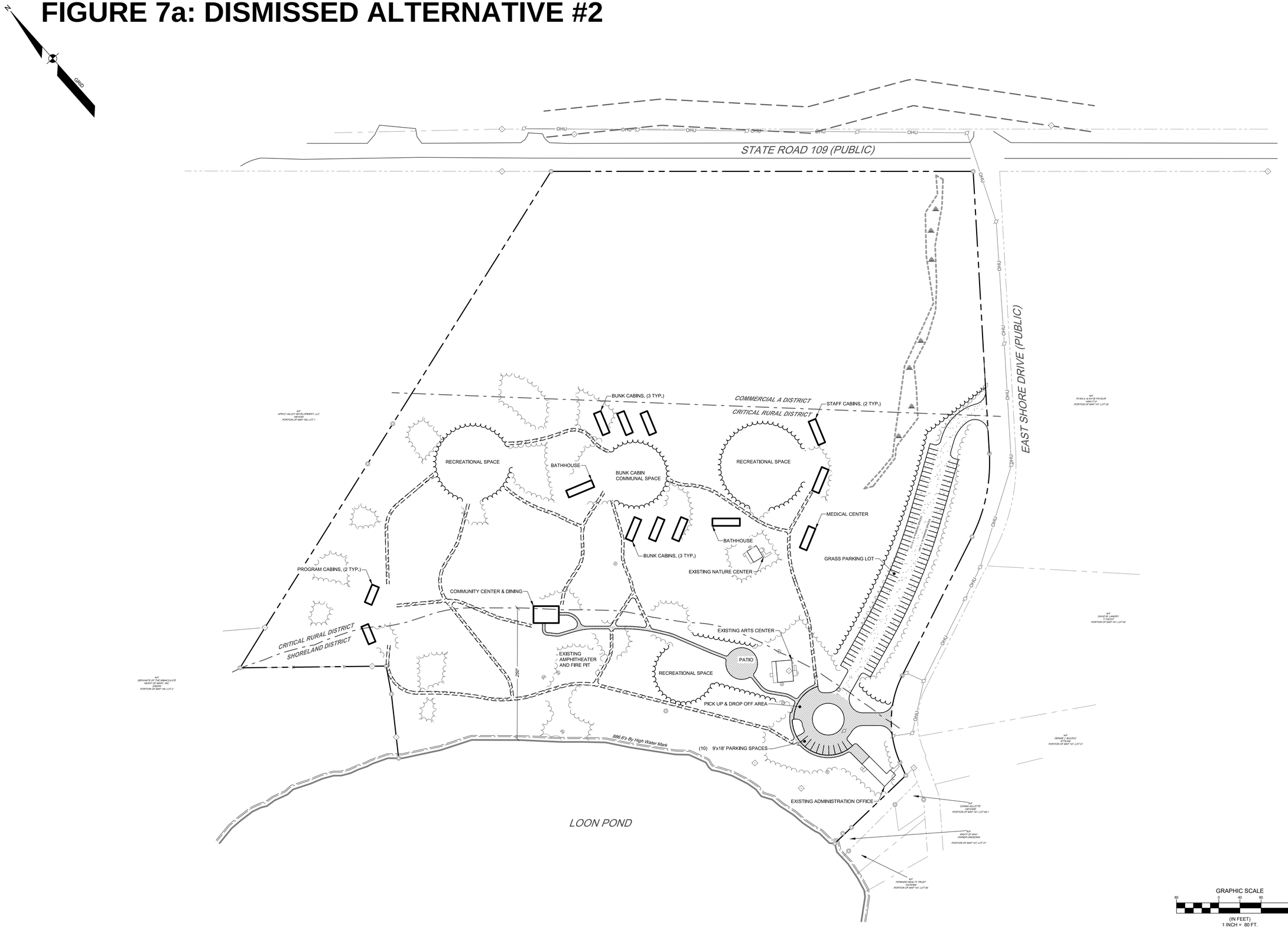
RECORD OWNER:
CAMP EAST SHORE DRIVE, LLC
66 STATE STREET
BOSTON, MA 02109

DESIGNED	CAB
DRAWN	EPR
CHECKED	CAB
DATE	04/07/2022
SCALE	1" = 80'
PROJECT	21912

SHEET 5 OF20

21912 S-ALT.dwg, TAB:OAS

FIGURE 7a: DISMISSED ALTERNATIVE #2



PROGRESS PRINT

NOT FOR CONSTRUCTION

PLS OR PE

PLS OR PE

REV.:	BY:	DATE:	STATUS:

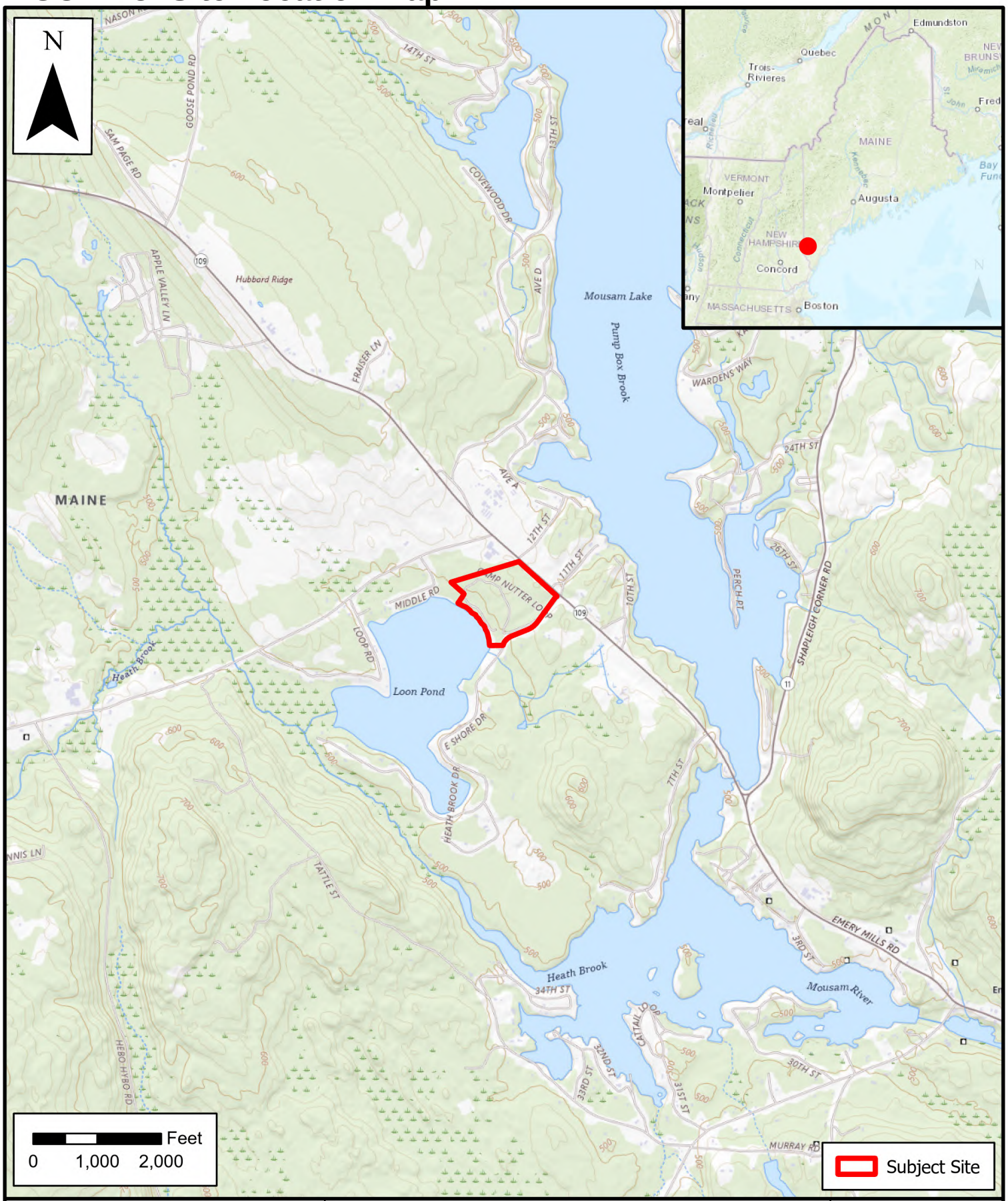
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

OVERALL SITE PLAN
OF:
CAMP KITA
EAST SHORE ROAD
ACTON, ME
FOR:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
400 TECHNOLOGY SQUARE SUITE 101
CAMBRIDGE, MA

