



TOWN OF BALDWIN  
PRELIMINARY SUBDIVISION APPLICATION

---

PIGEON BROOK ROAD SUBDIVISION  
AT  
PIGEON BROOK RD, BALDWIN

---

PREPARED FOR: BRENNON 24 HOLDINGS, LLC

MAY 9, 2025

## TABLE OF CONTENTS

### *Pigeon Brood Road Subdivision Preliminary Subdivision Application – Baldwin, Maine*

| Tab Number | Section   |
|------------|---|
|            | <b>Cover</b>  |
|            | <b>Table of Contents</b>  |
| 1.         | <b>Project Information</b>  |
|            | <i>Preliminary Application Submission Letter</i>                    |
|            | <i>Project Description</i>  |
|            | <i>Agent Authorization</i>  |
|            | <i>Traffic Narrative</i>  |
| 2.         | <b>Project Site Deed</b>  |
| 3.         | <b>Location Maps</b>  |
|            | <i>USGS</i>   |
|            | <i>Aerial</i>   |
|            | <i>FEMA</i>   |
| 4.         | <b>Agency Letters</b>   |
|            | <i>MDIFW Request Letter</i>   |
|            | <i>MNAP Request and Response Letters</i>                            |
| 5.         | <b>Sewer &amp; Water Suitability</b>                                |
|            | <i>Soil Logs</i>  |
|            | <i>Groundwater Narrative</i>  |
|            | <i>Sand &amp; Gravel Aquifer</i>                                    |
|            | <i>Wells Map</i>  |
|            | <i>Wetland, Streams, and Cursory Vernal Pool Delineation Report</i> |
| 6.         | <b>Drawings</b>   |
|            | <i>S1.1 Existing Conditions Plan</i>                                |
|            | <i>S2.1 Subdivision Plan</i>  |





# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

## PRELIMINARY APPLICATION DESCRIPTION

### Pigeon Brook Road Subdivision Preliminary Subdivision Application Pigeon Brook Road, Baldwin, Maine

May 9, 2025

Main-Land understands the intent of the town's escrow requirements is to aid the town with professional services during the review process. The proposed project does not include the development of the sites, creation of any new public or private ways, only the division of land for sale to future home builders. Main-Land would request the escrow amount be reduced to reflect the scale of the proposed subdivision.

Main-Land Development Consultants has prepared and is submitting the attached package of materials and plans for The Baldwin Subdivision project off Pigeon Brook Road.

Below is a summary of the items and a description of how these items were addressed based on Article 7 Section 7.2 Submission requirements from the Baldwin Subdivision Ordinance for a Preliminary Plan application for major subdivision.

- Item A-Application Form: The town has informed Main-Land that there is no formal application form for subdivision application, therefore this summary letter will serve as a narrative that explains how Section 7.2 had been met for the preliminary plan application submission.
- Item B-Location Map: An Aerial and USGS map has been provided which indicates the parcel and proximity of nearby streets and developments
- Item C-Preliminary Plan: An existing conditions and subdivision plan has been created for the preliminary submission. We have attached three full size copies of plans in addition to one copy of plans and support materials.
- Item D (1)-App Req.: The preliminary plan includes the subdivision name, name of municipality, assessor's map and lot number
- Item D (2)-App Req.: A copy of the deed has been provided, see section 2 of supporting materials
- Item D (3)-App Req.: We have created an existing conditions plan (S1.1) which serves as a boundary survey for the project parcel.



- Item D (4)-App Req.: A copy of the deed has been provided. Access to the subdivision lots will all be via Pigeon Brook Road. No restrictions, easements, rights-of-way or other encumbrances currently exist on project parcel.
- Item D (5)-App Req.: No deed restrictions are proposed.
- Item D (6)-App Req.: The project proposed private septic systems for each lot. The preliminary septic layout and test pit locations are shown on the Subdivision Plan (S1.2) with well exclusion zones. Soils logs have been provided in section 5 of supporting materials.
- Item D (7)-App Req.: The project will utilize private drilled wells. A groundwater supply narrative and well yield map have been provided in section 5 of supporting materials.
- Item D (8)-App Req.: The date, north point and graphic map scale have been provided on preliminary plans provided.
- Item D (9)-App Req.: The names, address of record owner, applicant and company of plan preparer have been provided on preliminary plans.
- Item D (10)-App Req.: We would like to request a waiver of the high intensity soil survey. Wetland areas have been mapped and are indicated on the preliminary plans provided.
- Item D (11)-App Req.: The existing conditions and subdivision plan provide the number of acres within subdivision, existing property lines, and other physical features currently located on the project parcel.
- Item D (12)-App Req.: The location of all rivers, streams and brooks in and around the proposed subdivision have been included on the preliminary plans.
- Item D (13)-App Req.: Existing contour lines have been provided on preliminary plans.
- Item D (14)-App Req.: The project parcel is located within one district which has been indicated on provided preliminary plans.
- Item D (15)-App Req.: The project parcel is currently undeveloped woodlands, there are no existing sewer and water utilities on site. The culverts and drainage ways have been indicated on provide plans.
- Item D (16)-App Req.: No streets, highways or easements existing on the parcel. Adjacent streets have been indicated on the plans
- Item D (17)-App Req.: No streets, public improvements or open space shown on comprehensive map are on the subject property.



- Item D (18)-App Req.: The proposed lot lines and dimensions are shown on the Subdivision Plan, sheet S1.2.
- Item D (19)-App Req.: No parcels are planned to be provided to public use.
- Item D (20)-App Req.: The subdivision does not propose to reserve open space.
- Item D (21)-App Req.: The subdivision plan, sheet S1.2, indicates the allowable building envelope.
- Item D (22)-App Req.: The project parcel does lie withing a 100-year flood zone. The flood zone has been indicated on attached plans along with resource protection setback requirements. We have also provided a location map in section 3 to show where the site is located within that flood zone area.
- Item D (23)-App Req.: A hydrogeologic assessment narrative with sand and gravel aquifer and wells map figures in section 5 of the attached supporting materials.
- Item D (24)-App Req.: An estimate of vehicular traffic has been provided in section 1 of the supporting materials.
- Item D (25)-App Req.: Per item 24 above, the vehicular traffic will not generate 400 trips per day traffic and is not expected to affect the level of service on Pigeon Brook Road.
- Item D (26)-App Req.: We sent out letters to Maine Department of Inland Fisheries and Wildlife and Maine Natural Areas Program on March 18, 2025. The MNAP response from March 18, 2025, has been included. When we receive the Inland Fisheries response, we will provide to the town.
- Item D (27)-App Req.: The project is not within the direct watershed of a great pond. The project is located along the Saco River.





# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

## PROJECT DESCRIPTION

Pigeon Brook Road Subdivision  
Pigeon Brook Road, Baldwin, Maine

The project is located on the Town of Baldwin map 5, lot 44-A and consists of approximately 152.13 acres of undeveloped woodlands. The subdivision is off Pigeon Brook Road south of the intersection with Pequawket Trail (Rt 113).

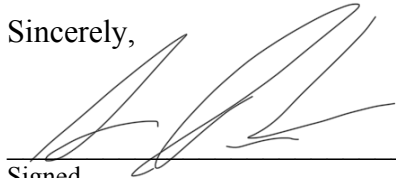
The project proposes the development of a new 7-lot single family residential subdivision. The proposed subdivision will be accessed from Pigeon Brook Road. Lots range from 3.09 to 67.82 acres, therefore meeting the minimum lot requirement size of 100,000 square feet. The lots are to be served by new private septic leach fields and drilled wells.

February 19, 2025

To Whom It May Concern:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC. is hereby authorized to act on behalf of Andrew Porter, in obtaining applicable federal, state, and local permitting including attending meetings, signing forms, and generally representing project interests for the Pigeon Brook Road Project in Baldwin, Maine.

Sincerely,

A handwritten signature in black ink, appearing to be 'AP', is written over a horizontal line.

Signed

Andrew Porter

Printed

02/21/2024

Date



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

## TRAFFIC NARRATIVE

Pigeon Brook Road Subdivision  
Pigeon Brook Road, Baldwin, Maine

The project proposes 7 single family residential lots. Per the Institute of Transportation Engineers Trip Generation Manual 8<sup>th</sup> edition, the typical generation rate for single family residential trips per day is 10. Based on the project and the typical generation rate, the project will create 70 trips per day and less than 7 trips in the peak hour. The anticipated traffic load is well below the threshold for a Maine DOT traffic movement permit, 100 trips per peak hour. The development is not anticipated to have a negative impact on the level of service on Pigeon Brook Road.



