

Technical Review Memo

TO: Tom Saucier, P.E. - Site Design Associates
CC: Kathy Tombarelli - Town of Naples
FROM: Christopher Baldwin, P.E. - CCSWCD
DATE: 10/2/2024
RE: CN Brown, 85 - 99 Roosevelt Trail - Naples

Pursuant to the Applicant's request, CCSWCD has conducted a review of the Stormwater Management and Erosion and Sediment Control (E&SC) best management practices for the proposed CN Brown Company Convenience Store located on Roosevelt Trail as shown on the submitted Site Design Associates plans dated 8/27/2024. This review was conducted using all related applicable local (Naples) and state stormwater management and erosion and sediment control standards.

The proposed project consists of re-developing a 2.59-acre parcel with an approximately 5,000 square foot commercial building, gasoline and diesel canopies, and paved driveways and parking areas. The redevelopment project will result in approximately 12,730 square feet of new impervious area and 18,610 square feet of new non-vegetated surface. The total impervious area on-site post-construction will be 1.85-acres and the total developed area will be 2.59-acres.

The project is located within the watershed of Sebago Lake; a waterbody which is listed as a "Lake Most at Risk from New Development" and a Maine Department of Environmental Protection (Maine DEP) Non Pollutant Source Priority Watershed (Threatened Lake). The proposed development's impervious area and non-vegetated surface coverages do exceed the thresholds required for a MDEP Stormwater Permit and for phosphorus export control.

Presented for review to CCSWCD were a proposed site development plan set, stormwater management report and Major Site Plan Application for the project dated of 8/5/2024. The final stormwater management report included a discussion of pre- and post-development conditions, means proposed for stormwater quality and quantity management, HydroCAD analysis, and an inspection and maintenance plan for the proposed stormwater system. The construction drawings included existing and proposed conditions, soils information for the site, and required stormwater control measures and erosion and sediment control notes and details.

CCSWCD activities consisted of a site walk; a review of the submitted site development plan set, E&SC best management practices, and stormwater management report; submittal of review comments; and preparation of this Technical Review Memo.

Based on the review, the current plans meet applicable standards for stormwater management and erosion and sediment control.

Important Considerations and/or Waiver Requests

1. The project is located within the watershed of Sebago Lake and will require a Stormwater Permit from the DEP.
2. The Applicant has provided a stormwater analysis in accordance with the Town of Naples Land Use Ordinance Section 6: Stormwater Management. The analysis included a pre- and post-development stormwater study that revealed reduced peak flows at the study points.

The documents provided by Site Design Associates and references/resources reviewed by CCSWCD are included in **Tables 1 & 2**.

Should you have any questions, please feel free to call Christopher Baldwin at 207-892-4700.

SUMMARY OF INFORMATION REVIEWED

TABLE 1 – SUBMITTED DOCUMENTS AND CORRESPONDENCE

The following documents were provided by Site Design Associates for CCSWCD to review:	
August 5, 2024	Proposed Site Development Application, Stormwater Management Report, and Drawing Set
September 23, 2024	Response to District comment with Attachments

TABLE 2 – REFERENCES

The reference and resource documents were reviewed in preparation of this memo:	
38 MRS-A §420-C	Erosion and Sediment Control Law
CMR Chapter 500	Stormwater Management
CMR Chapter 502	Direct Watersheds of Lakes Most at Risk from New Development and Urban Impaired Streams
MDEP Stormwater Best Practices Manual Vol. II	Maine Stormwater Management Design Manual
Town of Naples Ordinance	Site Plan Review Ordinance (2013)