DESIGNED	DES
DRAWN	DRAWN
CHECKED	CHK
DATE	04/07/2022
SCALE	1" = 80'
PROJECT	21912

21912 S.dwg - TAB:Overall Site

FIGURE 8: Site Location Map



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP

CAMP KITA

SCALE:	1:24,000
DATE:	5/29/2024

LOCATION:
EAST SHORE ROAD
ACTON, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

SEBAGO TECHNICS

40 YEARS OWNERSHIP • GROWTH

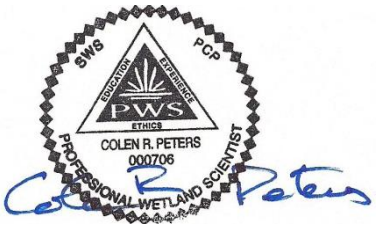
Aquifer Impact Assessment

To: **Craig Burgess, P.E., Project Manager**

From: **Cole Peters, ME L.G. #220**

Date: **July 25, 2022**

Project: **21912- Camp Kita, Acton**



Location and Description:

Camp Kita Inc. proposes to redevelop the existing Boy Scouts of America Pine Tree Council Inc.'s Camp Nutter on Loon Pond in Acton. Camp Nutter which was originally established in 1935 and operated as summer camp since 1944. Much like Camp Nutter, the new facility will be seasonal and host approximately 125 people (campers plus staff) for two to three weeks during mid-summer. Excluding this period, Boy Scouts will continue to use the camp intermittently as before.

Based on similar number of users and period of operation, some of the existing Camp Nutter infrastructure can therefore continue be used for Camp Kita. This includes a water supply well, currently enclosed within a locked building in the south corner of the property, approximately 100 ft from the shore of Loon Pond. The existing well is not designated as a Transient Public Water Supply System by the Maine Drinking Water Program of the Department of Health and Human Services because it is used less than 60 days per year.

The well was drilled by Yankee Well Drilling (now Atlantic Water Solutions), and is reported to have encountered bedrock at 15 ft below grade, is cased to 30 ft, reaches a depth of 185 ft, and yields 20 gallons per minute or 28,800 gallons per day. A Due Diligence assessment of the well, including analytical results for drinking water criteria, is presented in a 11 November 2021 memorandum by Haley & Aldrich.

Town of Acton Zoning Ordinance Performance Standards- 5.21 Water Quality Protection:

Camp Kita and the entirety of Loon Pond occurs on an aquifer designated at a significant aquifer by the Maine Geological Survey (Figure 1). General Performance Standards for Water Quality Protection (5.21) requires a study of impacts on an aquifer if a development comes under Planning Board review.

As reported by the Maine Department of Inland Fisheries and Wildlife, Loon Pond has an area of 94 acres and maximum depth of 10 ft. Eight bathymetric transects across the Pond consistently show depths exceeding eight feet for more than half of the Pond's area. From these depths, it is calculated approximately 200 million gallons of water is held within Loon Pond. As shown in Figure 1, the relatively sparsely developed contributory surface watershed (dashed pink line) is three to four times the size of Loon Pond. More than half of this watershed is designated as an aquifer recharged by surface water infiltrating through pervious sand and gravel above the water table. Groundwater from northeast of

aquifer recharged by surface water infiltrating through pervious sand and gravel above the water table. Groundwater from northeast of Loon Pond, where the aquifer extends toward Mousam Lake, is also likely to contribute to or flow to the southwest toward Camp Kita.

Although a well is not shown in the south corner of the Camp Kita property on Figure 1, approximately seven other- dug, driven-point or drilled wells are displayed around Loon Pond. Since 1987, the Water Well Information Law has required the Maine Geological Survey (MGS) to collect information on new water wells. Over the last 35 years the MGS Well Database indicates approximately 27 additional domestic wells have been installed around Loon Pond within approximately 500 ft of the shoreline. The nearest well in the MGS Well Database is more than 500 ft to the south of the Camp Kita well.

Due to surrounding conditions including- proximity to Loon Pond, size and character of the contributory watershed, including presence of an underlying sand and gravel aquifer, and distances to neighboring residential wells, the continued seasonal usage of the existing water supply well at Camp Kita would have a virtually unnoticeable impact on the yield (ground water quantity) of the MGS designated aquifer around Loon Pond. This conclusion is reflected by the description for yellow shaded aquifers on Figure 1: "…*yields* (are) *generally greater than 10 gallons per minute to a properly constructed well*. (and) …. *exceed 50 gallons per minute in deposits hydraulically connected with surface water.*"

Analytical results for primary and secondary drinking water criteria for a water sample collected on October 28, 2021 from the Camp Kita well appear in the Appendices. Results for all primary and secondary parameters are below and within identified acceptable levels (Appendix B). Additional results from two water samples collected on October 21, 2021 are also presented in a November 11, 2021 Memorandum by Haley Aldrich (Appendix C). Constituents analyzed from this samples also included Volatile Organic Compounds (VOCs - Chloroform) and uranium. Recommendations addressing these results are presented in Conclusions on page two (2) of the report.

Water samples collected in the fall of 2021 therefore provide a baseline characterization of ground water quality related to seasonal use of Camp Nutter, which was originally established in 1935 and operated as summer camp since 1944. Operation of Camp Kita will also be summer-seasonal but will replace the existing two latrines and two bath houses with two modern bathhouses that include toilet facilities and which are served by two separate subsurface septic systems. The Community Center and Dining Hall will also be served by a separate subsurface septic system. The three new septic systems will be located more than 100 ft from Loon Pond and the onsite drinking water well and are designed and to be constructed in accordance with the State of Maine Subsurface Wastewater Disposal Rules to protect ground water quality of the underlying sand and gravel aquifer.

Marquis Well & Pump

The Water Specialists

(207) 490-5944 Cell 459-0720

Bill

Date: 11-1-21

Addressee: Mark
207-576-6166

Location: Camp Nutter
Acton

Inspection concluded the following:

Well - 30 Casing, 185’ Deep, and produces up to 20 GPM

Location – (43.5097°N, -70.8726°W)

Total: $400.00

Randy Marquis
Marquis Well & Pump
1 Alpine Drive
Sanford, ME 04073

FIGURE 10: MDIFW Correspondence – Non-Significant Vernal Pool

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

May 23, 2022

Gary Fullerton
Sebago Technics, Inc
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Re: Vernal Pool Significance Determination, Pool ID # 4735–Acton

Dear Gary Fullerton:

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

Based on your field survey, it has been determined that the vernal pool identified above on the property of Camp East Shore Drive, LLC is NOT SIGNIFICANT because either: 1. the feature does not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pool does not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pool are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool area on the property can be considered a freshwater wetland and therefore direct pool alterations may require permitting under the NRPA.

The Department will notify the landowner of the pool status under separate cover. If you have any questions or need further clarification, please contact Mark Stebbins at 207-592-4810 or email at: Mark.N.Stebbins@maine.gov

Sincerely,

Nicholas D. Livesay, Director
Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
207-941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

WEBSITE: www.maine.gov/dep

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Friday, May 06, 2022

IFW's Pool ID: 4735 Twp: Acton

Observer's ID: VP-1

UTM Coordinates of Pool Center: 348847 E, 4819258 N

ProjectType: Camp Kita

Landowner:	Wilmer Hale - Camp East Shore Drive, LLC	Contact:	Gary Fullerton - Sebago Technics, Inc
	60 State Street		75 John Roberts Road, Suite 1A
	Boston, MA 02109		South Portland, ME 04106
	(617) 526-6270 ssherwood@are.com		(207) 200-2100 gfullerton@sebagotechnics.com

Survey Date: 4/12/2022

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments: Pool provides significant breeding habitat for spotted salamanders and some habitat for wood frogs; however, pool appears to be the result of a clogged culvert in a wetland. Pool likely would not exist if this culvert was not clogged and thus does not meet MDEP vernal pool criteria.

FIGURE 11: MDIFW Correspondence – Wildlife Habitats

F1

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

June 29, 2022

Jacob Hunnewell
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

RE: Information Request – Camp Kita Project, Acton

Dear Jacob:

Per your request received on June 02, 2022, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Camp Kita* project in Acton. For purposes of this review, we assume tree clearing will be part of your project.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools - At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs subject to protection under the Natural Resources Protection Act (NRPA) within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

Fisheries Habitat

Without details, it is difficult to know what impacts your project may have on Long Pond. That being said, MDIFW makes the following general recommendations as they pertain to work in and around lakes.