**WARRANTY DEED**  
**Maine Statutory Short Form**

KNOW ALL MEN BY THESE PRESENTS, that VAN E. HERTEL, JR., of Gorham, County of Cumberland, and State of Maine, whose mailing address is 52 Deering Road, Gorham, Maine 04038, for consideration paid, grants to NATAN VISHLITZKY AND MIRYAM M. VISHLITZKY, both of Brookline, County of Norfolk, and State of Massachusetts, whose mailing address is 87 Clinton Road, Brookline, Massachusetts 02445, husband and wife, as JOINT TENANTS, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land located in the Town of Baldwin, County of Cumberland, and State of Maine, containing 152.13 acres, as depicted on a survey plan entitled "Standard Boundary Survey-Chase Siding Road-Town of Baldwin, County of Cumberland-State of Maine", prepared by Lewis & Wasina, Inc., dated September 8, 2000 (revised September 13, 2000), recorded in the Cumberland County Registry of Deeds at Plan Book 200, Page 391, and more particularly bounded and described as follows, to wit:

Beginning at a 6"x7" granite monument located on the southerly sideline of the Chase Siding Road, so-called, said granite monument marking the boundary of land now or formerly of RII Timberland Partners and land herein described; Thence running South 77° 11' 37" East, 500.38 feet, along said RII Timberland Partners land, to a 1 3/4" iron pipe; Thence turning and running South 16° 15' 34" West, 684.27 feet, along said RII Timberland Partners land, to an iron pipe, said iron pipe also marking the boundary of land now or formerly of Henry & Helen Black; Thence running South 16° 15' 34" West, 1,434.35 feet, along said Black land, to a 1 1/4" iron pipe, said iron pipe also marking the boundary of Lot 1 of "Don's Deep Vale Area On The Saco" (recorded in the Cumberland County Registry of Deeds at Plan Book 73, Page 22); Thence running South 16° 15' 34" West, 118.69 feet, along said Lot 1, to a 5/8" rebar with aluminum cap set along the bank of the Saco River; Thence running South 16° 15' 34" West, 15 feet, more or less, to the shoreline of the Saco River; Thence turning and running in a generally northerly direction, 4, 400 feet, more or less, along the shoreline of said Saco River, to a point, said point being South 29° 20' 44" West, 22.3 feet, more or less, from a 1" iron pipe set along said bank of said Saco River marking the boundary of land now or formerly of Muriel Hoyt (said iron pipe also being located from the last mentioned 5/8" rebar with aluminum cap located along said bank of said Saco River, on the following tie-courses: North 60° 21' 53" West, 671.38 feet; Thence North 85° 43' 57" West, 1,125.63 feet; Thence South 68° 16' 08" West, 953.70 feet; Thence South 55° 37' 42" West, 938.28 feet; Thence North 85° 25' 26" West, 669.43 feet); Thence turning and running North 29° 20' 44" East, 22.3 feet, more or less, along said Hoyt land, to said 1" iron pipe located along said bank of said Saco River; Thence running North 29° 20' 44" East, 190.13 feet, along said Hoyt land, to a point; Thence turning and running North 06° 44' 48" East, 68.11 feet, along said Hoyt land, to a point; Thence turning and running North 21° 56' 03" East, 82.91 feet, along said Hoyt land, to a point; Thence turning and running North 45° 41' 04" East, 54.70 feet, along said Hoyt land, to a point; Thence turning and running North 05° 05' 07" East, 27.47 feet, along said Hoyt land, to a point; Thence turning and running North 18° 47' 20" East, 122.18 feet, along said Hoyt land, to a point; Thence turning and running North 00° 51' 42" West, 25.80 feet, along said Hoyt land, to a point; Thence turning and running North 14° 45' 04" East, 48.58 feet, along said Hoyt land, to a point; Thence turning and running North 06° 34' 49" East 115.56 feet, along said Hoyt land, to a point; Thence turning and running North 01° 37' 18" West, 32.76 feet, along said Hoyt land, to a point; Thence turning and running North 21° 45' 39" West, 56.70 feet, along said Hoyt land, to a point; Thence turning and running North 27° 45' 44" East, 28.13 feet, along said Hoyt land, to a point; Thence turning and running North 17° 48' 35" East, 254.05 feet, along said Hoyt land, to a point; Thence turning and running North 46° 20' 57" East, 124.90 feet, along said Hoyt land, to a point; Thence turning and running North 32° 39' 58" East, 110.59 feet, along said Hoyt land, to a point; Thence turning and running North 20° 13' 17" East, 83.89 feet, along said Hoyt land, to a point; Thence turning and running North 21° 41' 04" East, 214.46 feet, along said Hoyt land, to a point; Thence turning and running North 29° 12' 07" East, 40.97 feet, along said Hoyt land, to a point; Thence turning and running North 16° 44' 56" East, 282.20 feet, along said Hoyt land and land now or formerly of Patrick & Suzette McLaughlin, to a point; Thence turning and running North 05° 24' 36" East, 88.23 feet, along

MAINE REAL ESTATE TAX PAID

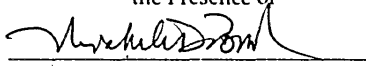
29" East, 218.97 feet, along said McLaughlin land, to a point; Thence turning and running North 19° 05' 18" East, 452.76 feet, along said McLaughlin land, to a point located along said sideline of said Chase Siding Road, said point being South 19° 05' 18" West, 16.96 feet, from a 2 1/4" iron pipe (said 2 1/4" iron pipe also being located North 19° 53' 47" East, 2,688.09 feet, from the last mentioned 1" iron pipe located along said bank of said Saco River); Thence turning and running South 72° 16' 27" East, 811.20 feet, along said sideline of said Chase Siding Road, to a point; Thence turning and running South 76° 42' 32" East, 306.08 feet, along said sideline of said Chase Siding Road, to a point, said point also marking the boundary of land now or formerly of Herbert & Ruth A. Frost, Jr.; Thence turning and running South 20° 18' 35" West, 249.87 feet, along said Frost land, to a 6"x6" granite monument; Thence turning and running South 75° 22' 03" East, 330.17 feet, along said Frost land, to a 6"x5" granite monument; Thence turning and running North 18° 23' 23" East, 255.26 feet, along said Frost land, to a point located along said sideline of said Chase Siding Road; Thence turning and running South 74° 54' 17" East, 473.03 feet, along said sideline of said Chase Siding Road, to a point; Thence turning and running along the arc of a curve with a radius of 1,108.90 feet, a distance of 530.15 feet (delta—27° 23' 32", tangent—270.24, chord bearing—South 88° 36' 03" East, chord distance—525.12), along said sideline of said Chase Siding Road, to a point; Thence turning and running along the arc of a curve with a radius of 2,968.56 feet, a distance of 169.96 feet (delta—3° 16' 50", tangent—85.00, chord bearing—North 76° 03' 46" East, chord distance—169.94), along said sideline of said Chase Siding Road, to a point; Thence turning and running along the arc of a curve with a radius of 589.47 feet, a distance of 361.69 feet (delta—35° 09' 21", tangent 186.74, chord bearing—North 56° 50' 40" East, chord distance—356.05), along said sideline of said Chase Siding Road, to a point; Thence turning and running North 39° 16' 00" East, 189.16 feet, along said sideline of said Chase Siding Road, to a point; Thence turning and running North 47° 14' 35" East, 374.63 feet, along said sideline of said Chase Siding Road, to a point; Thence turning and running North 36° 40' 38" East, 66.38 feet, along said sideline of said Chase Siding Road, to a 6"x7" granite monument, being the place and point of beginning.

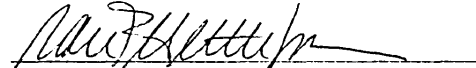
Together with any and all of the Grantor's right, title and interest to that portion which extends from the shoreline of the Saco River to the centerline of said Saco River.

Meaning and intending to describe and convey the same premises as conveyed to Van E. Hertel, Jr. by Warranty Deed of Webster N. Jones, dated September 19, 2000, and recorded in the Cumberland County Registry of Deeds at Book 15743, Page 208.

IN WITNESS WHEREOF, Van E. Hertel, Jr. has caused this instrument to be executed and delivered, this 8th day of December, 2000.

Signed, Sealed and Delivered in  
the Presence of

  
Witness

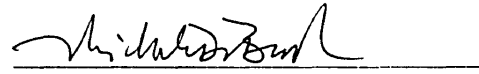
  
Van E. Hertel, Jr.

State of Maine  
County of Cumberland, SS.

December 8, 2000

Then personally appeared the above named Van E. Hertel, Jr., and acknowledged the foregoing instrument to be his free act and deed.

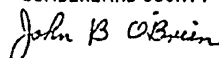
Before me,

  
Notary Public/Attorney at Law  
Printed name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

RECEIVED  
RECORDED REGISTRY OF DEED:

