

# REPORT

## NATURE'S WILDERNESS RESORT

A review of "conditional use permit" requirements

NATURE'S WILDERNESS RESORT, LLC.

Report

September 10, 2020

This report is authored by Wes Sunderland, CEO, with the assistance & data from Gerry Brown, Campground Manager, and with provided documents from the Manager reflected as exhibits and photos to support appropriate statements.

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Qu.#1: The development and operation of the campground are contained within Phase I.

1-A. The campground has no more than 60 campsites, (19 RV and 41 cabin/tent) (reference to CUP line no. 217-220)

Answer: As of Aug. 25<sup>th</sup>, a report to the Health Officer of Southwestern Maine, Laurie Davis, and to the State Plumbing Inspector, Brent Larson, reflected a total of 29 Recreational Vehicle sites and 12 cabin sites to equal 41 sites. It is anticipated that the balance of sites will be constructed and ready for the 2021 season.

1-B. No development has been performed for Stage 2 or Stage 3. (lines 228-238)

Answer: No additional campsites, etc. shall be constructed beyond the phase 1 total of 60 sites. However, it is favorable to construct and establish a dumping station for the current campers being accommodated in Phase I and to upgrade stormwater runoff to Marston Pond prior to a start-up on phase 2.

1-C. All development has been confined to Green Phase 1 section of drawings submitted with CUP Application. (line 182 of 2/27/20 CUP application)

Answer: Camp site development has been confined to phase 1, however some campground area improvements have been completed with stormwater runoff to Marston Pond as appropriate. In addition, a single dump station was placed near the RV camp areas for their convenience. These were a phase 2 item.

Qu.#2: Updates have been made to on site storm water pond. (line 221)

Answer: The function of the storm water pond is to catch runoff water channeled from the land to the manmade pond thus allowing the suspended erosion particles settle out of suspension therefore resulting that the collected water is unpolluted when it enters and becomes a part of Marston Pond. Currently, no further work has been schedule.

Qu.#3: Sign improvement made to Senator Black Road. (225-226)(635-639).

Answer: As stated within one year appropriate signage will be established along Senator Black Road and along Brown Road to aid camp patronage with

directional information to the camp area. Coordination with the Road Commissioner will be required. It is appropriate to have these signs in place prior to the start of the 2021 year camping season. At this writing, plans for a new sign is being positioned at the start of Brown Road.

Qu.#4. Swimming Pool has been installed and in compliance with state laws. (lines 223, & 382-384)

Answer: The basic campground pool was constructed prior to the June 2020 date. As of Aug. 10, 2020, the campground pool has been closed to camper's use by erecting a "snow fence" around the perimeter and posting signs indicating the pool is closed. It has been difficult to obtain fencing material for fence construction. Health Officer, Laurie Davis, instructed additional drainage requirements that need to be met. Personnel training for safety is ongoing to comply with state law. The pool will remain closed and made ready for next year's camp schedule.

Qu.#5. Nature's Wilderness Resort has obtained a NRPA Wetland Alteration Permit. (line 264)

Answer: NRPA refers to "clean water act" and is not applicable at this timeline.

Qu.#6. Signage has been placed on Route 113 and Brown Road (305-309, 466-467)

Answer: Signage shall be placed at the start of Brown Road to prevent or deter the use of that road as entrance to the campground. The "old" 4x4 posts that held the previous "dog care" sign will be utilized for the sign. Approval from the Road Commissioner has been established. (At this writing, the Brown Road sign has been installed). Signage on State Route #113 will be erected prior to the next season of 2021 to direct camp traffic onto Senator Black Road. State DOT approval will be required. Payment will be arranged.

Qu.#7: Signage has been/to be posted on trails at the Nature's Wilderness Resort property boundary. (330-331) (640-643).

Answer: Along ATV trails and walking trails, signage will be positioned to inform camp users about land boundaries of the camp. Signage postings about campground perimeter shall be positioned only where trails approach near property boundaries, not at continuous intervals around the total land perimeter. Signs shall serve the purpose to reduce or eliminate trespassing onto other land. If the camper cannot read and obey, then the responsibility remains with the camper for trespassing.



Qu.#8: Trail signage states ATV traffic must remain on trails specifically indicated On maps. (336-339).

Answer: Sign creation and posting is a continuous ongoing process. Signage exists however, as trails continue to be developed, signage needs to be updated. Currently, adequate signs exist for trail use, both directional and informational, to advise ATV drivers the needed trail information. (see photos).

Qu.#9. Nature's Wilderness Resort (NWR) has the appropriate number/location of Garbage and rubbish disposals. (lines 373-377).

Answer: Item "m" (373-377) Garbage and Rubbish Disposal has been established, as written, to serve the camp sites currently in use. (see photos). Each "glamping cabin" has its own trash can. Two "dumpsters" are strategically placed for convenient access/use. NWR schedules the pickup collection of trash at regular timed intervals. This is a contracted task with "CIA Waste Services" located in Limerick, Me. It is the absolute intent with management that NWR maintains a clean and sanitary operation.

Qu.#10. Nature's Wilderness Resort prohibits parking on Marston Road (465-466).

Answer: Nature's Wilderness Resort camp rule brochure shall indicate "no parking" on Marston Road, and that Brown Road is not a "thruway", that is, campers are directed not to use Brown Road as an exit from campgrounds. It is noted that Marston Road and Brown Road are town public roads and public traffic is not under NWR control. Non-camp participants may/might park on the public Marston Road.

Qu.#11. Nature's Wilderness Resort has been periodically watering Marston Road By use of a watering truck or like machine. (lines490-493)(Pg.11 CUP applic'n).

Answer: Nature's Wilderness Resort (NWR) does water roadways for the purpose to keep vehicle road dust at a minimum. NWR has implemented a watering vehicle (utility trailer) to achieve this requirement, (see photo). Watering roadways. Calcium is added to the 150 gallon water tank that aids in holding the wetness to the road surface. Two tank loads will service all the major roadways servicing the camp access. Watering is subject to weather elements, seasonal changes, and volume of use. An effort will be made as appropriately needed to water roadways. In peak camping season and seasonal dry weather, watering roadways will be accomplished several times



each day. In addition, an improvement of road surface with stony gravel may eliminate frequent watering to minimize dust.

Qu.#12: Letter of Credit still in effect. (lines 644-646).

Answer: Nature's Wilderness Resort (NWR) practices that financial matters are NWR private concerns. However, currently there exists no line of credit and construction is completed on contractual terms.

Qu.#13. Confirm Nature's Wilderness Resort (NWR) has not sold or leased any portion of the 462 acre lot used by NWR. (695).