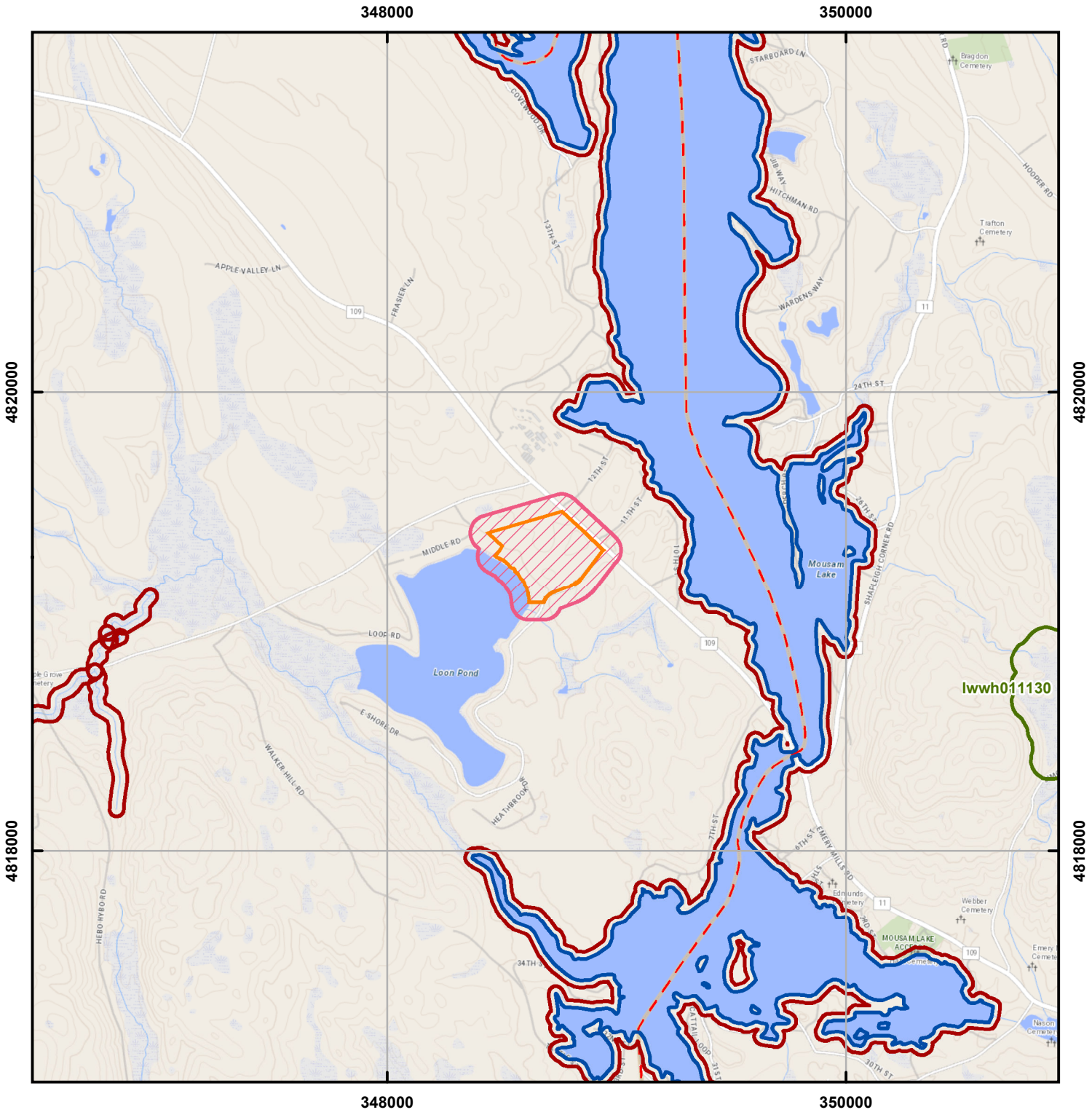
We recommend that a 100-foot undisturbed vegetated buffer be maintained along the lake. Buffers should be measured from the mean high water line at the edge of lake or the edge of any associated wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species as well as providing habitat for many terrestrial species. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary in-water work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

Becca Settele
Wildlife Biologist



Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Camp Kita, Acton (Version 1)

Miles

0 0.125 0.25 0.5 0.75 1

Projection: UTM, NAD83, Zone 19N

Date: 6/5/2022

Maine Department of Inland Fisheries and Wildlife

- ProjectSearchAreas - All Versions
- Maine Cliff and Talus Areas
- Deer Winter Area
- LUPC p-fw
- Cooperative DWAs
- Seabird Nesting Islands
- Shorebird Areas
- Inland Waterfowl and Wading Bird
- 2008 lwwh - Shoreland Zoning
- Tidal Waterfowl and Wading Bird
- Significant Vernal Pools
- Environmental Review Polygons
- Roseate Tern
- Piping Plover and Least Tern
- Aquatic ETSc - 2.5 mi review
- Rare Mussels - 5 mi review
- Maine Heritage Fish Waters
- Arctic Charr Habitat
- Redfin Pickerel and Swamp Darter Habitats - buffer100ft
- Special Concern occupied habitats - 100ft buffer
- Wild Lake Trout Habitats

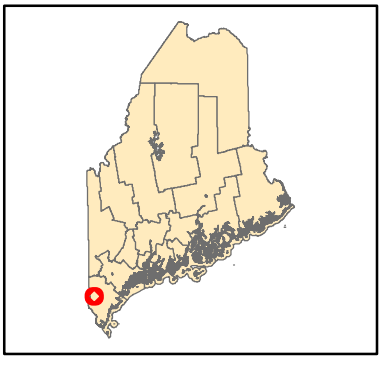


FIGURE 12: MNAP Correspondence – Botanical Features

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

June 7, 2022

Jacob Hunnewell
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

Via email: jhunnewell@sebagotechnics.com

Re: Rare and exemplary botanical features in proximity to: #21912, Camp Kita-Loon Pond, East Shore Drive, Acton, Maine

Dear Mr. Hunnewell:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received June 1, 2022 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Acton, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
BLOSSOM LANE, DEERING BUILDING

DEPARTMENT OF Agriculture Conservation & Forestry

PHONE: (207) 287-804490
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

FIGURE 13: Maine State Historic Preservation Commission Correspondence

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

July 10, 2023

Ms. Sydney Mosher
Camp Kita
PO Box 238
North Berwick, ME 03906

Project: MHPC #1121-22 Camp Kita; Loon Pond
Proposed Improvements for a Summer Bereavement Camp

Town: Acton, ME

Dear Ms. Mosher:

In response to your recent request, I have reviewed the information received from Tim Spahr on June 22, 2023 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information provided by Tim Spahr, there are no archaeological resources that will be affected by the undertaking.

However, on July 18, 2022, our office responded to Sebago Technics initial consultation asking for additional information on Camp Kita. This request is still outstanding.

In order to continue consultation, please provide an existing site plan and photographs of all the buildings located on the property that are associated with the camp. Please include a brief history of the camp, dates of construction, former or current use of each of the buildings, and key each photo to either the site plan or location map.

We look forward to continuing consultation with you. If you have any questions, please contact Megan M. Rideout of this office at megan.m.rideout@maine.gov or (207) 287-2992.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

August 16, 2023

Ms. Sydney Mosher
Camp Kita
PO Box 238
North Berwick, ME 03906

Project: MHPC #1121-22 Camp Kita; Loon Pond
Proposed Improvements for a Summer Bereavement Camp

Town: Acton, ME

Dear Ms. Mosher:

In response to your recent request, I have reviewed the information received August 9, 2023 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have concluded that there will be no historic properties (architectural or archaeological) affected by this proposed undertaking, as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

FIGURE 14: Kita Center Tribal Correspondence

Memorandum

May 31, 2024

To: Isaac St. John, THPO
Houlton Band of Maliseets
88 Bell Road
Littleton, Maine 04730

istjohn@maliseets.com

From: Sydney Mosher

Subject: Site Review Request
The Kita Center, dba: Camp Kita, Acton, Maine
East Shore Road

I respectfully request a site review of available resources for the presence of any structures or sites of historical, architectural, or archaeological significance to the Houlton Band of Maliseets as defined by the amended National Historic Preservation Act of 1966. I am in the process of compiling the required documentation for the Department of Health and Human Services NEPA review as part of their grant process.