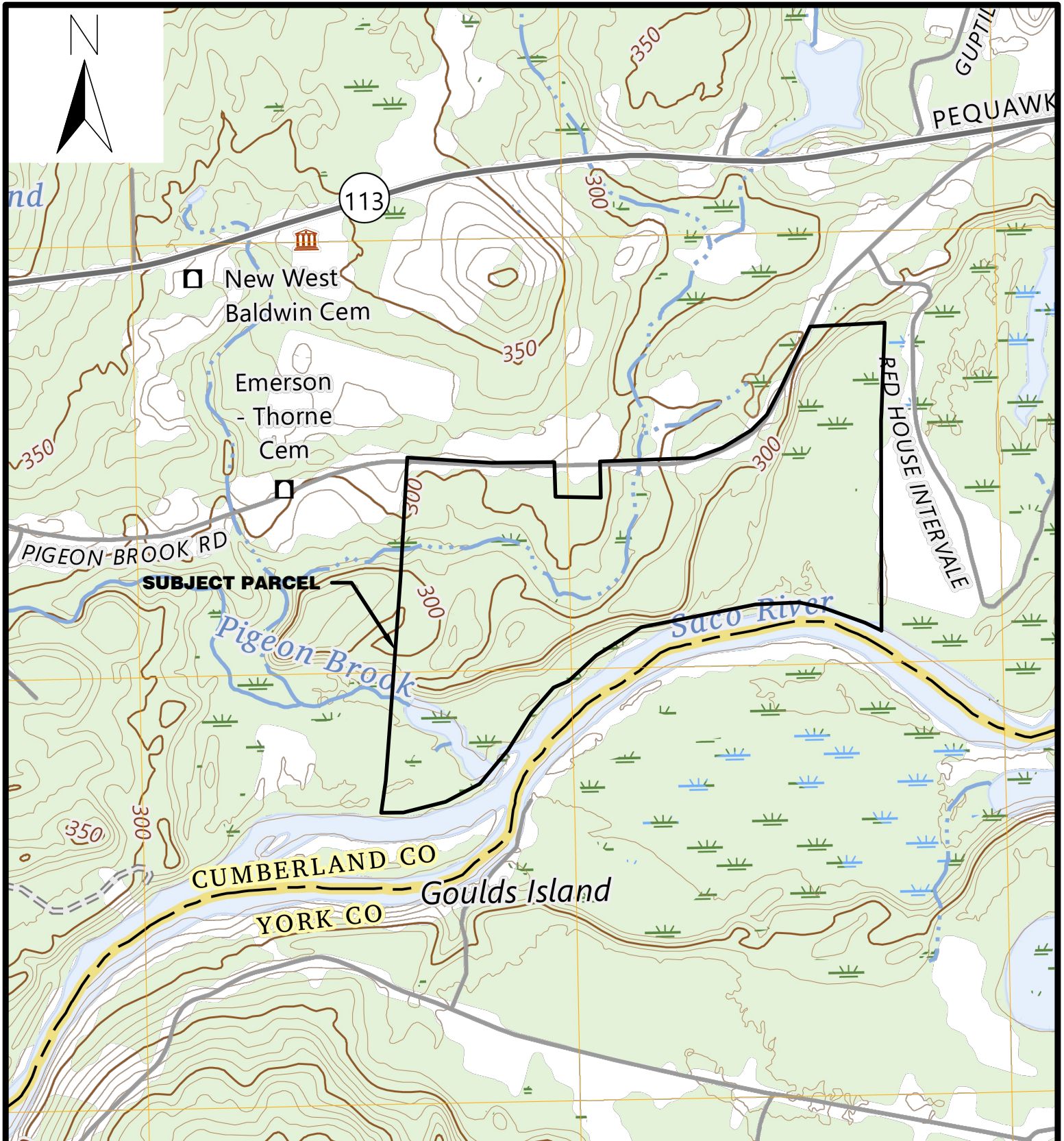
2000 DEC 12 PM 1:38

CUMBERLAND COUNTY









#### NOTES

1. TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
2. TOPOGRAPHY SHOWN IS BASED ON MAP DOWNLOADED FROM USGS "TOPOVIEW" AND DEPICTS MAP ENTITLED "STEEP FALLS, ME" DATED 2024.

**NOT FOR CONSTRUCTION**

PROJECT:  
**PIGEON BROOK ROAD SUBDIVISION**  
 PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**USGS SITE MAP**

SCALE: 1" = 1000'

MLDC NO. 25-038  
 PROJ. MGR: JLG  
 DRAWN BY: NDG  
 CHECKED BY: JLG  
 REVISION NO. N/A  
 ISSUE DATE: 2025-02-21  
 ISSUED FOR: REVIEW

**MAIN-LAND**  
 DEVELOPMENT  
 CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
 367 US ROUTE 1 FALMOUTH, MAINE  
 PH: (207) 897-6752 FAX: (207) 897-5404  
 WWW.MAIN-LANDDCI.COM







PEQUAWKET TRAIL

PIGEON BROOK ROAD

FR LN 20A

SUBJECT PARCEL

SACO RIVER

GOULDS ISLAND

NOTES

1. TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
2. AERIAL PHOTO DOWNLOADED USING MICROSOFT BING 2024 MAXAR CNES (2024) DISTRIBUTION AIRBUS DS.

**NOT FOR CONSTRUCTION**

PROJECT:  
**PIGEON BROOK ROAD SUBDIVISION**  
PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**AERIAL PHOTO**

SCALE: 1" = 1000'

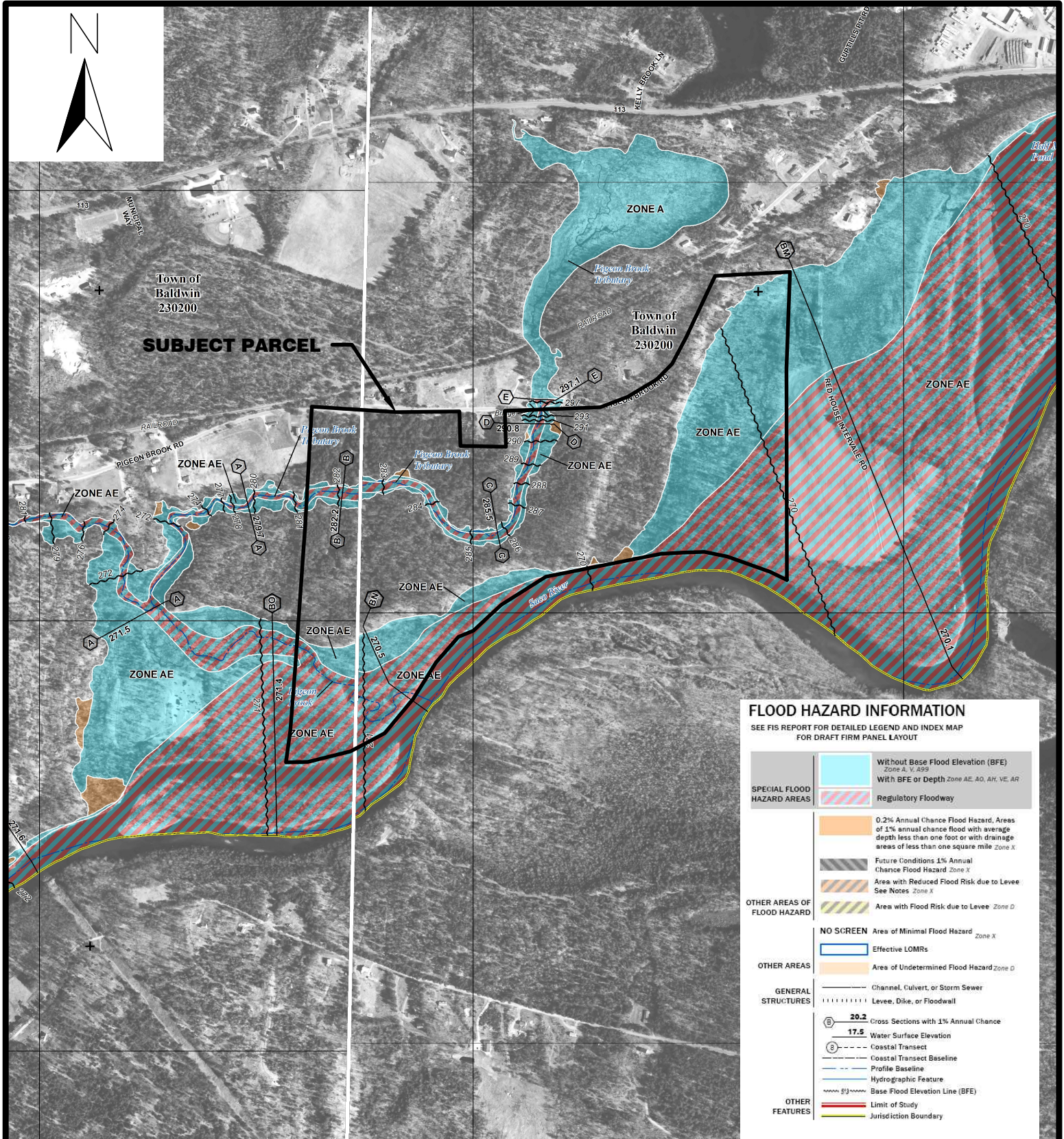
MLDC NO. 25-038  
PROJ. MGR: JLG  
DRAWN BY: NDG  
CHECKED BY: JLG  
REVISION NO. N/A  
ISSUE DATE: 2025-02-21  
ISSUED FOR: REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM







# FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP  
FOR DRAFT FIRM PANEL LAYOUT

|                             |  |   |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, AR   |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
| OTHER AREAS OF FLOOD HAZARD |  | Regulatory Floodway   |
|                             |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee See Notes Zone X  |
| OTHER AREAS                 |  | Area with Flood Risk due to Levee Zone D  |
|                             |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
| GENERAL STRUCTURES          |  | Effective LOMRs   |
|                             |  | Area of Undetermined Flood Hazard Zone D  |
| OTHER FEATURES              |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
|                             |  | Cross Sections with 1% Annual Chance  |
|                             |  | Water Surface Elevation   |
|                             |  | Coastal Transect  |
|                             |  | Coastal Transect Baseline   |
|                             |  | Profile Baseline  |
|                             |  | Hydrographic Feature  |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
|                             |  | Jurisdiction Boundary   |
|                             |  |   |

## NOTES

- TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
- MAP SHOWN IS BASED ON MAP DOWNLOADED FROM FEMA.GOV AND DEPICTS PANEL 0436 AND 0437 OF 0837 DATED 2024.

**NOT FOR CONSTRUCTION**

PROJECT:  
**PIGEON BROOK ROAD SUBDIVISION**  
PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**FEMA MAP**

SCALE: 1" = 1000'

MLDC NO. 25-038  
PROJ. MGR. JLG  
DRAWN BY: NDG  
CHECKED BY: JLG  
REVISION NO. N/A  
ISSUE DATE: 2025-05-02  
ISSUED FOR: REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM









Maine Department of Inland Fisheries and Wildlife  
353 Water Street, 41 SHS, Augusta, ME 04333  
IFWEnvironmentalReview@maine.gov

## MDIFW Environmental Review and Resource Map Request

The Maine Department of Inland Fisheries and Wildlife provides environmental project reviews, recommendations, and agency resource maps for landowners, preliminary reviews of potential project sites, and formal agency regulatory reviews that include information on important fisheries, wildlife, and critical habitat resources. To facilitate your request, please provide the following information:

**1. This is a request for a:**

New Project

Follow-up for an existing project or prior information request.