Answer: Since the inception of the CUP on 6-29-20 for campground use to include the camp's 462 acres, there is no deed recorded reflecting any further sale of land pertaining to the acreage referenced. In addition, the previous sub-dividing of land Southeast of road junctions Deacon & Marston Roads has been nullified. The plot involving relative Jane Dunlap has been reversed back to camp land. Only the one plot of 6 acres sold to Alexander Courtland remains as a single dividable plot from a "mother lot". This was accomplished prior to 6-29-20 when all land was not subject to CUP conditions.

Qu.#14. Confirm that Nature's Wilderness Resort (NWR) has secured all required permits and licenses to operate as a campground.

Answer: It is believed/assumed that all required permits and/or licenses have been secured as listed. (see exhibits).

1. Baldwin conditional use permit – awarded June 26, 2020.
2. State campground license - currently conditional status due to pool status.
3. Certificate of well water test – this exists as a monthly requirement and on an outsource contracted fulfillment. Agent Kate Tuft represents the State of Maine Drinking Water Program.

Qu.#15. Confirm that Nature's Wilderness Resort (NWR) has secured all required permits and licenses to engage in the activities conducted at on campground, such as food services.

Answer: The following items are documented as indicated (see exhibits).

1. Food store: N/A. no plans are intended to establish a food store. However, this may be considered during phase 2 development.
2. Retail supply store: Conditional permit from State required pending campground license.

3. Beer & wine sales: N/A. Plans for 2021 seasonal operation, State license.
4. Snack/food bar: N/A. Potential food bar has been dismantled due to excessive State requirements. No current plans for 2021 season.  
Currently, Pre-packaged, snack type food is available for purchase and is considered NOT prepared foods.
5. Game room: This is "recreational", no rules, no fees, no license.  
At this time, no other established activity planned that may need licensing.

REQUESTED DOCUMENTS:

A. NWR campground safety regulations

EXHIBIT: Campground Rules ( 3 pages)

B. NWR trail map or picture of mounted map

EXHIBIT: TRAIL MAP: Produced from "GPS"

C. Current water analysis for NWR

1. EXHIBIT: 2 Forms – 1. RV sites 2. Glamping sites. (date reported – 8/17/20

2. EXHIBIT: Waste water Disposal System. Local review & verification form.

D. Required permits and licenses NWR has to operate as a campground

Verbal conditional use license. Requires other licenses to be completed first.  
(this is an ongoing process and inspections are required prior to permitting)

E. Required permits and licenses NWR has to engage in activities at  
Campground EXHIBIT:

State of Maine Health Inspection Program. License appl. for public pools.

F. Complaints by residents or citations/warning issued by CEO to NWR.

EXHIBIT: (3) 1. E-mail 2. Violation 1. Letter

Also

G. EXHIBIT: Keep Maine Healthy Form: certificate of compliance Maine visitors

H. EXHIBIT: Acknowledgement & Assumption of Risk. (campground issued)

EXHIBITS



## **Campground Rules**

We've established the following general campground guidelines to help insure your safety and your enjoyment, while in our park and the same to our other guests. Upon entry to Natures Wilderness anyone over the age of 18 will be required to sign a waiver. If you would like to see a copy of the waiver before arrival please let us know. Those who choose not to observe these guidelines can be asked to leave our park without any form of refund.

### **CHECK IN/OUT:**

Check out is at 11am for all RV's, Cabins, and Tents. Check in is from 3 pm to 5 pm. If you are going to be late please let us know beforehand. There will be fees applied dependent on how far in advance we are made aware. Late check out may be permitted upon request.

### **SPEED LIMIT:**

10 mph on all roadways. Please observe our speed limit to ensure the safety of all our guests. Remember...children are playing!

### **QUIET HOURS:**

10 pm to 8 am

### **CHILDREN:**

Guests are responsible for all behavior of their children. All children under the age of 14 years must be accompanied by an adult 18 years or older.

### **GAME ROOM:**

The game room will be open from 8 am to 10 pm. Please be respectful and clean up after yourself as this is a communal space.

### **FIREARMS & FIREWORKS:**

Absolutely no loaded firearms or fireworks are allowed on the property! The following are also NOT permitted on property: unlawful weapons, fireworks, firecrackers, slingshots, bows & arrows, pellet guns, toy guns or anything that could be mistaken as a weapon.

#### **ALCOHOL:**

The open consumption of alcoholic beverages is not permitted in the family areas of the campground/resort. Where permitted, alcoholic beverages must be kept in a concealed container. Under no circumstances will minors, as determined by state and local law, be served or allowed to consume alcoholic beverages at the campground/resort.

#### **SMOKING:**

Smoking is permitted at individual sites only. There is no smoking in any common areas including but not limited to cabins, pool areas, playgrounds, laundry, bathhouse, game rooms, outside sitting areas, and green spaces. This is strictly enforced.

#### **VEHICLE POLICY:**

Two vehicles are permitted per site provided they fit within the site dimensions and NOT ON EMPTY SITES. There can be no parking on any street or blocking of other sites. Any vehicle (car, golf cart, watercraft, etc.) parked illegally is subject to being towed (at owner's expense), and/or locked. Management is not responsible for damage, injury, or loss to either person or property. The owner/management of Natures Wilderness Resort absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident or any other cause whatsoever, and guests agree to save, protect and hold harmless Natures Wilderness Resort LLC from all such liability.

#### **RV RULES:**

All recreational vehicles must be currently registered and maintained in good condition and in running order. All recreational vehicles must be driven by a licensed operator. Natures Wilderness Resort must approve any RV 10 years and older prior to making reservations. No RV deemed to be in "poor" condition (e.g, broken or cracked windows, flat tires, rusted, badly dented, or in need of paint) will be allowed in the RV Resort. Approved recreational vehicles

include: Class A, Class B and Class C Motorhomes, fifth wheels, hard sided travel trailers and toy haulers are all permitted. All RV's must be leveled and supported with the proper equipment.

#### **CUSTOMER RESPONSIBILITY:**

Any customer or guest destroying/damaging park or other customer's property will be required to make restitution. If your RV has an electrical problem creating a problem with the park electric and a certified electrician has to be called you will be responsible for the cost of the electrician's service call and damages. Guests shall not make any alteration to the electric, water or sewer connections provided by the Resort. The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly; no dumping on the ground. The Resort reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown. The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.