I am seeking funds for an endeavor which aims to establish a community mental wellness campus in Acton, Maine on behalf of The Kita Center, a non-profit established in Southern Maine in 2013. The Kita Center's mission *is to preventing suicide by building intentional environments to foster connections and a lifelong engagement with mental wellness.* The project represents an upstream initiative to address the mental health needs of suicide loss survivors and at-risk individuals in rural Maine using nature, recreation, social and community connections, and professional mental health support.

Included with this letter is a locus map of the site. Should you have any questions or need additional information, please do not hesitate to contact me by email at smosher@campkita.com. Thank you in advance for your assistance.

enc. Site location map
Maine Historic Preservation response regarding no historic properties affected

Memorandum

May 31, 2024

To: Kendyl Reiss, THPO
Aroostook Band of Micmacs
7 Northern Road
Presque Isle, Maine 04769

jpictou@micmac-nsn.gov

From: Sydney Mosher

Subject: Site Review Request
The Kita Center, dba: Camp Kita, Acton, Maine
East Shore Road

I respectfully request a site review of available resources for the presence of any structures or sites of historical, architectural, or archaeological significance to the Aroostook Band of Micmacs as defined by the amended National Historic Preservation Act of 1966. I am in the process of compiling the required documentation for the Department of Health and Human Services NEPA review as part of their grant process.

I am seeking funds for an endeavor which aims to establish a community mental wellness campus in Acton, Maine on behalf of The Kita Center, a non-profit established in Southern Maine in 2013. The Kita Center's mission *is to preventing suicide by building intentional environments to foster connections and a lifelong engagement with mental wellness.* The project represents an upstream initiative to address the mental health needs of suicide loss survivors and at-risk individuals in rural Maine using nature, recreation, social and community connections, and professional mental health support.

Included with this letter is a locus map of the site. Should you have any questions or need additional information, please do not hesitate to contact me by email at smosher@campkita.com. Thank you in advance for your assistance.

enc. Site location map

Memorandum

May 31, 2024

To: Mr. Donald Soctomah, THPO
Passamaquoddy Tribe
Pleasant Point Reservation
PO Box 343
Perry, ME 04667

Indian Township Reservation
PO Box 301
Princeton, ME 04668

soctomah@gmail.com

From: Sydney Mosher

Subject: Site Review Request
The Kita Center, dba: Camp Kita, Acton, Maine
East Shore Road

Please review available resources for the presence of any structures or sites of historical, architectural, or archaeological significance to the Passamaquoddy Tribe as defined by the amended National Historic Preservation Act of 1966. I am in the process of compiling the required documentation for the Department of Health and Human Services NEPA review as part of their grant process.

I am seeking funds for an endeavor which aims to establish a community mental wellness campus in Acton, Maine on behalf of The Kita Center, a non-profit established in Southern Maine in 2013. The Kita Center's mission *is to preventing suicide by building intentional environments to foster connections and a lifelong engagement with mental wellness.* The project represents an upstream initiative to address the mental health needs of suicide loss survivors and at-risk individuals in rural Maine using nature, recreation, social and community connections, and professional mental health support.

Included with this letter i sa locus map of the site. Should you have any questions or need additional information, please do not hesitate to contact me by email at smosher@campkita.com. Thank you in advance for your assistance.

Memorandum

May 31, 2024

To: Mr. Christopher Sockalexis, THPO
Penobscot Nation Cultural & Historic Preservation Department
12 Wabanaki Way
Indian Island, Maine 04468

chris.sockalexis@penobscot nation.org

From: Sydney Mosher

Subject: Site Review Request
The Kita Center, dba: Camp Kita, Acton, Maine
East Shore Road

I respectfully request a site review available resources for the presence of any structures or sites of historical, architectural, or archaeological significance to the Penobscot Nation as defined by the amended National Historic Preservation Act of 1966. . I am in the process of compiling the required documentation for the Department of Health and Human Services NEPA review as part of their grant process.

I am seeking funds for an endeavor which aims to establish a community mental wellness campus in Acton, Maine on behalf of The Kita Center, a non-profit established in Southern Maine in 2013. The Kita Center's mission *is to preventing suicide by building intentional environments to foster connections and a lifelong engagement with mental wellness.* The project represents an upstream initiative to address the mental health needs of suicide loss survivors and at-risk individuals in rural Maine using nature, recreation, social and community connections, and professional mental health support.

Included with this letter is a locus map of the site. Should you have any questions or need additional information, please do not hesitate to contact me by email at smosher@campkita.com. Thank you in advance for your assistance.

enc. Site location map

FIGURE 14a - Penobscot Nation THPO Review

PENOBSCOT NATION
CULTURAL & HISTORIC PRESERVATION
12 WABANAKI WAY, INDIAN ISLAND, ME 04468

CHRIS SOCKALEXIS – TRIBAL HISTORIC PRESERVATION OFFICER
E-MAIL: chris.sockalexis@penobscotnation.org

NAME	Sydney Mosher
ADDRESS	Camp Kita PO Box 238 North Berwick, ME 03906
OWNER'S NAME	The Kita Center - Camp Kita
TELEPHONE	207-205-2330
EMAIL	smosher@campkita.com
PROJECT NAME	Community Mental Wellness Campus - East Shore Road
PROJECT SITE	Acton, ME
DATE OF REQUEST	June 5, 2024
DATE REVIEWED	November 26, 2024

Thank you for the opportunity to comment on the above referenced project. This project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966, as amended.

If there is an inadvertent discovery of Native American cultural materials during the course of the project, please contact my office at (207) 817-7471. Thank you for consulting with the Penobscot Nation Tribal Historic Preservation Office with this project.

Chris Sockalexis, THPO
Penobscot Nation

SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

Memorandum

21912

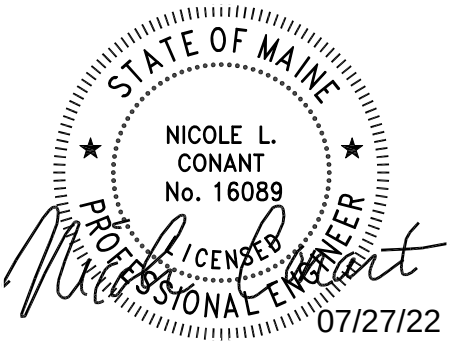
To: Craig Burgess, P.E., Sebago Technics

From: Nikki Conant, P.E., Sebago Technics

Griffin Steinman, EI, Sebago Technics

Date: July 27, 2022

Subject: Traffic Impact Assessment, Camp Kita, Acton



Introduction

The purpose of this memorandum is to provide a traffic impact assessment (TIA) for the proposed Camp Kita, located on a 28-acre parcel on East Shore Drive in Acton, Maine. It is understood that the existing parcel currently operates as Camp Nutter, which provides access to camping facilities for the Boy Scouts of America. Camp Kita is intending to operate two, week long sessions a Summer, with the time outside of session to remain available to the Boy Scouts and other reservation-based groups.

Camp Kita estimates a total of 50 to 75 campers per session. Of those total campers, approximately 50% attend with one or more additional members of their household. Additionally, approximately 20 to 30 staff are available per session. Camp Kita generally operates with pick-ups and drop-offs on Saturday or Sunday between 10 AM and 1 PM.

Access to the site is proposed via Route 109 to East Shore Road. A paved full movement drive to East Shore Road is proposed to access the drop-off loop and an existing grass parking area.

As such, this memorandum details estimated trip generation, provides a crash data review, and completes an evaluation of sight distance for the proposed access location.

Trip Generation

Trip generation for the campground use was estimated utilizing the 11th edition of the Institute of Transportation Engineers (ITE), Trip Generation Manual to understand levels of trip generation when Camp Kita is not in session. Land Use Code (LUC) – 416 Campground/Recreational Vehicle Park was utilized as it is described as "a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis". Trip generation data for this land use is available on the basis of occupied campsites and acres. As such, both were utilized to determine estimated trip generation for the project site. It was assumed that the redevelopment of Camp Kita could accommodate 75 campers upon completion and that the Boy Scouts or other groups could utilize this quantity of campsites, to be conservative. The resulting trip generation for the AM and PM peak hours for when Camp Kita is not in session is summarized in Table 1:

Table 1 – Existing ITE Trip Generation
Land Use Code 416 – Campground/Recreational Vehicle Park
75 Occupied Campsites and 28 Acres

Time Period	*Rate per Campsite*	*Trips*	*Rate per Acre*	*Trips*	*Average Trips*
AM Peak Hour – Adjacent Street (7 – 9 AM)	0.21	16	0.48	13	15
AM Peak Hour – Generator	0.25	19	0.52	15	17
PM Peak Hour – Adjacent Street (4 – 6 PM)	0.27	20	0.98	27	24
PM Peak Hour – Generator	0.41	31	1.06	30	31

The redevelopment of the campground use is estimated to generate an average of 17 trips and 31 trips during the AM and PM peak hour periods when Camp Kita is not in session. Given the site is utilized as a campground currently, some of this level of trip generation is likely already realized by the site, but this estimate allows for additional camper capacity with the redevelopment.