**2. Project Location (provide ONE of the following options):**

Street address (include town) – Preferred option: \_\_\_\_\_

UTM East [ \_\_\_\_\_ ] & UTM North [ \_\_\_\_\_ ] coordinates (integers only).

Latitude [ \_\_\_\_\_ ] & Longitude [ \_\_\_\_\_ ] coordinates (decimal degrees, e.g., 45.03020)

Provide a GIS shapefile of the project footprint.

Provide a GoogleEarth KML/KMZ File of the project footprint.

Please also attach a project site map with location coordinates. GoogleEarth is a popular tool to create project site maps. If you click over the location in GoogleEarth, it will reveal the latitude/longitude coordinate of that spot.

If the project footprint is based on a parcel boundary, in addition to the street address, please provide the parcel map [ \_\_\_\_\_ ] and lot [ \_\_\_\_\_ ] numbers.

**3. Project Description:**

Please provide the name and as much detail as possible for your proposed project. If this a general request for information, please indicate so.

**4. Permit Application Number:**

If this request is related to a project currently or previously subject to regulatory review, please indicate your permit application number(s) and the agency(s) involved.

---

---

---

## MDIFW Environmental Review and Resource Map Request

### 5. Contact Information:

Last name: \_\_\_\_\_

First name: \_\_\_\_\_

Relationship to project: \_\_\_\_\_

Organization: \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

Please provide all information requested. Omission of information may delay or prevent the ability to fulfill requests. Please submit this request and any other supplemental information (e.g. site plans, if available) to [IFWEnvironmentalReview@maine.gov](mailto:IFWEnvironmentalReview@maine.gov). Thank you.



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



May 7, 2025

Thomas Doyle  
Main-Land Development Consultants Inc.  
P.O. BOX Q  
Livermore Falls, ME 04254

**RE: Information Request - Pigeon Brook Road, Subdivision, Baldwin Project ID 9024-10467**

Dear Thomas:

Per your request received on March 21, 2025, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Pigeon Brook Road, Subdivision, Baldwin*** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a 7-lot subdivision with private septic, well, and associated infrastructure. Per an email received May 7, 2025, this project is not anticipated to require Site Law permitting. For the purposes of this review, MDIFW presumes tree clearing and/or trimming would occur. Please note that as project details are lacking, our comments should be considered preliminary.

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

***ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES***

**Bat Species**

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired 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 spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of this project.

***SIGNIFICANT WILDLIFE HABITAT***

**Inland Waterfowl/Wading Bird Habitat**

This project intersects with an Inland Waterfowl and Wading Bird Habitat (IWWH), a



May 7, 2025

Letter to Thomas Doyle, Main-Land Development Consultants Inc.

Comments RE: Pigeon Brook Road, Subdivision, Baldwin

Significant Wildlife Habitat under Maine's Natural Resources Protection Act. These habitats provide important breeding, feeding, migration, and staging habitat for waterfowl and wading bird species. High and moderate value IWWHs include both the wetland complex and a 250-foot upland zone. MDIFW recommends that these resources be avoided entirely, including no clearing within the 250-foot upland zone extending from the wetland edge.

### **Significant Vernal Pools**

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. 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 Department for review well before the submission of any necessary permits. MDIFW will need to review and verify any vernal pool data prior to final determination of significance.

## **AQUATIC RESOURCES**

### **Fish Habitat**

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams 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. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. 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 instream work occur between July 15 and October 1.

May 7, 2025

*Letter to Thomas Doyle, Main-Land Development Consultants Inc.*

*Comments RE: Pigeon Brook Road, Subdivision, Baldwin*

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 and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, [mainefieldoffice@fws.gov](mailto:mainefieldoffice@fws.gov)).

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,

A handwritten signature in black ink, appearing to read "Andrew Wood", written in a cursive style.

Andrew Wood

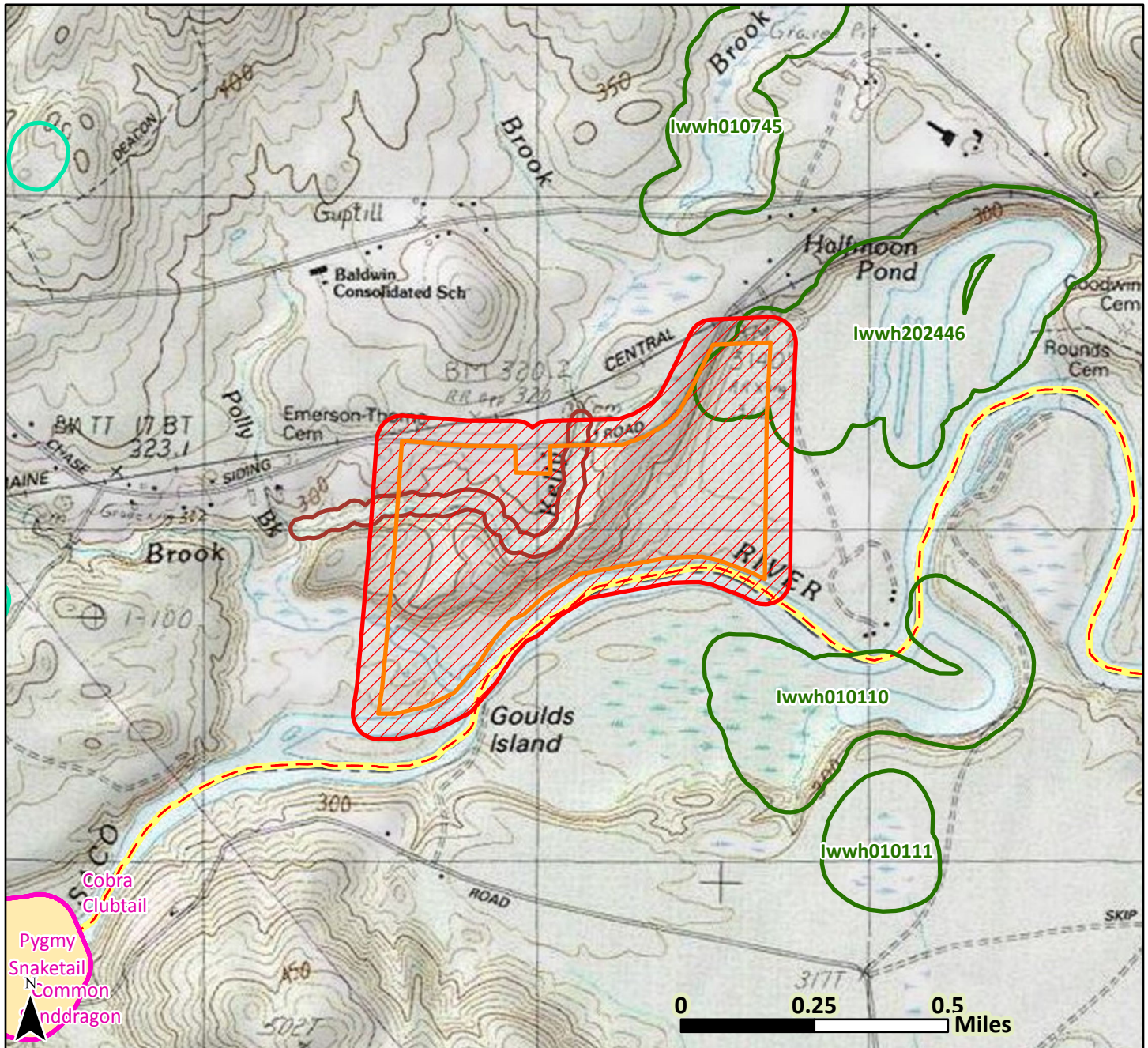
Environmental Review Coordinator



Maine Department of Inland Fisheries and Wildlife  
Project Area Review of Fish and Wildlife Observations and Priority Habitats

Pigeon Brook Road, Subdivision, Baldwin

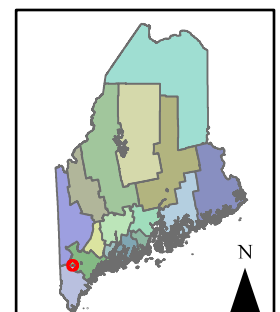
Project ID 9024, Version ID 10467



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- |                   |                                 |
|-------------------|---------------------------------|
| County Boundary   | Aquatic Species (2.5 mi review) |
| Township Boundary | Inland Waterfowl/Wading Bird    |
| Project Footprint | Significant Vernal Pool         |
| Search Area       | Special Concern Fish            |
|                   | E, T, & SC Species              |

Date: 4/1/2025  
UTM Zone 19N, NAD83



**This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.**



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

March 18, 2025

Maine Natural Areas Program  
Attention: Lisa St. Hilaire, Information Manager  
177 State House Station  
90 Blossom Lane  
Augusta, Maine 04333

Subject: Project Review for Significant or Rare Plant Habitat  
Pigeon Brook Road Subdivision – Baldwin, Maine

Dear Lisa,

Main-Land Development Consultants, Inc. is assisting Brennan 24 Holdings, LLC with permitting Pigeon Brook Road Subdivision in Baldwin Maine.

The 126-acre subject parcel is located at Pigeon Brook Road in Baldwin, Maine, and is labeled on Town of Waterford Tax Map 5 as Lot 44-A. The parcel is currently undeveloped woodlands. The lot drains to Pigeon Brook a tributary to Saco River.

The project proposes a 7-lot subdivision with access to lots directly off Pigeon Brook Road. The lots will be served by private septic and water.

The state and town permit applications require the Applicant to seek comment from your office reviewing the site for any known *significant or rare plant or wildlife habitat* on-site.