#### **CABINS:**

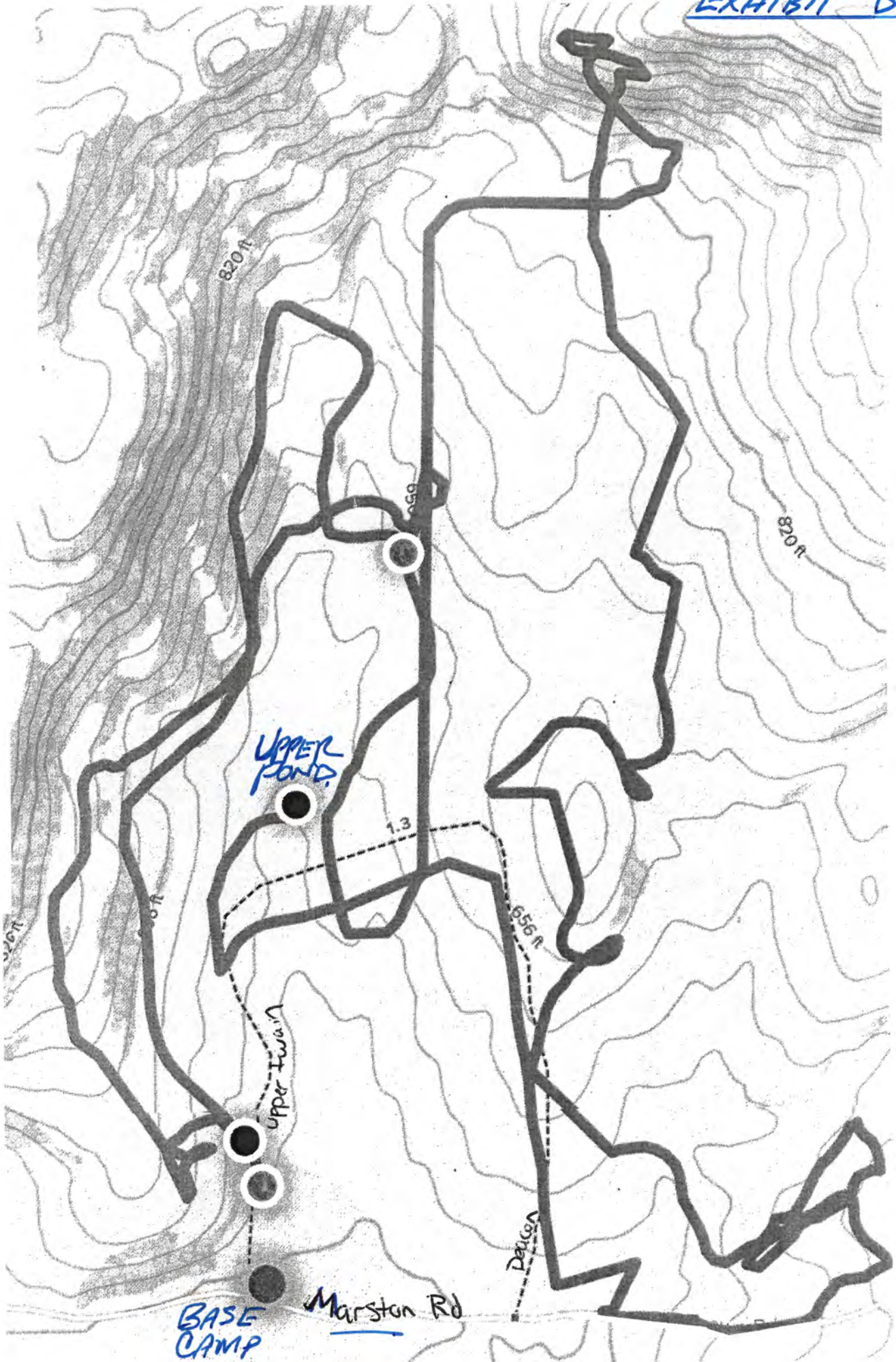
Due to Covid-19 Cabins will be assigned a specific bathroom please only use your designated bathroom. There is no smoking in any of the cabins at Natures Wilderness Resort. If it has been discovered that someone in your party has smoked inside the cabin a fee will be applied. Smoking is allowed outside the cabins but please dispose of your butts properly. For more information on our smoking policy please see the smoking rules under general campground rules. Please clean up all trash both in and around your cabin prior to checking out. Trash bags are provided under the sink of every cabin. If litter is found around your cabin after checking out a fee will be applied.

#### **PETS:**

Good behavior is required. Dogs of any breed that are hostile or aggressive will be asked to leave the campground, along with their owners. Dogs must be kept on leashes no longer than 6 feet when outside their owners' vehicles or rental units. Do not leave a tethered dog unattended. Always pick up after your dog. Constant barking bothers other campers. If your pet is too vocal, you'll need to find other accommodations.



EXHIBIT "B"





## Certificate of Analysis

EXHIBIT "C"-1

Attention: Natures Wilderness Resort  
2 Upper Twain Rd  
West Baldwin, ME 04091

Lab ID Number: 452000913  
P.O. Number: 452000913 CK 1484 August  
Date/Time Collected: 8/12/2020 09:00  
Date/Time Received: 8/12/2020 11:22  
Date Reported: 8/17/2020

Location: RV Sites/2 Upper Twain Rd W Baldwin ME  
Sample Type: Potability  
PWSID: ME0092666

Legend

- ☒ Meets Acceptable EPA Limits
- ☐ See Notation
- ☒ Does Not Meet EPA Limits

Parameter:	Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total	<input checked="" type="checkbox"/> 1.1	250	mg/L	SM 4500Cl- E		8/12/2020 / 13:54	0.50
Iodide	<input checked="" type="checkbox"/> 0.28	4.0	mg/L	SM 4500F E		8/12/2020 / 14:01	0.20
Nitrite-Nitrogen, Total	<input checked="" type="checkbox"/> <0.20	1	mg/L	NECi Method 1.0		8/12/2020 / 12:28	0.20
Nitrate-Nitrogen, Total	<input checked="" type="checkbox"/> <0.50	10	mg/L	NECi Method 1.0		8/12/2020 / 12:37	0.50
Sulfate	7.5		mg/L	SM 4500-SO4 E		8/12/2020 / 13:50	1.0
Arsenic, Total	<input checked="" type="checkbox"/> 3.42	10.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	1.000
Calcium, Total	13.9		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.100
Cadmium, Total	<input checked="" type="checkbox"/> <1.000	10.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	1.000
Chromium, Total	<0.001	0.10	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.001
Copper Total	<input checked="" type="checkbox"/> 0.0493	1.3	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.001
Hardness by calculation	49		mg/L	SM 2340B	8/12/2020 / 15:00	8/13/2020 / 09:27	10
Magnesium, Total	3.55		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.100
Manganese Total	<input checked="" type="checkbox"/> 0.00192	.05	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.001
Sodium Total	<input checked="" type="checkbox"/> 4.21		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	0.001
Lead Total	<input checked="" type="checkbox"/> 1.94	15.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	1.000
Antimony, Total	<input checked="" type="checkbox"/> <1.000	6	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	1.000
Barium Total	<input checked="" type="checkbox"/> 2.53	30	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:27	1.000
Iron, Total	0.062		mg/L	EPA 200.7	8/14/2020 / 17:00	8/17/2020 / 09:37	0.01
pH Electrometric	<input checked="" type="checkbox"/> 7.01	6.5 to 8.5	stu@25C	EPA 150.1		8/12/2020 / 12:54	2.0
Total Coliform Colilert18	<input checked="" type="checkbox"/> <1		MPN/100mL	SM9223B	8/12/2020 / 15:42	8/13/2020 / 10:34	1
E.Coli - Colilert Enumeration	<input checked="" type="checkbox"/> <1	<1	MPN/100mL	SM9223B	8/12/2020 / 15:42	8/13/2020 / 10:34	1