To estimate the trip generation for when Camp Kita is in session, operational data was utilized as ITE LUC 416 does not have available data for Saturday or Sunday, the days of pick up and drop off. Given the sessions are a week long and both campers and staff stay on-site, weekday AM and PM peak hour trip generation is expected to be negligible. The trip generation estimations shown in Table 2 assume the maximum 75 campers and maximum 30 staff to be conservative.

It was assumed that the staff would arrive an hour before the drop off period begins at 10 AM and would depart an hour after the end up the pick-up period at 1 PM. Additionally, it was assumed that all staff would travel to Camp Kita in their own vehicle. Given the percentage of campers that attend with members of their family, the following vehicle occupancy calculations were utilized:

- 75 campers – 50% with vehicle occupancy of 1.0 = 38 campers / 38 vehicles
- 75 campers – 50% with vehicle occupancy of 2.0 = 38 campers / 19 vehicles

75 John Roberts Road – Suite 4A, South Portland, ME 04106-6963 • 207.200.2100 • Fax: 207.856.2206

Camper drop-offs are assumed to arrive and depart within the same hour and to be equally distributed throughout the allowable period from 10 AM to 1 PM. Trip generation estimations for a Saturday arrival are shown in Table 2:

Table 2 – Trip Generation
Arrival Trip Generation

Time	*Employee Trips*	*Camper Trips*	*Total Trips*
9:00 – 10:00 AM	30 enter	-	30 enter
10:00 – 11:00 AM	-	19 enter, 19 exit	19 enter, 19 exit
11:00 AM – 12:00 PM	-	19 enter, 19 exit	19 enter, 19 exit
12:00 – 1:00 PM	-	19 enter, 19 exit	19 enter, 19 exit
Total Daily Trips	30 enter	57 enter, 57 exit	87 enter, 57 exit

As demonstrated in Table 2, Camp Kita is estimated to generate 144 total trips to the site on an arrival or departure day. Table 2 outlines a typical arrival day with 87 trips entering and 57 trips exiting throughout the day. On a departure day, those values would expect to be reversed with 57 arrivals and 87 departures.

As such, trip generation during the Saturday peak hour period is expected to be 38 trips (19 entering and 19 exiting). This level of trip generation does not require a Traffic Movement Permit (TMP) from the Maine Department of Transportation (MaineDOT) as estimated trip generation does not exceed the 100-trip threshold during any peak hour period.

Crash Data

The MaineDOT Public Crash Query was utilized to determine if there are any high crash locations (HCL) within the immediate vicinity of the site. An intersection or section of roadway is deemed an HCL if two criteria are met: a Critical Rate Factor (CRF) greater than 1.0 and a minimum of eight (8) crashes in a three-year period. East Shore Drive and the intersection of Route 109 and East Shore Drive were reviewed for the most recent three-year study period from 2019 to 2021 to determine if there were any high crash locations in the immediate vicinity of the site. Based on the available crash information, there are no HCLs in the study area of the site. As such, there are no additional recommendations for improvements in conjunction with this project.

Sight Distance Analysis

Sight distance was reviewed in the field on June 15, 2022 for the proposed full access driveway location on East Shore Drive. Measurements were conducted from a point 10 feet behind the edge of the traveled way, considering a height of eye of 3.5 feet and a height of object of 4.25 feet. In addition, analysis was completed in accordance with the standards set forth in the *Town of Acton Subdivision Regulations*, also shown in Table 3.

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Table 3
Town of Acton Minimum Sight Distances

Posted Speed (MPH)	*Minimum Sight Distance (feet)*
25	250’
30	300’
35	350’
40	400’
45	450’
50	500’
55	550’

East Shore Drive is a local road with a posted speed limit of 20 MPH. Given the Town Ordinance does not provide a sight distance for 20 MPH, it was assumed that 200 feet would be required, given outlined requirements are 10 miles per hour for each mile per hour of posted speed limit.

Sight distance from the proposed access looking left is approximately 330 feet, as shown in Figure 1. Sight distance to the right is slightly obscured by existing vegetation and measures to approximately 230 feet as shown in Figure 2. As such, sight distance to the left exceeds the minimum and to the right is appropriate for the assumed measurement for a 20 MPH roadway per the Town of Acton Ordinances. Some low-level clearing, or relocating of the shrubbery would extend sight distance to the right. It should be noted for comparison purposes that MaineDOT requires 155 feet of sight distance for a 20 MPH roadway and therefore the 200 feet of sight distance assumption should be adequate. It is important to note that no landscaping, signage, or other features shall be located within the sight triangle of the proposed driveway.

Figure 1: Sight Distance Looking Left

Figure 2: Sight Distance Looking Right

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Conclusion

- Camp Kita on East Shore Drive in Acton, made up of 28-acres of campground, is estimated to generate a total of 38 trips (19 entering and 19 exiting) during the Saturday peak hour period. The campground use outside of Camp Kita operating weeks is estimated to generate 17 trips and 31 trips during the AM and PM peak hour periods. As such, the campground redevelopment would not require a Traffic Movement Permit (TMP) from the Maine Department of Transportation.

- East Shore Drive and the intersection of Route 109 and East Shore Drive were reviewed for the most recent three-year study period from 2019 to 2021 to determine if there were any high crash locations in the immediate vicinity of the site. Based on the available crash information, there are no HCLs in the study area of the site. As such, there are no additional recommendations for improvements in conjunction with this project.

- Sight distance from the proposed driveway location is adequate for the posted speed limit of 20 MPH along East Shore Drive. It is important to note that no landscaping, signage, or other features shall be located within the sight triangle of the proposed driveways.

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FIGURE 16: Environmental Site Assessment Summary

HALEY & ALDRICH, INC.
3 Bedford Farms Drive
Bedford, NH 03110
603.625.5353

4 November 2021
File No. 132644-046

JUST THE SUMMARY ATTACHED FOR PAGE LIMIT RESTRICTIONS

Camp East Shore Drive, LLC
Alexandria Real Estate Equities, Inc.
26 North Euclid Avenue
Pasadena, California 91101

Attention: Vahe Simitian

Subject: ASTM Phase I Environmental Site Assessment
Camp Nutter
114 E Shore Drive
Acton, Maine

Ladies and Gentlemen:

The enclosed report presents the results of a Phase I Environmental Site Assessment (Phase I) conducted at the above referenced property, located at Camp Nutter, 114 E Shore Drive, in Acton, Maine (herein referred to as the "subject site"). This work was performed by Haley & Aldrich, Inc. (Haley & Aldrich), in accordance with our proposal for Alexandria Real Estate Equities, Inc. and Camp East Shore Drive, LLC (collectively referred to as "User" and "ARE") dated 15 September 2021 ("Agreement"). This Phase I was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process as referenced in 40 Code of Federal Regulations (CFR) Part 312 (the All Appropriate Inquiries [AAI] Rule).

The objective of a Phase I is to assess whether known and suspect "recognized environmental conditions" (REC), historical RECs (HREC), or controlled RECs (CREC) are associated with the subject site, as defined in the ASTM E 1527-13 Standard.

This Phase I has revealed no evidence of RECs associated with the subject site.

FIGURE 17: Asbestos & Lead Paint Survey Results

Air Quality Management Services, Inc.
"Discovering Solutions for Healthier Living"

November 29th, 2024

Camp Kita
Sydney Mosher
PO Box 238
North Berwick, Maine 03906

Re: Limited Asbestos & Lead Paint Survey at Camp Kita, 114 East Shore Drive property in Acton, Maine

AQM Project # 24-830

Air Quality Management Services, Inc. (AQM) conducted this survey to sample building materials for the presence of asbestos fibers and to test painted surfaces for presence of lead-based paint to prepare for demolition / renovation. This survey was conducted on November 15th, 2024 (for out-building / out-house, pictured above).

Findings – Asbestos

AQM inspected the building for suspected building materials and the only materials that AQM found to be suspect are roof shingles. The building is constructed with wood and the commode is constructed from metal and plastic and these materials are not considered suspect building materials, therefore samples from these materials were not collected.