Please review the enclosed Location Maps and preliminary Concept Plan and respond with a letter to me, in your capacity as Information Manager, for use in regulatory permit applications. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Main-Land Development Consultants, Inc.



Thomas D. Doyle, PE  
Chief Engineer





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

**JANET T. MILLS**  
GOVERNOR

**AMANDA E. BEAL**  
COMMISSIONER

March 18, 2025

Thomas Doyle  
Main-Land DCI  
PO Box Q  
Livermore Falls, ME

Via email: [thomas.doyle@main-landdci.com](mailto:thomas.doyle@main-landdci.com)

Re: Rare and exemplary botanical features in proximity to: #25-038, 7-Lot Subdivision, Pigeon Brook Road, Map 5 Lot 44A, Baldwin, Maine

Dear Thomas Doyle:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received March 18, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Baldwin, 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  
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044  
[WWW.MAINE.GOV/DACF/MNAP](http://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](mailto:lisa.st.hilaire@maine.gov)

**Rare and Exemplary Botanical Features within 4 miles of  
Project: #25-038, Pigeon Brook Road Subdivision, Baldwin, ME**

| Common Name                | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat   |
|----------------------------|--------------|------------|-------------|--------------------|-------------------|---|
| American Ginseng           |              |            |             |                    |                   |   |
|                            | E            | S3         | G3G4        | 2016-09-08         | 35                | Hardwood to mixed forest (forest, upland)                                       |
| Atlantic White Cedar       |              |            |             |                    |                   |   |
|                            | SC           | S2         | G4          | 1933               | 14                | Forested wetland  |
| Bottlebrush Grass          |              |            |             |                    |                   |   |
|                            | SC           | S3         | G5          | 2005-06-08         | 29                | Hardwood to mixed forest (forest, upland)                                       |
| Comb-leaved Mermaid-weed   |              |            |             |                    |                   |   |
|                            | E            | S1         | G5          | 1913-07-26         | 2                 | Open wetland, not coastal nor rivershore (non-forested, wetland)                |
| Douglas' Knotweed          |              |            |             |                    |                   |   |
|                            | SC           | S2         | G5          | 1933-08-01         | 7                 | Rocky summits and outcrops (non-forested, upland)                               |
| Fall Fimbry                |              |            |             |                    |                   |   |
|                            | SC           | S2S3       | G5          | 2021-09-29         | 34                | Open wetland, not coastal nor rivershore (non-forested, wetland)                |
| Fern-leaved False Foxglove |              |            |             |                    |                   |   |
|                            | SC           | S3         | G5          | 1916-08-29         | 15                | Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland) |

|                         |    |      |            |            |  |
|-------------------------|----|------|------------|------------|--|
| Oak - Ash Woodland      |    |      |            |            |  |
|                         | S3 | G3G5 | 2005-06-08 | 11         |  |
|                         | S3 | G3G5 | 2001-09-06 | 24         |  |
| Outwash Plain Pondshore |    |      |            |            |  |
|                         | S1 | G2G3 | 2021-09-30 | 17         |  |
| Pale Jewel-weed         |    |      |            |            |  |
|                         | SC | S2   | G5         | 2016-09-08 | 16 Hardwood to mixed forest (forest, upland) |
| Pitch Pine Bog          |    |      |            |            |  |
|                         | S2 | G3G5 | 2021-09-22 | 22         |  |
| Red Maple Swamp         |    |      |            |            |  |
|                         | S5 | G3G5 | 2015-07-14 | 11         |  |
| Scarlet Oak             |    |      |            |            |  |
|                         | E  | S1   | G5         | 1916-08    | 2 Hardwood to mixed forest (forest, upland)  |
| Showy Goldenrod         |    |      |            |            |  |
|                         | T  | S1   | G5         | 2018-06-21 | 3 Forested wetland                           |
| Slender Cliffbrake      |    |      |            |            |  |
|                         | T  | S1   | G5         | 1905-07-27 | 4  |



|                           |    |      |            |    |  |   |
|---------------------------|----|------|------------|----|--|---|
| Slender Cliffbrake        |    |      |            |    |  |   |
|                           |    |      |            |    |  | Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)   |
| Small Whorled Pogonia     |    |      |            |    |  |   |
| E                         | S2 | G2G3 | 1985-06-06 | 6  |  | Hardwood to mixed forest (forest, upland)   |
| E                         | S2 | G2G3 | 2022-06-21 | 39 |  | Hardwood to mixed forest (forest, upland)   |
| Smooth Winterberry Holly  |    |      |            |    |  |   |
| SC                        | S3 | G5   | 1916-08-30 | 8  |  | Forested wetland  |
| Wild Chess                |    |      |            |    |  |   |
| E                         | S1 | G5   | 1933-07-28 | 4  |  | Dry barrens (partly forested, upland)   |
| Wild Coffee               |    |      |            |    |  |   |
| E                         | S1 | G5   | 1933-08-17 | 4  |  | Non-tidal rivershore (non-forested, seasonally wet),Hardwood to mixed forest (forest, upland) |
| Date Exported: 2025-03-18 |    |      |            |    |  |   |

## Conservation Status Ranks

**State and Global Ranks:** This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

| Rank                       | Definition   |
|----------------------------|--|
| <b>S1</b><br><b>G1</b>     | <b>Critically Imperiled</b> – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.  |
| <b>S2</b><br><b>G2</b>     | <b>Imperiled</b> – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.  |
| <b>S3</b><br><b>G3</b>     | <b>Vulnerable</b> – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.  |
| <b>S4</b><br><b>G4</b>     | <b>Apparently Secure</b> – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors. |
| <b>S5</b><br><b>G5</b>     | <b>Secure</b> – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.   |
| <b>SX</b><br><b>GX</b>     | <b>Presumed Extinct</b> – Not located despite intensive searches and virtually no likelihood of rediscovery.   |
| <b>SH</b><br><b>GH</b>     | <b>Possibly Extinct</b> – Known from only historical occurrences but still some hope of rediscovery.   |
| <b>S#S#</b><br><b>G#G#</b> | <b>Range Rank</b> – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.   |
| <b>SU</b><br><b>GU</b>     | <b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.  |
| <b>GNR</b><br><b>SNR</b>   | <b>Unranked</b> – Global or subnational conservation status not yet assessed.  |
| <b>SNA</b><br><b>GNA</b>   | <b>Not Applicable</b> – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).   |
| Qualifier                  | Definition   |
| <b>S#?</b><br><b>G#?</b>   | <b>Inexact Numeric Rank</b> – Denotes inexact numeric rank.  |
| <b>Q</b>                   | <b>Questionable taxonomy that may reduce conservation priority</b> – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.                                |
| <b>T#</b>                  | <b>Intraspecific Taxon (trinomial)</b> – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.  |

**State Status:** Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

| Status    | Definition  |
|-----------|---|
| <b>E</b>  | <b>Endangered</b> – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.                               |
| <b>T</b>  | <b>Threatened</b> – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened. |
| <b>SC</b> | <b>Special Concern</b> – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.   |
| <b>PE</b> | <b>Potentially Extirpated</b> – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.  |

**Element Occurrence (EO) Ranks:** Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

| Rank      | Definition  |
|-----------|---|
| <b>A</b>  | <b>Excellent</b> – Excellent estimated viability/ecological integrity.  |
| <b>B</b>  | <b>Good</b> – Good estimated viability/ecological integrity.  |
| <b>C</b>  | <b>Fair</b> – Fair estimated viability/ecological integrity.  |
| <b>D</b>  | <b>Poor</b> – Poor estimated viability/ecological integrity.  |
| <b>E</b>  | <b>Extant</b> – Verified extant, but viability/ecological integrity not assessed.   |
| <b>H</b>  | <b>Historical</b> – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation. |
| <b>X</b>  | <b>Extirpated</b> – Documented loss of population/destruction of habitat.   |
| <b>U</b>  | <b>Unrankable</b> – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).                          |
| <b>NR</b> | <b>Not Ranked</b> – An occurrence rank has not been assigned.   |

Visit the Maine Natural Areas Program website for more information  
<http://www.maine.gov/dacf/mnap>





| SOIL PROFILE/CLASSIFICATION INFORMATION              |   | DETAILED DESCRIPTION OF<br>SUBSURFACE CONDITIONS AT PROJECT SITES |
|--|---|---|
| Project Name:<br><b>PROPOSED BALDWIN SUBDIVISION</b> | Applicant Name:<br><b>ANDREW PORTER</b> | Project Location (municipality):<br><b>BALDWIN, ME.</b>           |

Exploration Symbol # TB-1 Test Pit ☒ Boring Probe  
1" " Organic horizon thickness Ground surface elev. 295±  
32" " Depth of exploration or to refusal

| Texture | Consistency                       | Color                          | Mottling |
|---------|-----------------------------------|--------------------------------|----------|
| 0       |                                   |                                |          |
| 10      | SANDY LOAM<br>W/ GRAVEL           | FRIABLE                        | BROWN    |
| 20      |                                   | OLIVE BROWN                    | NONE     |
| 30      | COARSE<br>LOAMY SAND<br>W/ GRAVEL | LT. BROWN                      |          |
| 40      |                                   | FIRM ON<br>PROBABLE<br>BOULDER |          |
| 50      |                                   |                                |          |