### Comments:

☒ For the above tests only, this water meets acceptable EPA Limits.

## Certificate of Analysis

EXHIBIT "C"-1

Attention: Natures Wilderness Resort  
2 Upper Twain Rd  
West Baldwin, ME 04091

Lab ID Number: 452000914  
P.O. Number: 452000914 CK 1484 August  
Date/Time Collected: 8/12/2020 09:00  
Date/Time Received: 8/12/2020 11:22  
Date Reported: 8/17/2020

Location: Glamping/2 Upper Twain Rd W Baldwin ME  
Sample Type: Potability  
PWSID: ME0092666

### Legend

- ☒ Meets Acceptable EPA Limits
- ☐ See Notation
- ☒ Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total	<input checked="" type="checkbox"/>	1.0	250	mg/L	SM 4500Cl- E		8/12/2020 / 13:54	0.50
Fluoride	<input checked="" type="checkbox"/>	0.23	4.0	mg/L	SM 4500F E		8/12/2020 / 14:01	0.20
Nitrite-Nitrogen, Total	<input checked="" type="checkbox"/>	<0.20	1	mg/L	NECi Method 1.0		8/12/2020 / 12:28	0.20
Nitrate-Nitrogen, Total	<input checked="" type="checkbox"/>	<0.50	10	mg/L	NECi Method 1.0		8/12/2020 / 12:37	0.50
Sulfate		8.2		mg/L	SM 4500-SO4 E		8/12/2020 / 13:52	1.0
Arsenic, Total	<input checked="" type="checkbox"/>	2.69	10.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	1.000
Calcium, Total		16.4		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.100
Cadmium, Total	<input checked="" type="checkbox"/>	<1.000	10.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	1.000
Chromium, Total		<0.001	0.10	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.001
Copper Total	<input checked="" type="checkbox"/>	0.0132	1.3	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.001
Hardness by calculation		55		mg/L	SM 2340B	8/12/2020 / 15:00	8/13/2020 / 09:32	10
Magnesium, Total		3.47		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.100
Manganese Total	<input checked="" type="checkbox"/>	0.00257	.05	mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.001
Sodium Total	<input checked="" type="checkbox"/>	4.54		mg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	0.001
Lead Total	<input checked="" type="checkbox"/>	<1.000	15.0	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	1.000
Antimony, Total	<input checked="" type="checkbox"/>	<1.000	6	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	1.000
Barium Total	<input checked="" type="checkbox"/>	2.89	30	µg/L	EPA 200.8	8/12/2020 / 15:00	8/13/2020 / 09:32	1.000
Iron, Total		0.052		mg/L	EPA 200.7	8/14/2020 / 17:00	8/17/2020 / 09:41	0.01
pH Electrometric	<input checked="" type="checkbox"/>	7.25	6.5 to 8.5	stu@25C	EPA 150.1		8/12/2020 / 12:56	2.0
Total Coliform Colilert18	<input checked="" type="checkbox"/>	<1		MPN/100mL	SM9223B	8/12/2020 / 15:42	8/13/2020 / 10:34	1
E. Coli - Colilert Enumeration	<input checked="" type="checkbox"/>	<1	<1	MPN/100mL	SM9223B	8/12/2020 / 15:42	8/13/2020 / 10:34	1

### Comments:

☒ For the above tests only, this water meets acceptable EPA Limits.



**Appendix C**  
**Onsite Wastewater Disposal System – Local Review and Verification Form**

This form is to be used by Health Inspection Program license applicants to demonstrate that their facility has adequate wastewater disposal system capacity for the use proposed. This form must be presented to the Local Plumbing Inspector of the municipality where the facility is located for review and approval of wastewater disposal system capacity.

**Health Inspection Program – Onsite Wastewater Disposal System**  
**Local Review and Approval Form – HHE-602 Appendix C**

To be completed by the owner/applicant:

Date: Aug 11 20

Facility Name: NATURE'S WILDERNESS RESORT LLC.

Facility Physical Address: #2 UPPER TWAIN RD.

Facility ☐ Owner ☒ Operator: GERRY BROWN

Telephone: 409-7724 E-Mail: natureswildernessresort@gmail.com

Mailing Address if different from address above: \_\_\_\_\_

1. Check all boxes that apply: Are you proposing ☐ new construction ☐ remodeling ☐ ownership change ☐ change in use ☐ increased use or ☒ other? Specify: VERIFY ADEQUATE SSWD'S FOR CAMPGROUND OPERATION
2. Please describe the proposed use or proposed change in existing use for this property:
  - a. Prior use as licensed: \_\_\_\_\_ (for example, "a take out with no seats", "a 40-site camp ground" or "not previously licensed");
  - b. Proposed use: START-UP FOR NEW CAMPGROUND (for example, "40 seat restaurant", "a 30-unit motel" or "no change in use").
  - c. Are you a new owner of the establishment (please circle)? Yes ☐ No ☒

Please have the Local Plumbing Inspector at your town office verify that he/she has reviewed your proposal and has determined that: A) the existing wastewater disposal system has the capacity required for your proposal or B) you have had a new or expanded wastewater disposal system designed that will meet the requirements for proper wastewater disposal. **Uses that increase wastewater disposal system design flows by more than 25%, including prior unapproved increases, must be installed at the time of expansion or change of ownership as required in Section 9 of the Maine Subsurface Wastewater Disposal Rules.**

Please include this completed form with your license application.