These are the results of the suspected materials that were sampled and analyzed by Polarized Light Microscopy (PLM) using EPA 600/R-93/116 and / or section 2.3 (Non-Friable Organically Bound method):

Sample #	Location	Material	% Asbestos	Type
B1 – B3	Roof	Shingles	ND	----

ND = None Detected

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Removal & Disposal of the material(s) listed in the table above is / are not regulated by the State of Maine and/or the Occupational Safety and Health Administration (OSHA). All testing of suspect materials is in accordance with OSHA 29 CFR 1926.1101, and the State of Maine Asbestos Management Regulations.

Findings – Lead-Based Paint

AQM inspected the building for painted surfaces and AQM observed two different painted surfaces (green and brown paint). AQM collected representative samples from these painted surfaces.

These are the results of the paint chip materials that were sampled and analyzed by Flame Atomic Absorption Spectrometry (SW 846 3050B/7000B):

Sample #	Location	Material	% Lead by Weight
L1	Green Paint	Wood	<0.008
L2	Brown Paint	Wood	<0.008

Reporting Limit – 0.0078%

According to State of Maine Department of Environmental Protection (DEP); Lead Based Paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter (XRF Reading) or equal to or in excess of **0.5%** by weight (Paint Chip Analysis).

Removal & Disposal of the painted surfaces in the table above is / are not regulated by the Maine DEP and / or Environmental Protection Agency (EPA) Renovation, Repair, and Paint Rule (RRP). All testing of suspect materials was in accordance with State of Maine Lead Management Regulations and EPA testing protocols.

Survey Limitations

As with any scientific study, there are certain assumptions which are made, and certain limitations to the scope of information that can be derived. Some restrictions on the conduct of the survey are imposed by outside sources while others are established through the designed scope and methodology of the study. As with any building / facility survey, it is subject to a variety of limitations and restrictions. Limitations that should be considered in the interpretation of the results of this survey include the following:

A. Asbestos survey(s) may not be able to identify all ACBM & Lead-based paint present throughout the home / facility and maybe limited to the areas of water damage / impact / current loss. A thorough study should be capable of identifying approximately 95 percent of accessible (by non-destructive methods) ACBM and Lead-based paint present.

B. The inspection protocols used for this project were in accordance with U.S. Environmental Protection Agency (USEPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP) and with the Maine Department of Environmental Protection (MEDEP) protocols specific to asbestos sampling and evaluations.

Survey Limitations (Continued)

C. Limitations to the scope of the survey can result from limited access to hidden materials and areas. For example, multiple layers of materials or structural components may restrict access to suspect materials thus affecting the thoroughness of the survey. In most cases an asbestos survey is limited to accessible suspect materials with some minor demolition or destructive sampling.

D. In some cases, hidden materials may be identified during renovations, general maintenance or demolition. Due to the limited nature of this survey, AQM recommends any suspect material not identified in this report be sampled and analyzed for asbestos & lead contents and treated as asbestos or lead until otherwise determined.

AQM appreciates this opportunity to have assisted you with your renovation impact survey. In the event we can be of further service or you have questions regarding this report, please give me a call.

Sincerely,

Randy Geoffroy, CMI
MEDEP Certification # AI-0395
MEDEP Certification # LI-0394

PHOTO DOCUMENTATION

Photo Oder – top to bottom left, top to bottom right

General view of Building, location of roof shingle samples

Location of sample L1 (yellow arrows), Location of sample L2 (red arrow)

General view

General view

General view

General view

General view

SUPPORTING DOCUMENTATION

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 042123865

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

Company: Air Quality Management Services		**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments**	
Street: PO Box 2491		*Third Party Billing requires written authorization from third party*	
City: Lewiston	**State/Province:** ME	**Zip/Postal Code:** 04241	**Country:** United States
Report To (Name): Randy Geoffroy		**Telephone #:** 207-657-7360	
Email Address: See Account Notes		**Fax #:** 207-657-7361	**Purchase Order:** 24-830
Project Name/Number: 24-830 - Acton		**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail	
U.S. State Samples Taken: Maine		**Connecticut Samples:** ☐ Commercial ☐ Residential	

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour [redacted] ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week

**For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☐ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count 11/19/24
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

Other:
- ☐

RECEIVED NOV 19 2024 12:05 CHAIN OF CUSTODY CINNAMINSON, NJ

■ **Check For Positive Stop – Clearly Identify Homogenous Group** | **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: Randy Geoffroy AI0395 | **Samplers Signature:**

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1-3	Roof		11/15/24

Client Sample # (s): 1-3 **Total # of Samples:** 3

Relinquished (Client): **Date:** 11/15/24 **Time:** 1630

Received (Lab): FAX **Date:** 11/19/24 **Time:** 9:30

Comments/Special Instructions:

Email invocies to: connie@aqmservices.com

3EQ

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042423865
Customer ID: AIRQ51
Customer PO: 24-830
Project ID:

Attention: Randy Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, ME 04241

Project: 24-830 - Acton

Phone: (207) 657-7360
Fax: (207) 657-7361
Received Date: 11/19/2024 9:30 AM
Analysis Date: 11/22/2024
Collected Date: 11/15/2024

Test Report: Asbestos Analysis of Non-Friable Organic Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
B1 *042423865-0001*	Roof	Black Fibrous Homogeneous	91.9 Other	8.1 Glass	No Asbestos Detected
B2 *042423865-0002*	Roof	Black Fibrous Homogeneous	100 Other	None	No Asbestos Detected
B3 *042423865-0003*	Roof	Black Fibrous Homogeneous	88.6 Other	11.4 Glass	No Asbestos Detected

Cert# 0255(AD) Cert# 0257(EK)

Analyst(s)

Andrea Doughty (2)
Emilie Kalbach (1)

Samantha Rundstrom, Laboratory Manager
or other approved signatory

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ PA ID# 68-00367, NVLAP Lab Code 101048-0

Initial report from: 11/22/2024 14:48:58

AC37859

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only):*

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

Company: Air Quality Management Services, Inc.	**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: PO Box 2491	
City: Lewiston **State/Province:** ME	**Zip/Postal Code:** 04241 **Country:** United States
Report To (Name): Randy Geoffroy	**Telephone #:** 207-657-7360
Email Address: randy@aqmservices.com	**Fax #:** 207-657-7361 **Purchase Order:** 24-830
Project Name/Number: 24-830 - Acton	**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail
U.S. State Samples Taken: ME	**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour | ☐ 6 Hour | [redacted] | ☐ 48 Hour | ☐ 72 Hour | ☐ 96 Hour | ☒ 1 Week | ☐ 2 Week

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

Matrix	Method	Instrument	Reporting Limit	Check
Chips ■ % by wt. ☐ mg/cm² ☐ ppm	SW846-7000B	Flame Atomic Absorption	0.01%	x
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	☐
Wipe* ASTM ☐ non ASTM ☐ *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	☐
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	☐
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	☐
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	☐
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Preserved with HNO_3 pH < 2 ☐	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	☐
Drinking Water Unpreserved ☐	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
Preserved with HNO_3 pH < 2 ☐	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	☐
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	☐
Other:				☐

Name of Sampler: Randy Geoffroy - LI-0394 **Signature of Sampler:**

Sample #	Location	Volume/Area	Date/Time Sampled
L1	Green Paint		11/15/24
L2	Brown Paint		

Client Sample #'s L1 - L2 **Total # of Samples:** 2

Relinquished (Client): [signature] **Date:** 11/18/24 **Time:** 16:30

Received (Lab): Quinn EFX **Date:** 11-19-24 **Time:** 9:30

Comments:

BillTo: Air Quality Management Services, Inc., PO Box 20635, Bradenton, FL, 34204, United States
Attention: Randy Geoffroy Phone: 207-657-7360 Email: randy@aqmservices.com

2 EB

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012437859
LIMS Reference ID: AC37859
EMSL Customer ID: AIRQ51

Attention: Randy Geoffroy
Air Quality Management Services, Inc. [AIRQ51]
PO Box 2491
Lewiston, ME 04241
(207) 657-7360
randy@aqmservices.com

Project Name: 24-830 - Acton
Customer PO: 24-830
EMSL Sales Rep: Jeromy Bish
Received: 11/19/2024 09:30
Reported: 11/25/2024 13:54