Depth Below Mineral Soil Surface (inches)

|                                 |                     |                |               |                 |  |
|---------------------------------|---------------------|----------------|---------------|-----------------|--|
| Soil Details by<br>S.E.<br>S.S. | Soil Classification |                | Slope         | Limiting Factor | Groundwater  |
|                                 | 6<br>Profile        | C<br>Condition | 3%<br>Percent | 32<br>Depth     | <input checked="" type="checkbox"/> Restrictive Layer<br>Rodrock |
| Soil Series/Phase Name:         |                     |                |               | Hydric          | Hydrologic   |
| --                              |                     |                |               | Non-hydric      | --   |
|                                 |                     |                |               |                 | Soil Group   |

Exploration Symbol # TB-2 Test Pit ☒ Boring Probe  
1" " Organic horizon thickness Ground surface elev. 290±  
48" " Depth of exploration or to refusal

| Texture | Consistency             | Color        | Mottling |
|---------|-------------------------|--------------|----------|
| 0       |                         |              |          |
| 10      | LOAMY SAND<br>W/ GRAVEL | VERY FRIABLE | BROWN    |
| 20      | MEDIUM COARSE<br>SAND   |              | NONE     |
| 30      | SAND W/ TRACE<br>LOAM   | STRONG BRN.  |          |
| 40      |                         |              |          |
| 50      |                         |              |          |

Depth Below Mineral Soil Surface (inches)

|                                 |                     |                |               |                 |  |
|---------------------------------|---------------------|----------------|---------------|-----------------|--|
| Soil Details by<br>S.E.<br>S.S. | Soil Classification |                | Slope         | Limiting Factor | Groundwater  |
|                                 | 6<br>Profile        | B<br>Condition | 0%<br>Percent | >48<br>Depth    | <input checked="" type="checkbox"/> Restrictive Layer<br>Rodrock |
| Soil Series/Phase Name:         |                     |                |               | Hydric          | Hydrologic   |
| --                              |                     |                |               | Non-hydric      | --   |
|                                 |                     |                |               |                 | Soil Group   |

Exploration Symbol # TB-3 Test Pit ☒ Boring Probe  
2" " Organic horizon thickness Ground surface elev. 299±  
40" " Depth of exploration or to refusal

| Texture | Consistency    | Color     | Mottling |
|---------|----------------|-----------|----------|
| 0       |                |           |          |
| 10      | SAND W/ GRAVEL | FRIABLE   | BROWN    |
| 20      |                |           | NONE     |
| 30      |                | LT. BROWN |          |
| 40      |                |           |          |
| 50      |                |           |          |

Depth Below Mineral Soil Surface (inches)

|                                 |                     |                |               |                 |  |
|---------------------------------|---------------------|----------------|---------------|-----------------|--|
| Soil Details by<br>S.E.<br>S.S. | Soil Classification |                | Slope         | Limiting Factor | Groundwater  |
|                                 | 6<br>Profile        | C<br>Condition | 2%<br>Percent | >40<br>Depth    | <input checked="" type="checkbox"/> Restrictive Layer<br>Rodrock |
| Soil Series/Phase Name:         |                     |                |               | Hydric          | Hydrologic   |
| --                              |                     |                |               | Non-hydric      | --   |
|                                 |                     |                |               |                 | Soil Group   |

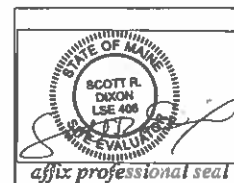
Exploration Symbol # TB-4 Test Pit ☒ Boring Probe  
2" " Organic horizon thickness Ground surface elev. 294±  
48" " Depth of exploration or to refusal

| Texture | Consistency                     | Color        | Mottling |
|---------|---------------------------------|--------------|----------|
| 0       |                                 |              |          |
| 10      | MEDIUM COARSE<br>SAND W/ GRAVEL | VERY FRIABLE | BROWN    |
| 20      |                                 |              | NONE     |
| 30      |                                 | LT. BROWN    |          |
| 40      |                                 |              |          |
| 50      |                                 |              |          |

Depth Below Mineral Soil Surface (inches)

|                                 |                     |                |               |                 |  |
|---------------------------------|---------------------|----------------|---------------|-----------------|--|
| Soil Details by<br>S.E.<br>S.S. | Soil Classification |                | Slope         | Limiting Factor | Groundwater  |
|                                 | 6<br>Profile        | B<br>Condition | 8%<br>Percent | >48<br>Depth    | <input checked="" type="checkbox"/> Restrictive Layer<br>Rodrock |
| Soil Series/Phase Name:         |                     |                |               | Hydric          | Hydrologic   |
| --                              |                     |                |               | Non-hydric      | --   |
|                                 |                     |                |               |                 | Soil Group   |

| INVESTIGATOR INFORMATION AND SIGNATURE   |                                |  |  |
|--|--------------------------------|--|--|
| Signature  | Date <u>4/14/25</u>            |  |  |
| Name Printed   | Cert/Lic/Reg. # <u>SE #406</u> |  |  |
| Title <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input checked="" type="checkbox"/> Certified Geologist <input checked="" type="checkbox"/> Professional Engineer |                                |  |  |



| SOIL PROFILE/CLASSIFICATION INFORMATION              |  | DETAILED DESCRIPTION OF<br>SUBSURFACE CONDITIONS AT PROJECT SITES |  |
|--|--|---|--|
| Project Name:<br><b>PROPOSED BALDWIN SUBDIVISION</b> |  | Applicant Name:<br><b>ANDREW PORTER</b>                           |  |
|  |  | Project Location (municipality):<br><b>BALDWIN, ME.</b>           |  |

Exploration Symbol # TB-5 Test Pit ☒ Boring Probe  
4" " Organic horizon thickness Ground surface elev. 301'±  
40 " Depth of exploration or to refusal

| Texture              | Consistency | Color        | Mottling |
|----------------------|-------------|--------------|----------|
| 0                    |             | DARK BROWN   |          |
| COARSE SAND          |             | REDDISH BRN. |          |
| COARSE LOAMY SAND    | FRIABLE     |              | NONE     |
| LOAMY SAND           |             | STR. BROWN   |          |
| LOAMY SAND W/ GRAVEL |             | OLIVE BROWN  |          |
| 10                   |             |              |          |
| 20                   |             |              |          |
| 30                   |             |              |          |
| 40                   |             |              |          |
| 50                   |             |              |          |

|                 |      |                         |           |         |                          |                   |            |
|-----------------|------|-------------------------|-----------|---------|--------------------------|-------------------|------------|
| Soil Details by | S.E. | Soil Classification     |           | Slope   | Limiting Factor          | Groundwater       |            |
|                 | ▶▶   | 4                       | C         | 12      | >40 "                    | Restrictive Layer |            |
|                 |      | Profile                 | Condition | Percent | Depth                    | Bedrock           |            |
|                 | S.S. | Soil Series/Phase Name: |           |         |                          |                   | Hydrologic |
|                 | ▶▶   | - -                     |           |         | ■ Hydric<br>■ Non-hydric | - -<br>Soil Group |            |

Exploration Symbol # TB-6 Test Pit ☒ Boring Probe  
4" " Organic horizon thickness Ground surface elev. 317'±  
38 " Depth of exploration or to refusal

| Texture              | Consistency | Color       | Mottling |
|----------------------|-------------|-------------|----------|
| 0                    |             | DARK BROWN  |          |
| SANDY LOAM           | FRIABLE     | STRONG BRN. | NONE     |
| 10                   |             | OLIVE BROWN |          |
| 20                   |             |             |          |
| SANDY LOAM W/ GRAVEL |             |             |          |
| 30                   | FIRM        |             |          |
| 40                   |             |             |          |
| 50                   |             |             |          |

|                 |      |                         |           |              |                 |                     |             |
|-----------------|------|-------------------------|-----------|--------------|-----------------|---------------------|-------------|
| Soil Details by | S.E. | Soil Classification     |           | Slope        | Limiting Factor |                     | Groundwater |
|                 | ▶▶   | 3                       | C         | 4            | 38 "            | ■ Restrictive Layer |             |
|                 |      | Profile                 | Condition | Percent      | Depth           |                     | Bedrock     |
|                 | S.S. | Soil Series/Phase Name: |           |              |                 |                     | Hydrologic  |
|                 | ▶▶   |                         | - -       |              | ■ Hydric        |                     | - -         |
|                 |      |                         |           | ■ Non-hydric |                 | Soil Group          |             |

Exploration Symbol # TB-7 Test Pit ☒ Boring Probe  
2" " Organic horizon thickness Ground surface elev. 287'±  
30 " Depth of exploration or to refusal


| Texture               | Consistency               | Color       | Mottling |
|-----------------------|---------------------------|-------------|----------|
| 0                     |                           | DARK BROWN  |          |
| COARSE SAND W/ GRAVEL | FRIABLE                   | STRONG BRN. | NONE     |
| 10                    |                           | YELL. BROWN |          |
| 20                    |                           |             |          |
| 30                    | FIRM DUE TO COARSE GRAVEL |             |          |
| 40                    |                           |             |          |
| 50                    |                           |             |          |

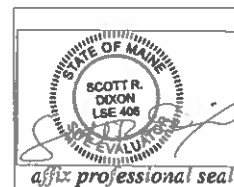
|                 |      |                         |           |         |                          |                     |            |
|-----------------|------|-------------------------|-----------|---------|--------------------------|---------------------|------------|
| Soil Details by | S.E. | Soil Classification     |           | Slope   | Limiting Factor          | Groundwater         |            |
|                 | ▶▶   | 6                       | C         | 0       | 30 "                     | ■ Restrictive Layer |            |
|                 |      | Profile                 | Condition | Percent | Depth                    | Bedrock             |            |
|                 | S.S. | Soil Series/Phase Name: |           |         |                          |                     | Hydrologic |
|                 | ▶▶   | - -                     |           |         | ■ Hydric<br>■ Non-hydric | - -<br>Soil Group   |            |