(To request a record search for difficult to find permits please visit [www.mainepublichealth.gov/septic-systems](http://www.mainepublichealth.gov/septic-systems)) #

To be completed by the Local Plumbing Inspector: I, LT. WESLEY SUNDERLAND, the 12/11 undersigned, have reviewed the proposal for the subject property and find that the property is either served by an existing wastewater disposal system that meets the design requirements for the proposed use or the applicant has submitted an application for an expanded system design (and installation if required by the Expansion section of the Rules) that meets the design requirements of the Rules and any relevant local ordinances for a:

42 SITES

**MANDATORY:** LPI please write in number of indoor/outdoor seats, rooms, campers and/or sites



**Pat Sunderland**

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**From:** Davis, Laurie <Laurie.Davis@maine.gov>  
**Sent:** Thursday, September 10, 2020 2:00 PM  
**To:** wsunderland@roadrunner.com  
**Cc:** Silva, Lisa; Walsh, Rebecca  
**Subject:** RE: LETTER to confirm  
**Attachments:** Inspection\_NATURES WILDERNESS RESORT (POOL)\_2020-09-10\_13-43-23.pdf;  
Inspection\_NATURES WILDERNESS RESORT\_2020-09-10\_12-51-22.pdf

Hi Wes,

We have received an application for the campground and the pool. During the site walk with you, Brent Lawson, Gerry Brown and myself it was determined that cabin sites 5-12 all have a sink with water and that the wastewater from these sinks does not flow into an approved septic system. The sinks are not vented either. The wastewater must be piped to an approved septic system or a designed and approved drywell system. I have learned from Gerry that according to the site evaluator, two of the current unapproved drywell systems will need to be moved as they are too close to the pond. Additionally, wastewater from sites 14-24 are being discharged into a system designed as a 25 seat restaurant system. The site evaluator needs to correct the HHE-200 to reflect the actual use of the system. Once the Department receives confirmation that all of the above has been done we will be able to issue a conditional license pending corrective action. I have attached the campground inspection report for you so that you have an idea of what still needs to be done.

The pool is currently under an Imminent Health Hazard (IHH) and may not be opened for use. I have also attached that report. Additionally, the State Electrical Inspector determined that the wiring for the pool had not been done by a licensed electrician. It is buried under concrete and he has ordered it closed and not to be energized until the wiring can be inspected.

I hope this is helpful,

Laurie

**Laurie Davis**  
**Public Health Inspector II/Training Officer**  
**Department of Health and Human Services**  
**Maine Center for Disease Control and Prevention - Preserve ~Promote ~ Protect**  
**Health Inspection Program**

286 Water Street, 3<sup>rd</sup> Floor  
State House Station 11  
Augusta, ME 04333-0011

**Tel:** (207) 592-5573  
**Fax** (207) 743-8798  
**TTY:** Call 711 (Maine Relay)



# STATE OF MAINE HEALTH INSPECTION PROGRAM

## LICENSE APPLICATION FOR Public Pools/Spas

EXHIBIT "E"

### Applicant Information

Business Name Natures Wilderness Resort LLC

Physical Work Location, E-911 Address: 20pper Twn Town/City, Zip Code: Baldwin ME  
04091

Contact Phone # 207-558-3465 Contact Fax# \_\_\_\_\_

Mailing Address; Town/City, Zip Code: \_\_\_\_\_

Contact Persons Name: Gerry Brown E-mail Address (Print): Brownconstruction24@yahoo.com

Certified Pool Operator (CPO) Certificate: \_\_\_\_\_

THERE IS A 30 DAY REVIEW PERIOD AFTER RECEIPT OF A COMPLETED APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED AND WILL BE RETURNED FOR COMPLETION. IT'S ILEGAL TO OPERATE UNTIL AN INSPECTION IS PERFORMED AND A LICENSE IS ISSUED.

### PLEASE SUBMIT THE FOLLOWING WITH THIS APPLICATION

Please enter the number of pools you have below and submit this application to our offices with the appropriate fee and a copy of your valid Certified Pool Operator certificate. If you have a new pool or spa, please include the Registration Form and Appendix C with your application in order to issue your public pool/spa license.

Number of Pools Inside \_\_\_\_\_ Number of Pools Outside 1  
 Number of Spas Inside \_\_\_\_\_ Number of Spas Outside \_\_\_\_\_

License Fee Total \$ \_\_\_\_\_

PUBLIC POOLS/SPAS	FEE
First Pool/Spa	\$50.00
Additional Pools/Spas	\$25.00 each

I, Gerry Brown, Owner/Operator of the business, hereby state that this  
 PLEASE PRINT NAME CLEARLY

application is accurate to the best of my knowledge. I further stipulate that I am aware that deliberate falsification of the information herein shall be sufficient cause for denial of a license to operate the business. Discovery of deliberate falsification of information on this application after a license is issued may subject the individual to penalties, fines and other sanctions authorized by licensing statutes and rules, as well as the imposition of any other penalties, fines and sanctions provided by law.

Applicant's Signature [Signature] Date of Signature July 10-20

Make check payable to: The Treasurer State of Maine

Please mail to

**Health Inspection Program**  
**11 State House Station**  
**286 Water Street 3rd Floor**  
**Augusta, ME 04333-0011**



EXHIBIT "F"  
COMPLAINT #1

Sent from Yahoo Mail for iPad

On Saturday, July 4, 2020, 10:27 PM, wsunderland@roadrunner.com wrote:

Taffy,

FR: CEO → 1ST ANSWER

Yes, there were fireworks Friday night that lasted about ¾ hours, maybe less. The prescribed notification within the conditional use permit pertaining to fireworks were met. The requirement was that a notice/sign to be placed at the junction of Senator Black & Marston Roads notifying the local public that fireworks event was to occur. Apologies that you didn't observe the sign. I did check to see that it was present. Your animals were probably upset for a short period of time, perhaps an hour. The camper attendance audience of about 50+ and friends enjoyed a celebration of independence day, one day early. As I write, I hear fireworks being exploded in two neighboring areas. And, probably not as loud. This is an expected and normal activity for the date at hand. You and the animals will survive for the brief moment. I have addressed the situation as a violation according to the prescribed ordinance agreements.