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L1/Green Paint									**Date Sampled: 11/15/24**
Matrix: Chips									**LIMS Reference ID: AC37859-01**
Lead	<0.008 % wt	0.008 % wt	0.2553	11/22/24 KD1	SW-846 3050B	11/25/24 BL	SW846-7000B		1
Sample Comments:									
Client Sample ID: L2/Brown Paint									**Date Sampled: 11/15/24**
Matrix: Chips									**LIMS Reference ID: AC37859-02**
Lead	<0.008 % wt	0.008 % wt	0.2663	11/22/24 KD1	SW-846 3050B	11/25/24 BL	SW846-7000B		1
Sample Comments:									

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012437859
LIMS Reference ID: AC37859
EMSL Customer ID: AIRQ51

Attention: Randy Geoffroy
Air Quality Management Services, Inc. [AIRQ51]
PO Box 2491
Lewiston, ME 04241
(207) 657-7360
randy@aqmservices.com

Project Name: 24-830 - Acton
Customer PO: 24-830
EMSL Sales Rep: Jeromy Bish
Received: 11/19/2024 09:30
Reported: 11/25/2024 13:54

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2025
AIHA LAP	EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC-ELLAP Accredited	100194	01/01/2025
NYSDOH	New York State Department of Health	10872	04/01/2025
California ELAP	California Water Boards	1877	06/30/2025
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2025
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2025
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2026

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RL	Reporting Limit
	For paint chips, the RL is 0.008% by wt. (equiv. to 80 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams.
	For soils, the RL is 40 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams.
	For dust wipes, the RL is 10 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

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Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

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Project Name: 24-830 - Acton
Customer PO: 24-830
EMSL Sales Rep: Jeromy Bish
Received: 11/19/2024 09:30
Reported: 11/25/2024 13:54

Owen McKenna Laboratory Manager or other approved signatory

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.008% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

AC37859

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only)*:

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Company : Air Quality Management Services, Inc.		**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments**	
Street: PO Box 2491		*Third Party Billing requires written authorization from third party*	
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Report To (Name): Randy Geoffroy		**Telephone #:** 207-657-7360	
Email Address: randy@aqmservices.com		**Fax #:** 207-657-7361	**Purchase Order:** 24-830
Project Name/Number: 24-830 - Acton		**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail	
U.S. State Samples Taken: ME		**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt	

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour | ☐ 6 Hour | [redacted] | ☐ 48 Hour | ☐ 72 Hour | ☐ 96 Hour | ☒ 1 Week | ☐ 2 Week

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

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	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	☐
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	☐
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐ Preserved with HNO_3 pH < 2 ☐	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	☐
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	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	☐
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	☐
Other:				☐

Name of Sampler: Randy Geoffroy - LI-0394 **Signature of Sampler:**

Sample #	Location	Volume/Area	Date/Time Sampled
L1	Green Paint		11/15/24
L2	Brown Paint		↓

Client Sample #'s L1 - L2 **Total # of Samples:** 2

Relinquished (Client): [signature] **Date:** 11/18/24 **Time:** 14:30

Received (Lab): EQUINOX EFX **Date:** 11-19-24 **Time:** 9:30

Comments:

BillTo: Air Quality Management Services, Inc., PO Box 20635, Bradenton, FL, 34204, United States
Attention: Randy Geoffroy Phone: 207-657-7360 Email: randy@aqmservices.com

(2 EG)

Page 1 of 1 pages

CERTIFICATIONS

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

September 25, 2024

Air Quality Management Services, Inc.
PO Box 2491
Lewiston, Maine 04241

Dear Licensee:

Asbestos application(s) for individual certification of the **two** employee(s) listed below have been received and **approved**. Individual certification numbers are listed below and wallet card(s) are enclosed. Card(s) are property of the individual to whom each is issued. Your responsibility as a licensee is to ensure delivery of the cards to persons in your employment. This letter should be retained for your company files as record of certification. Please attach 1 updated passport size photo with every application.

Remember, in Maine all **certified employees** working on an asbestos abatement project, whether conducting removal/repair, air monitoring, design, inspection, or analysis functions, **must work for a State of Maine licensed asbestos firm** and carry his/her wallet card(s) on the job site.

As a reminder, prior to renewing your asbestos certification, the State of Maine **requires** an annual refresher course to be taken before submitting a renewal application. A certificate shall expire one year from the last day of the month from the date of issuance, **or on the last day of the month that the training certificate expires**, whichever is sooner.

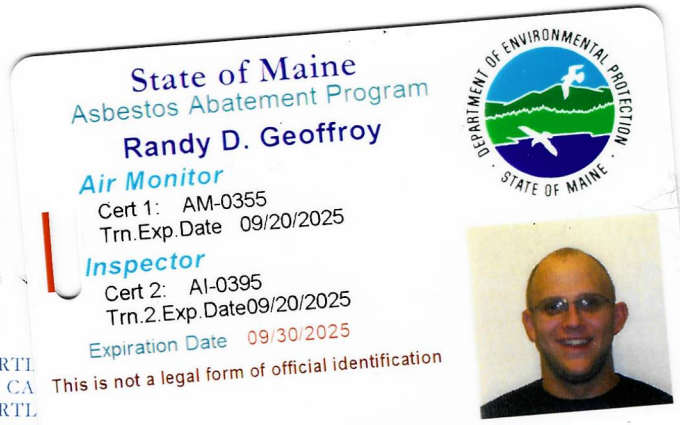
All our asbestos forms can be found at https://www.maine.gov/dep/waste/asbestos/forms.html
Thank you for your cooperation and your completed application(s).

Name	Category	Certification #	Exp. Date
Randy D. Geoffroy	Air Monitor	AM-0355	09/30/2025
Randy D. Geoffroy	Inspector	AI-0395	09/30/2025

Sincerely,

Sandra J. Moody

Sandra J. Moody, Environmental Specialist
Division of Remediation
Bureau of Remediation and Waste Management



AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTL
312 CA
PORTL
(207) 82

ARK
FAX: (207) 760-3143

website: www.maine.gov/dep

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

January 19, 2023

Attn.: Randy D. Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, Maine 04241-2491

Dear Mr. Geoffroy,

Your lead application for certification has been received and **approved**. You have been granted certification as a **Lead Inspector LI-0394**. Enclosed is your wallet card, with an expiration date of **January 04, 2024**. All employees working on a lead abatement project must carry this photo ID wallet card. The card is property of the individual to whom it is issued. Your responsibility as a licensee is to ensure delivery of the card to person in your employment. This letter should be retained for your company files as record of certification. Please attach 1 updated passport size photo with every application.

Thank you for your cooperation and your completed application(s). Applications can now be found on our DEP webpage at the following:
https://www.maine.gov/dep/waste/lead/forms/index.html

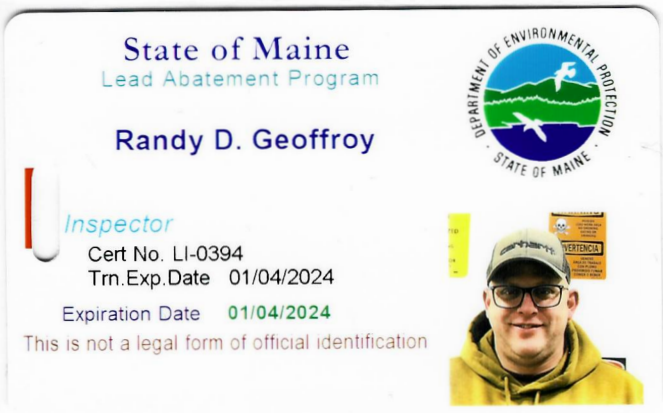
If you have any questions on this certification or on any other aspect of DEP's lead abatement licensing program, please call Sandy Moody (207) 242-0877 or email sandy.j.moody@maine.gov

Sincerely,

Sandra J. Moody

Sandra J. Moody, Environmental Specialist
Division of Remediation
Bureau of Remediation and Waste Management

Enclosure



AUGUSTA
17 STATE HOUSE STATION
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(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04679-2094
(207) 764-0477 FAX: (207) 760-3143

web site: www.maine.gov/dep

SIGNED FONSI

HRSA
Health Resources & Services Administration

5600 Fishers Lane
Rockville, MD 20857

Health Resources and Services Administration

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

for

The Kita Center, dba
Camp Kita
114 E Shore Drive
Acton, ME 04002

Grant Number: CE1HS54358 / CEQ ID: EAXX-009-15--1730317020

BACKGROUND

The Health Resources and Services Administration (HRSA) of the Department of Health and Human Services (HHS) provides funding through the FY 2024 Consolidated Appropriations Act, 2024 (P.L. 118-47) for congressionally directed spending projects that relate to the construction and renovation (including equipment) of health care and other facilities. This selected activity will be supported through funding awarded by HRSA.