Exploration Symbol # \_\_\_\_\_ Test Pit ☐ Boring Probe  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
| 0       |             |       |          |
| 10      |             |       |          |
| 20      |             |       |          |
| 30      |             |       |          |
| 40      |             |       |          |
| 50      |             |       |          |

|                 |      |                         |           |         |                 |                      |                   |
|-----------------|------|-------------------------|-----------|---------|-----------------|----------------------|-------------------|
| Soil Details by | S.E. | Soil Classification     |           | Slope   | Limiting Factor | Groundwater          |                   |
|                 | ▶▶   |                         |           |         | "               | Restrictive Layer    |                   |
|                 |      | Profile                 | Condition | Percent | Depth           | Bedrock              |                   |
|                 | S.S. | Soil Series/Phase Name: |           |         |                 |                      | Hydrologic        |
|                 | ▶▶   |                         | - -       |         |                 | Hydric<br>Non-hydric | - -<br>Soil Group |

| INVESTIGATOR INFORMATION AND SIGNATURE  |  |   |  |
|---|--|---|--|
| Signature  |  | Date <u>4/14/25</u>   |  |
| Name Printed <b>SCOTT R. DIXON</b>  |  | Cert/Lic/Reg. # <b>SE #406</b>  |  |
| Title <input checked="" type="checkbox"/> Licensed Site Evaluator                             |  | <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer |  |



## **Groundwater Supply – Proposed Pigeon Brook Road Subdivision**

### **Water Supply Method and Adequacy**

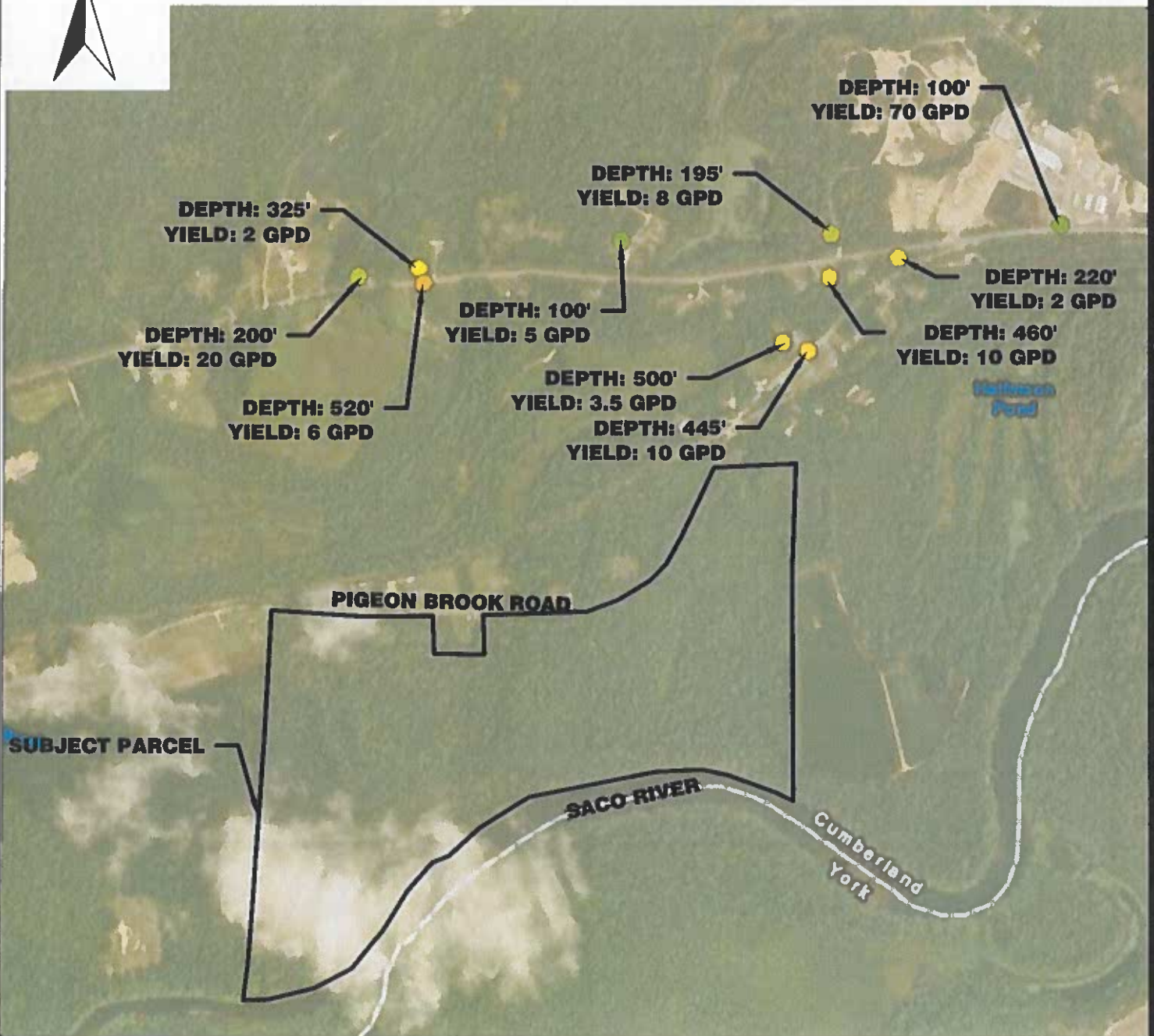
The proposed development will be served by private wells for water supply. Wells will be drilled into the underlying bedrock aquifer, which is mapped as Silurian-Ordovician aged interbedded pelite and sandstone of the Vassalboro Formation. Information provided on Maine Geological Survey (MGS) maps relative to existing bedrock water supply wells in the area indicates that ten wells are located within an approximately 0.5 mile-radius of the project site for which well information is available. The wells mapped by the MGS range from about 100 to 520 feet in depth, and reported yields range from about 2 to 70 gpm; the average of the reported yields is approximately 13.5 gpm. See the attached well data map for this supporting information.

Based on the above information regarding existing bedrock water supply wells in the area, the bedrock aquifer is likely to have adequate capacity to supply potable water to meet domestic demand without resulting in adverse on- or off-site influences such as excessive drawdown.



---

Scott R. Dixon, CG #GE435  
2025-05-07



#### NOTES

1. TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
2. WELL LOCATIONS AND DATA DOWNLOADED FROM  
[HTTPS://WWW.MAINE.GOV/DACF/MGS/PUGS/DIGITAL/WELL.HTM](https://www.maine.gov/dacf/mgs/pugs/digital/well.htm)

**NOT FOR CONSTRUCTION**

PROJECT:  
**PROPOSED PIGEON BROOK ROAD SUBDIVISION**  
PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**WELL DATA MAP**

SCALE: 1" = 1000'

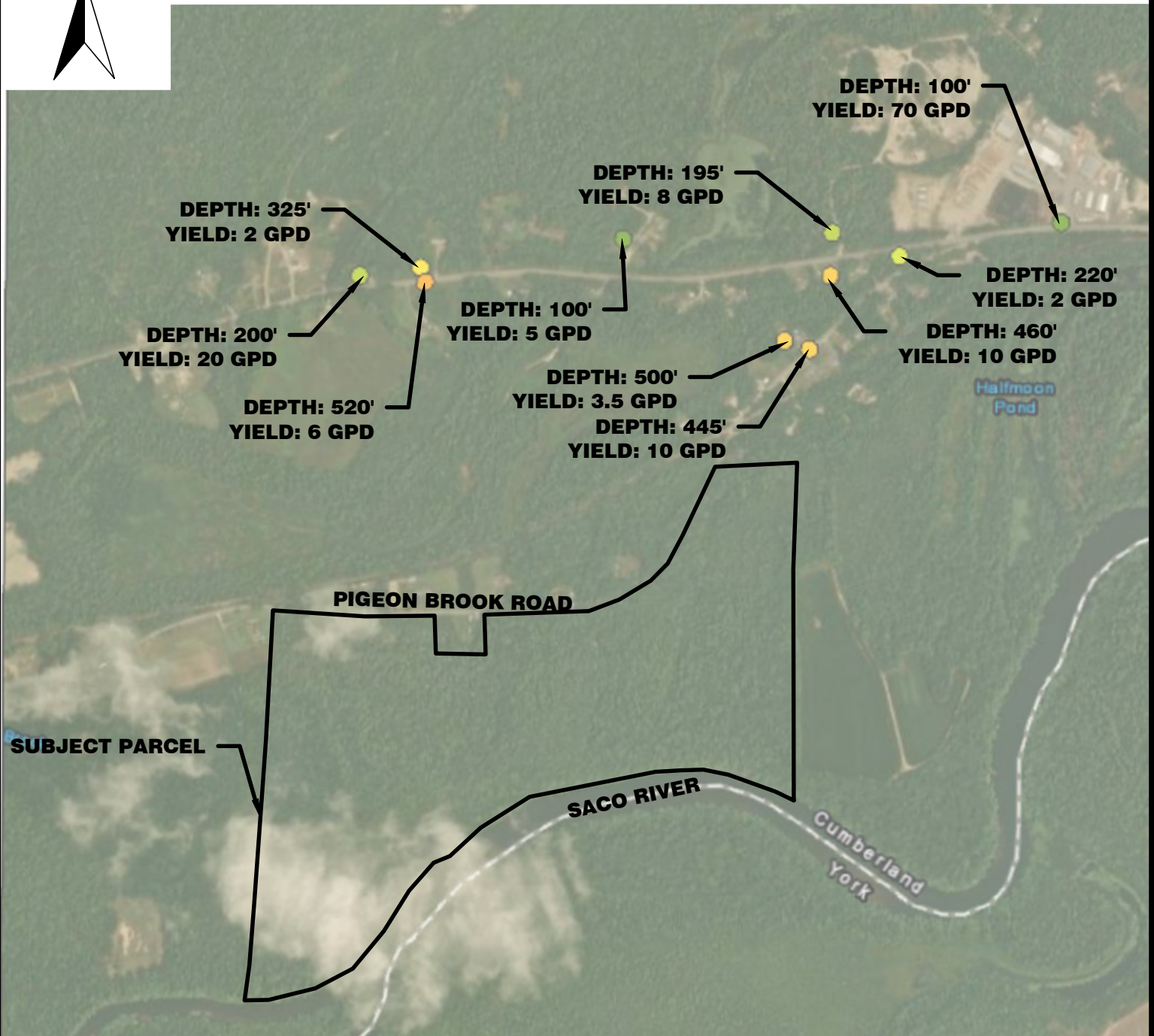
MLDC NO. 25-038  
PROJ. MGR: JLG  
DRAWN BY: HRD  
CHECKED BY: SRD  
REVISION NO. N/A  
ISSUE DATE: 2025-05-07  
ISSUED FOR: REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
[WWW.MAIN-LANDDC.COM](http://WWW.MAIN-LANDDC.COM)