Question: What is it or how do you expect as a notification to be advised as a neighbor pertaining local activities within the campgrounds? That is, what type of communication do you desire? WES: CEO

**From:** taffy morgan <dawgdiesel@yahoo.com>

**Sent:** Saturday, July 4, 2020 6:48 PM

**To:** wsunderland@roadrunner.com

**Subject:** Natures Wilderness Campground

SOURCE - COMPLAINT  
1ST E-MAIL

Hi Wes. After attending many years worth of planning board meetings regarding the campground, I applaud the board for working hard and coming up with a solution that benefits our neighborhood as well as the campground. Imagine my surprise last night when once again putting my horses out to hear the exploding sounds that comes with a show of fireworks. I was not notified and therefore not prepared for the noise and a barn full of frightened animals. Needless to say I am once again upset by the lack of respect from Scott Efron and Gerry Brown, and I hate to say this, you as well. I do understand the planning board has no ability to enforce the codes they have worked so diligently to provide. This must come from you as our code enforcement officer and the select board. At this point I am asking you to do your job and keep them honest. I doubt you need a copy of the CUP. Thank You. Taffy Morgan

EXHIBIT "F"  
VIOLATION

TOWN of BALDWIN  
534 Pequawket Trail  
W. Baldwin, Maine: 04091

J. Wesley Sunderland: CEO

July 4th, 2020

Gerry Brown: Manager  
Nature's Wilderness, LLC.  
2 Upper Twain Rd.  
W. Baldwin, Maine: 04091

Dear Gerry,

It is necessary to inform you that the display of fireworks last night, July 3<sup>rd</sup>, was in violation of conditional use permit agreement as executed on June 25<sup>th</sup>, 2020.

The Planning Board approved the application for Nature's Wilderness Campground to "include the following conditions" (line 618).

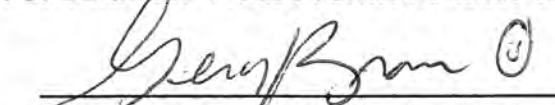
Fireworks: (line 649)

Violation: The requirement to coordinate safety plans, arrangements with local fire department(s), and notify the public in advance of 10 days was not fulfilled. From the date of conditional use permit agreement as concluded and accepted to date of the fireworks event was only 8 days passing in which the 10 day advance requirement was not possible to fulfill, therefore recognized as the violation.

It is recognized that prescribed conditions applicable were met within an eight day envelope. The violation is directed towards the 10 day requirement. It was observed the fireworks display event existed for a portion of one day. The termination of the event for a firework display indicates the end of the violation.

Ordinance indicates a violation may be fined at the rate of \$100 per violation. Each day represents another violation. The violation was a one-day event. In exclusion of scheduling a court appearance for adjudication, the Selectmen and CEO shall place a fine in the amount of \$100 upon the one-day violation. Payment shall be to the Town of Baldwin. Please remit no later than July 8, 2020.

Regards,

  
Received hand delivered notice:

July 6-20  
Date.



- The Campground shall be responsible for placing directional signage along both Senator Black and Brown Roads. Those signs shall consist of Directional signs as well as any other appropriate signage used within the Manual of Uniform Traffic Devices. The applicant shall consult with the town's Public works department on this issue.
- All ATV and walking trails shall be signed at or near the property lines of the outer boundary of Nature's Wilderness Campground in order to notify campers of Trespass. If trespass becomes a problem going forward, the applicant shall provide additional signage along the perimeter of the property
- The applicant shall post a letter of credit for the construction of the campground based on the phase of development. The LOC shall be rolled over and a new one supplied to the town prior to the initiation of construction for that phase.
- No Hunting will be allowed within the boundary of the property owned by the campground or any other entity affiliated with the campground ownership
- No personal fireworks shall be allowed at the campground. If the Campground management chooses to do fireworks displays, it must first acquire a burn permit from the Regional Forest ranger's office. The State Fire Marshall's rules shall be complied with. The campground management is required to coordinate these events with the local Fire Chief 10 days prior to any event. There shall be no more than 5 events during the Camping season. The Fire Department shall have stand by resources available on site 1 hour before any event to 1 hour after an event has occurred. The campground shall notify all of the general public 10 days prior to Firework events with the placement of a sign letting the public know of the upcoming event at the entrance to the campground and at the intersection of Marston Hill Road and Senator Black Road. The applicant shall also supply the town's CEO with a copy of the Insurance policy which covers the use of Fireworks on the property. This Policy shall be located in the project file within town hall.
- No firearms discharge will be allowed for any reason within the campground or associated property surrounding the campground during the operation dates of May 1<sup>st</sup> to October 31<sup>st</sup>.

**At the Campground, there shall also be no:**

1. Natural or manmade amphitheater constructed.
2. Horse stables or other building where horses are kept constructed.
3. Commercial or recreational water cross activities.
4. Commercial or recreational racing or other organized contest involving ATVs, UTVs, Motor Bikes, snowmobiles, or other motorized vehicles (whether for on-road or off-road use);

# EXHIBIT "F"

## VIOLATION-FINE

**NATURES WILDERNESS RESORT, LLC**  
2 UPPER TWAIN ROAD  
WEST BALDWIN, ME 04091

1167  
53-7359/2113


July 6 2020

Pay to the Order of Town of Baldwin \$ 100.00

One Hundred DOLLARS

Bank of Easton

FOR BS Violation #1



SAFETY - 1032 Printed By Bank-A-Count

⑆211373597⑆ 330270163⑆ 1167

Town of Baldwin

Receipt

07/07/20 2:17 PM ID: 140026-1

TYPE: REP: NAME:

Gen. Fund VIOLATION

Gen. Fund 100.00

Total: 100.00

Paid By: Natures Wilderness Resort LLC

Remaining Balance: 0.00

Cash: 100.00

1167 100.00



September 4, 2020

Concerned Residents of the Town of Baldwin  
West Baldwin, ME 04091

Town of Baldwin Elected Officials  
(Selectboard & Planning Board)  
534 Pequawket Trail  
West Baldwin, ME 04091

Town of Baldwin Officials:

Nature's Wilderness, LLC has become a growing concern for residents of the Town of Baldwin, especially those living on Senator Black Road; and, more specifically, those who are property abutters. For four tumultuous years, the owner (Scott Efron) and manager (Gerry Brown) of Nature's Wilderness, LLC have largely ignored local codes, refused to provide substantiating information to the Baldwin Planning Board, presented false information to members of the Baldwin Selectboard, and disregarded State of Maine laws, all in a concerted effort to mislead Town of Baldwin officials and to illegally open and operate a campground.

At the Tuesday, August 4, 2020, meeting of the Selectboard, Gerry Brown intentionally delivered misinformation about the licensure status of Nature's Wilderness, LLC. Rather than provide written verification of State of Maine licensure, he chose to read general information from the Maine.gov website using his mobile device. When pressed for an actual letter to substantiate his claim that Nature's Wilderness, LLC had the "green light" to be operating, he skirted the request, offering a fabrication that the campground had been granted a conditional license from the State of Maine, pending the results of a water test. He deceived the residents of Baldwin and Town Officials by saying the license would arrive through the mail within three weeks. When asked to reread the information from his mobile device, he reluctantly agreed with gestures of impatience, saying, "I just read it." Code Enforcement Officer Wes Sunderland sat quietly and did not question Gerry Brown's web of deception.