SELECTED ACTION

The Kita Center proposes to use HRSA funding to construct and operate a Mental Health Community Center designed to primarily support suicide-loss survivors and their families while also offering programs for the broader community. Located at 114 East Shore Drive in Acton, Maine, the project aims to enhance the availability of critical mental health resources in Southern Maine. The project is divided into two phases: Phase I, completed in 2024 using non-federal funds, included preliminary site preparations, while Phase II, supported by the HRSA grant, focuses on infrastructure improvements and new construction to enable year-round mental health programming. Key elements of Phase II include the demolition of an existing outhouse, the construction of the Kita Commons Dining Hall, a prefabricated bathhouse, and three prefabricated group therapy cabins. The ADA-compliant Kita Commons will be approximately 3,000 square feet with seating for 100 people, providing space for communal dining and group activities. The group therapy cabins, each approximately 600–700 square feet, will be constructed offsite by Hill View Mini Barns in Etna, Maine, and installed on cast-in-place concrete piers with below-ground substructure framing. Additionally, underground utilities—including electrical conduit, stormwater drainage pipes, sewer pipes, water lines, shutoffs, and two subsurface wastewater disposal systems—will be installed to support the facility improvements. The grant recipient submitted an Environmental Assessment (EA) that documents the impacts of the selected action, which has been incorporated by reference into this FONSI.

RATIONALE FOR THE DECISION

The Kita Center addresses gaps in mental health services for individuals affected by suicide loss or risk. Southern Maine faces high rates of depression, anxiety, and suicide, underscoring an urgent need for accessible and effective mental health resources. The expanded facilities will provide low- or no-cost services to diverse populations, offer programming—including year-round training sessions, and seasonal support groups, and wellness retreats—and reduce reliance on limited crisis intervention resources by focusing on preventative care.

The Environmental Assessment (EA) concluded that the proposed project will not result in significant adverse environmental effects. The proposed action will comply with all applicable local, state, and federal regulations and will not introduce long-term changes to the environment, ensuring responsible stewardship of community resources.

PUBLIC COMMENT

As required by the Health Resources and Services Administration (HRSA), The Kita Center made the Draft Environmental Assessment (EA) available for public review and comment. To ensure transparency and accessibility, The Kita Center implemented multiple outreach strategies based on best practices for notifying interested and affected stakeholders. These efforts included the following:

- **Online Notification & Public Comment Submission**
  On January 24, 2025**,** The Kita Center launched a designated webpage (www.thekitacenter.org/ea) to provide public access to the Draft EA. Additionally, the organization established an email-based submission process for public comments, instructing individuals to send their feedback to the general email address with the subject line "PUBLIC COMMENT." On the same day, The Kita Center announced the availability of the Draft EA and the public comment period on its official Facebook page to further engage the community.
- **Community Engagement via Social Media**
  Recognizing the importance of reaching local residents where they actively engage, The Kita Center shared announcements in two widely used Facebook groups: *"What's Up in Acton, Maine"* and *"What's Up on Loon Pond."* These groups serve as primary online forums for residents of Acton and the Loon Pond neighborhood, where The Kita Center's project is located. By posting in these groups, the organization ensured that community members most directly impacted by the project were informed of the opportunity to review and provide input on the Draft EA.
- **Local Public Notices & Informational Flyers**
  To supplement digital outreach, The Kita Center placed physical flyers in three key community locations that serve as central hubs for residents:
    - Acton, Maine Town Hall – The municipal center where local governance and community meetings take place.
    - Acton, Maine Library – A community resource frequently visited by residents of all ages.
    - Springvale, Maine Library – A well-trafficked regional library serving Acton and surrounding towns.

  These locations were strategically chosen due to their geographic proximity to the project site and their role in disseminating local information.
- **Print Media & Public Notices in Local Publications**
  On January 24, 2025**,** The Kita Center submitted a press release to the *Sanford/Springvale News* and placed a paid advertisement in the *Waterboro Reporter* to formally announce the availability of the Draft EA for public review. The *Waterboro Reporter*, a widely circulated weekly newspaper, is distributed to residents in Acton as well as neighboring communities, including Alfred, Buxton,

Cornish, Dayton, Hollis, Lebanon, Limerick, Limington, Lyman, Newfield, Sanford/Springvale, Shapleigh, and Waterboro. Additionally, the newspaper promoted the public review period via its official Facebook page to expand reach beyond its print readership

The public review and comment period was approved for a duration of 15 days, concluding on February 9, 2025. No public comments were received during this period. As a result, the Draft EA was finalized without modifications.

AGENCY CONSULTATION

As part of a comprehensive project review, Sebago Technics, Inc. and The Kita Center consulted with multiple agencies to ensure compliance with all relevant regulations and standards. These consultations included the Health Resources and Services Administration, Maine Department of Environmental Protection, Maine Natural Areas Program, Maine Department of Inland Fisheries & Wildlife, Maine State Historic Preservation Commission, and Tribal Officers.

Agency reviews confirmed that the project will have no adverse effects on cultural or historical resources. Additionally, environmental agencies evaluated the proposed stormwater management and wastewater systems to ensure full compliance with state and federal environmental standards.

In addition to agency consultations, a public hearing was held by the Town of Acton Planning Board on October 6, 2022. Abutters within 500 feet of the project site were notified via U.S. mail at least ten days prior to the hearing. Notifications included details about the nature of the application and the time and location of the public hearing.

FINDING OF NO SIGNIFICANT IMPACT

Based on the evaluation of environmental impacts detailed in the EA, a Finding of No Significant Impact is warranted for The Kita Center project. The Selected Action introduces no substantial long-term changes to the existing environmental baseline. The previously developed site has been utilized for youth recreation and camping since 1944, and the proposed construction activities are designed to enhance these services without introducing significant environmental stressors.

The project incorporates engineered stormwater management systems, vegetative buffers, and erosion control measures that comply with Maine DEP standards to mitigate potential impacts. Given the project's scale, adherence to Best Management Practices, and thoughtful design, all impacts to environmental resources are considered de minimis. The Selected Action enhances existing operations while preserving the ecological and cultural integrity of the site.

MITIGATIONS [OR CONSTRUCTION BMPS]

The Kita Center is situated along approximately 886 feet of shore frontage on Loon Pond in Acton. Neither Loon Pond nor the Heath Brook watershed are considered at risk from development due to the implementation of comprehensive stormwater management systems and erosion control measures.

To mitigate risks of sedimentation and nutrient overload, the project includes the following measures:

1. **Vegetated Buffers**: A maintained vegetative buffer around the pond will reduce chlorophyll growth by providing shade and cooling water temperatures.

2. **Stormwater Infrastructure**: Engineered systems, including foundation drains and shallow swales, will direct water away from buildings towards a reinforced stormwater detention pond and riprap level spreaders. These systems are designed to manage runoff effectively and meet Maine DEP standards.
3. **Permanent BMPs**: The site will include riprap slopes, aprons, level spreaders, and a 5-foot level berm reinforced with erosion control blankets to ensure long-term stormwater management and site stability.
4. **Temporary Erosion Control**: Filter barriers, erosion control blankets, and other measures will be employed during construction to prevent sedimentation until the soil is stabilized and revegetated.

The erosion control plan will be implemented and managed by a Maine DEP-Certified Contractor, ensuring adherence to approved Best Management Practices and minimizing environmental impacts throughout construction

CONCLUSION

HRSA hereby adopts the EA prepared by the applicant for the selected action described above. After reviewing the assessment and the supporting materials provided by the award recipient, HRSA finds that the assessment properly documents the proposal's status of compliance with the environmental laws and requirements listed therein.

In accordance with the National Environmental Policy Act, the Council on Environmental Quality regulations for implementing NEPA (40 CFR Parts 1500 through 1508) and the HHS General Administration Manual Part 30 Environmental Protection (February 25, 2000), HRSA has determined that, with the mitigation measures described above, the selected action will have no significant adverse impact on the quality of the human environment. As a result of this FONSI, an Environmental Impact Statement will not be prepared.

Approvals:

_____

Commander Ali B. Danner, MPH Date
DHHS-U.S. Public Health Service
Director, Office of Special Activities
Health Resources and Services Administration
Office of Federal Assistance & Acquisition Management