Suspicious that false information had been provided deliberately to hoodwink Town of Baldwin elected officials and the residents who were in attendance, concerned individuals contacted the Department of Health and Human Services (DHHS), Maine Center for Disease Control and Prevention, Division of Environmental and Community Health, Health Inspection Program in Augusta on Wednesday, August 5, 2020. They asked many well-informed questions and were provided with factual information by Michelle Mason Webber, Compliance Specialist. Indeed, as suspected, **Nature's Wilderness, LLC was operating without a license and no application had ever been submitted.** The park was operating illegally. Unbeknownst to our elected town officials?

The State of Maine Department of Health and Human Services moves quickly when there is an imminent danger to health. Thus, Inspector Laurie Harris was assigned to the case. Wasting no time, Inspector Harris visited Nature's Wilderness, LLC the next day, August 6, 2020. After inspecting the pool, an **Imminent Health Hazard Notice** was issued. The pool was not certified, and the campground was not licensed. The pool was to be closed as of August 6. The campground was also issued an **Imminent Health Hazard Notice**.

EXHIBIT "F"  
COMPLAINT #2.  
(2 PAGES)-1



In spite of the **Imminent Health Hazard Notices** and directives to close the pool and campground, it was evident that the park remained open in violation. When concerned community members once again contacted the State of Maine DHHS to report this total lack of regard for governance and public health (by the owner and manager of Nature's Wilderness, LLC), this prompted the return of Inspector Harris, who saw, firsthand, that park management had not complied as directed. This defiance and total disregard of the laws of the State of Maine resulted in **two Notices of Administrative Penalty Assessment for operating in violation of Imminent Health Hazard Notices**: one for the pool on August 21, 2020; the other for the campground. These documents were sent certified mail and were signed for at Nature's Wilderness, LLC, on August 26, 2020.

On Thursday, August 27, 2020, an individual in attendance at a regularly scheduled Planning Board Meeting asked if Nature's Wilderness, LLC was licensed by the State of Maine to be in operation. A definitive answer was not provided, nor did it appear to be forthcoming.

Further complicating this quagmire is the fact that Selectperson Gerry Brown routinely refuses to fully recuse himself when Nature's Wilderness, LLC is on the agenda. Thus, he influences the discussions and hinders the objectiveness of the other selectpersons. Gerry positions himself to gain an advantage as he pushes forward his "not so hidden" business agenda, specifically, to manage Nature's Wilderness, LLC without following all State of Maine laws pertaining to campgrounds and RV resorts as set forth to protect the safety of the general public.

At this point, the illegal activity and total lack of regard for the law has gone on too long. Incompetent park management is not trustworthy. Scott Efron and Gerry Brown must be held accountable and be required to substantiate all claims with written documentation on official letterhead from appropriate governing bodies (certifying and licensing). Indeed, past behavior is a reliable indicator of future behavior. Thus, it behooves members of the Baldwin Selectboard to make phone calls to the various agencies that oversee the licensure of campgrounds and RV resorts to ascertain that Nature's Wilderness, LLC is in compliance.

And now since many of Gerry Brown's fabrications have been uncovered, and his intent to deceive is not arguable, we, the undersigned individuals, urge Town of Baldwin officials to move forward with intense scrutiny when addressing issues regarding Nature's Wilderness, LLC. It is imperative to examine closely all incoming information from the administrative staff members of Nature's Wilderness, LLC and to consistently require that all submissions be accompanied by documentation. Seemingly a daunting task, it is a reliable best practice to adopt. It is essential to avoid being repeatedly pulled into Gerry Brown's web of deception.

In closing, we want to make it clear that we will continue to make phone calls and have a strong voice. We will not be silenced by our very own elected officials. We will continue to safeguard our liberties and our way of life. Furthermore, we should not be criticized for this commitment, but should be commended for our diligence in keeping Baldwin, Maine, a safe place to live.

Michelle Mercier

Signature

9/6/20

Date

Ronald M. Mercier

Signature

9/6/20

Date



## Keep Maine Healthy Certificate of Compliance for Maine Visitors

To help "Keep Maine Healthy," guests of Maine commercial lodging establishments, campgrounds, seasonal rentals, or short-term rentals are required to complete this certificate prior to their stay. Guests under the age of 18, residents of Maine, and residents of states currently exempted from testing or quarantine requirements (list available at <https://www.maine.gov/covid19/>) do not need to fill out the Certificate of Compliance.

**The State of Maine asks you to review and attest to the following:**

1. I certify that I have not experienced or displayed any of the following COVID-19 symptoms in the last 24 hours:
  - Fever or chills
  - Sore throat, cough, shortness of breath, or other respiratory symptoms
  - Muscle aches, severe fatigue, or chills
  - Changes in taste or smell
2. I certify that I have not had close contact with anyone over the last 14 days who is confirmed to have COVID-19.
3. I certify that ONE of the following is true (**PLEASE CHECK ONE**):
  - I have received a negative test result for COVID-19 on a specimen taken no longer than 72 hours prior to my arrival, consistent with Maine CDC guidance.**OR**
  - I will quarantine for 14 days upon arrival in Maine or for the duration of the stay;**OR**
  - I have completed a 14-day quarantine in Maine prior to my stay.

*(Note: Visitors may be tested for COVID-19 in Maine, but remain in quarantine while awaiting the result.)*

4. While in Maine, I agree to do my part to Keep Maine Healthy by following recommended safety measures in order to protect myself and others.
5. I also certify that all persons in my care who are under the age of 18, or who are dependent on my care, meet the criteria described in items 1 and 2. Please provide the ages of such persons in your care.  
\_\_\_\_\_  
\_\_\_\_\_
6. I have read and understand this entire Certificate of Compliance and agree the certifications made above are accurate. Visitors may be asked to furnish proof of the negative test result upon request.

Dated: \_\_\_\_\_ in \_\_\_\_\_, Maine.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Phone while in Maine: \_\_\_\_\_

**Additional Persons** from the Same Household (Optional)

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**Notes to businesses: Keep this form on file for 30 days.**

**READ CAREFULLY**

**ACKNOWLEDGMENT AND ASSUMPTION OF RISK,  
WAIVER OF CLAIMS, AND INDEMNITY AGREEMENT**

Nature's Wilderness, LLC, a Florida limited liability company ("Nature's Wilderness") owns and operates a campground and recreational facility including access to an adjacent lake (collectively, the "Property"). The undersigned is eighteen years of age or older and wishes use certain equipment owned by Nature's Wilderness on and about the Property including, but not limited to, kayaks, canoes, flotation devices, water sports equipment and any and all other equipment made available by Nature's Wilderness ("NW Equipment"). The undersigned also wishes to use on and about the Property certain recreational owned by the undersigned or others such as campers, recreational vehicles, all-terrain vehicles, and any and all other recreational and/or other equipment of every description which is not provided or made available by Nature's Wilderness (the "Visitor Equipment"). The use of Nature's Wilderness Property, the NW Equipment and the Visitor Equipment is hereinafter referred to as the "Activities".

I have read this document and understand it. I have agreed to sign this document as an express condition to and in consideration of Nature's Wilderness agreeing to allow me and any minors who accompany me to participate in the Activities on and about the Property. I understand that I may not enter the Property or participate in Activities on and about the Property unless I sign this document.

I understand that there are certain risks and dangers inherent in use of the Property and/or the Activities which may result in bodily injury or death to myself or others. These risks and dangers include, but are not limited to: (i) running or walking on poorly lit and uneven surfaces, (ii) hazards including the inability to predict the behavior and / or reaction of operators of motor vehicles, vessels, NW Equipment and/or Visitor Equipment; (iii) failure of or defects in NW Equipment and/or Visitor Equipment, (iv) the behavior of other participants in Activities and members of the general public on and about the Property and (v) hazards inherent in any water based activity.

I willingly and knowingly assume all known and unknown risks associated with use of the Property and participation in Activities by me and each and every minor who accompanies me, including but not limited to, those risks described in this document.

I hereby forever waive, remise, release, and forever discharge Nature's Wilderness, LLC, its members, managers, employees, independent contractors and their respective representatives executors, successors and assigns, of and from any and all claims, demands, damages, rights or causes of action, cost, loss of service, expenses, and compensation of whatsoever kind of character I or any minor accompanying me may incur on account of or arising in any way from participation in Activities and/or use of the Property by me and each and every minor who accompanies me. This waiver specifically includes, but is not limited to, any claim based, in whole or in part, upon any negligence, act or omission of Nature's Wilderness, LLC and/or its members, managers, employees, independent contractors, invitees and/or other third parties.



I agree to indemnify and hold harmless Natures, Wilderness, LLC and its members, managers, employees, independent contractors and their respective representatives executors, successors and assigns from and against any and all claims, demands, damages, rights and causes of action (including reasonable attorney's fees and costs) which arise from or relate in any way from use of the Property and/or participation in Activities by me and each and every minor who accompanies me, without regard to family relationship. This indemnity specifically includes, but is not limited to, indemnification against any claim based, in whole or in part. upon any negligence, act or omission of Nature's Wilderness, LLC and/or its members, managers, employees, independent contractors, invitees and/or other third parties.

Should I or my successors assert any claim in contravention of this agreement, I or my successors shall be liable for the expenses (including legal fees) incurred by the other party or parties in defending, unless the other party or parties are financially adjudged liable on such claim due to willful and wanton negligence.

**CAUTION: READ AND UNDERSTAND THIS DOCUMENT BEFORE SIGNING IT.**

Signed and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Participant Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Participant Name

\_\_\_\_\_  
Print Witness Name

Participant ID Confirmed? \_\_\_\_\_

PHOTOS



## ENTRANCE—MARSTON ROAD

Welcome Entrance Sign. Marston Pond and entrance road.





**Arriving onto Senator Black Road, two signs assist drivers where NOT to turn.**



**Sign at corner of Senator Black & Marston Roads.**

**Camp Office—sign in.**



**Ready for service, Camp Fire Engine is Conveniently positioned near the office.**

**An old truck placed strategically for view.**





**Main Camp. Entrance Area. NATURE'S WILDERNESS RESORT.**



**View from hilltop behind "Old Marston Camp". Pool (left), Entrance drive and parking (center), and Two cabins (right) with Marston pond (right rear). "Glamping" cabins (center rear)**



**The OLD MARSTON CAMP at the junction of Upper Twain Road & Marston Road.  
Recently renovated (2018), All new landscape to prevent erosion.**



**( Below ) Two Rental Cabins on Upper Twain Road next to the old Marston Cabin.**





## MARSTON POND and boat launching area, docks, and crafts.

Marston Road at left (not seen) and playground in background ( not seen).



Dock area and instructional sign. ( typical )







**Informational signs at park**

**(both above) Playground at Marston Road and pond.  
Pirate ship (front) and castle (rear).**

**The dog “bark park” (below)**







## Camp Pool Area

Centrally located near the Glamping cabins and the RV parking area.

North edge of pool.

South edge of pool.







**Glamping area community sanitation facility**



**Electricals for Glamping area**



**Typical cabins (8 total) in the Glamping area**  
**Cabins have picnic tables and BBQ stoves**



**Roadway and parking serve all cabins**  
**Each site has a metal fire pit for safety**







**Dumpster serving RV park area**



**Dumpster serving the Glamping area**



**Typical Glamping cabins with picnic table, BBQ stove, and covered trash containers**



**Each cabin has hose for fire safety.**

**New "dump station" for RV area.**







**North on Upper Twain Road are RV camping spaces.**



**There are 11 spaces for RV's and plenty of room for parking vehicles.**

**Water, electricity, and septic provided in this area.**



**Some RV campers have additional food prep areas**





**Recreational building on upper Twain Road near RV area.**

**Campers using pool table at the facility.**

**4 sanitation rooms available.**







Another RV area on Upper Twain Road above the recreational building and near the Upper Twain Pond.

Facilities provided for outside cooking.



Roadway and parking serve the many vehicles in the RV area.



From here, road is access to the many ATV trails.





**Upper Twain Pond at North end of RV site.**

**Upper Twain Pond from the bridge.**



**Upper Twain Pond from bridge.**



**Bridge over outlet.**

**Road from RV area over the outlet bridge leading to many ATV trails**





## Typical ATV Trails





Several examples of trail signs  
for ATV travel.







Two typical signs showing  
End of Trail going onto other  
property.



More trail signs







## **ROADWAY WATERING APPARATUS**

**Trailer designed to hitch  
to an ATV vehicle.**



**150 gallon water tank to  
service both Marston  
and Upper Twain Roads  
in two filling with  
calcium added.**

**Rear spreader  
piping to  
distribute water  
evenly across  
roadway.**