- NOTES
1. TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
  2. WELL LOCATIONS AND DATA DOWNLOADED FROM [HTTPS://WWW.MAINE.GOV/DACF/MGS/PUGS/DIGITAL/WELL.HTM](https://www.maine.gov/dacf/mgs/pugs/digital/well.htm)

**NOT FOR CONSTRUCTION**

PROJECT:  
**PROPOSED PIGEON BROOK ROAD SUBDIVISION**  
PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**WELL DATA MAP**

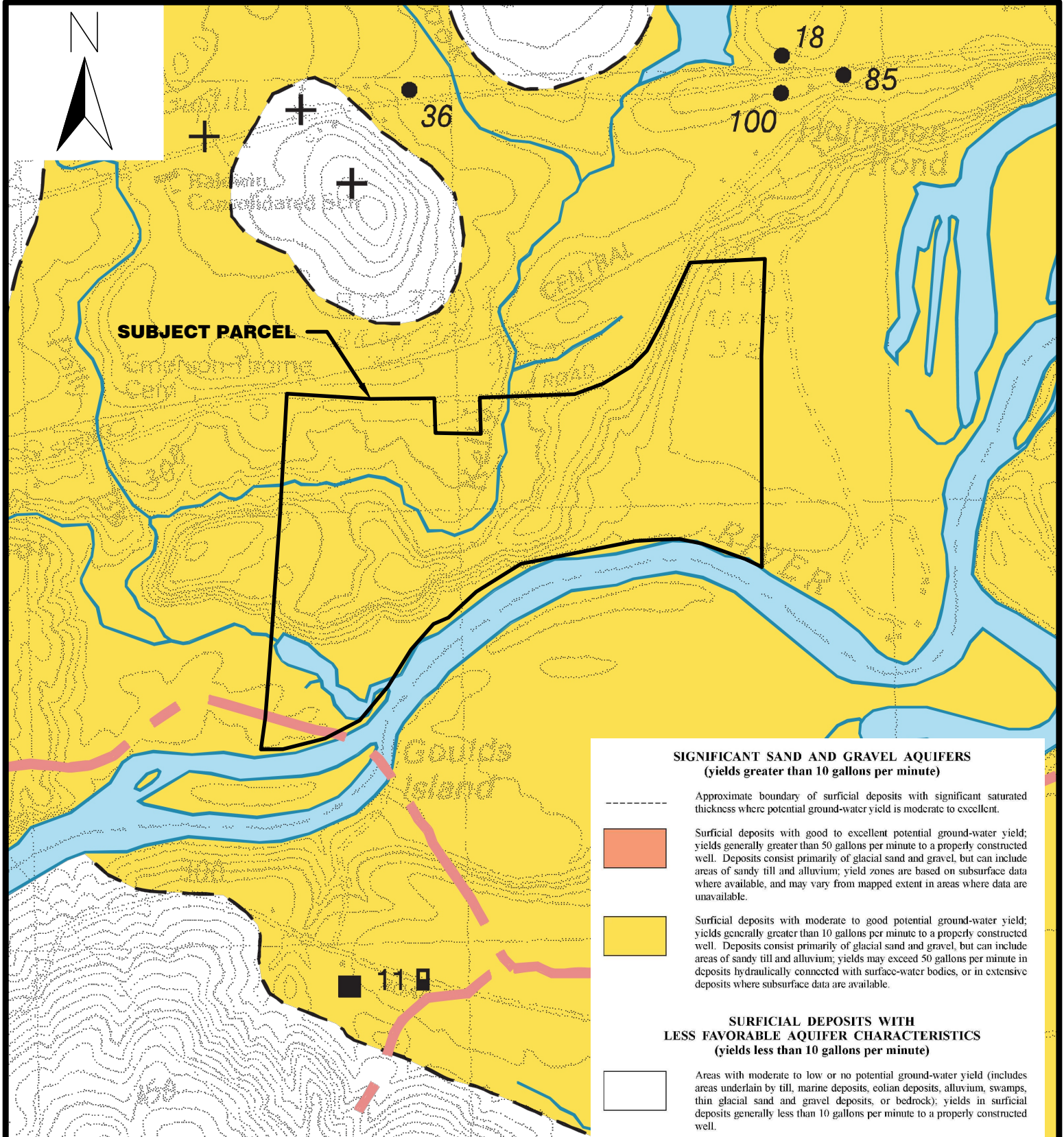
SCALE: 1" = 1000'

MLDC NO. 25-038  
PROJ. MGR: JLG  
DRAWN BY: HRD  
CHECKED BY: SRD  
REVISION NO. N/A  
ISSUE DATE: 2025-05-07  
ISSUED FOR: REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.  
69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
[WWW.MAIN-LANDDCI.COM](http://WWW.MAIN-LANDDCI.COM)







#### NOTES

1. TOWN OF BALDWIN: TAX MAP 5 LOT 44-A
2. MAP SHOWN IS BASED ON MAP DOWNLOADED FROM MAINE GIS AND DEPICTS SIGNIFICANT SAND AND GRAVEL AQUIFERS MAP ENTITLED "XX" DATED 2024.

**NOT FOR CONSTRUCTION**

PROJECT:  
**PIGEON BROOK ROAD SUBDIVISION**  
PIGEON BROOK ROAD, BALDWIN, MAINE

DRAWING:  
**AQUIFERS MAP**

SCALE: 1" = 1000'

MLDC NO. 25-038  
PROJ. MGR: JLG  
DRAWN BY: NDG  
CHECKED BY: JLG  
REVISION NO. N/A  
ISSUE DATE: 2025-05-02  
ISSUED FOR: REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM





# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

**Wetland, Streams, and Cursory Vernal Pool Delineation Report**  
**Andrew Porter Property**  
**West Baldwin, Maine**  
**5/7/2025**

## **INTRODUCTION**

A wetland, stream, and cursory vernal pool delineation was performed by Main-Land Development Consultants Inc., (Main-Land) to determine potential natural resource features on the project site. The project site consists of one lot located off Pigeon Brook Road in Baldwin, Maine. The approximately 152-acre parcel is identified as Lot 44-A on Town Tax Map 5.

The purpose of this report is to document identified wetlands and water resources that fall under the federal jurisdiction of the U.S. Army Corps of Engineers (USACE) and the Clean Water Act (CWA), in addition to the state jurisdiction of the Maine Department of Environmental Protection (Maine DEP) and the Natural Resources Protection Act (NRPA).

## **METHODOLOGY**

### **Preliminary Data**

Prior to performing the field delineation, Main-Land evaluated preliminary data on the project site to help prepare for fieldwork. Data made available by the Maine Office of GIS was consulted, as well as from sources such as the National Wetlands Inventory (NWI) wetlands, USDA Natural Resource Conservation Soil Survey Maps, and digital aerial photography.

### **Wetland and Stream Delineation**

On March 13 and 18, and April 1, 2025, wetland and stream delineations were performed within the project site. Wetlands were identified and delineated in accordance with the *1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands* and the *2012 Regional Supplement to The Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. Hunter Dalton, Staff Environmental Scientist of Main-Land, flagged the perimeter of wetland boundaries at an average interval of 25 feet per flag. Locations were recorded with the use of a sub-meter EOS Arrow 100. Main-Land observed for hydric soils, hydrophytic vegetation, and hydrology indicators, the three requirements that must all be present for a wetland classification.

The stream delineation methodology follows the guidance provided by the Maine DEP Natural Resource Protection Act (NRPA) *Identification Guide for Rivers, Streams, and Brooks*, and the definition of a stream in Maine State Statute, as follows:

**River, stream or brook.** "River, stream or brook" means a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.

A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.

B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.

C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.

D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.

E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not correlate to a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining stormwater or a grassy swale.

Wetland and Stream features are classified using the *Classification of Wetlands and Deepwater Habitats of the United States*, Cowardin et al., 1979.

### **Cursory Vernal Pool Survey**

A cursory vernal pool survey was completed using guides and standards established by the DEP and U.S. Army Corps of Engineers (USACE). Significant Vernal Pools are defined by the NRPA as “*naturally occurring, temporary or semi-permanent pools that provide habitat for a specific abundance of vernal pool amphibian species.*” Any potential vernal pools identified during this review would require a full survey (amphibian breeding area survey) completed in the Spring to determine significance.

To be defined as a significant vernal pool, characteristics must meet or exceed thresholds defined by the Maine Department of Environmental Protection.

| <b>Species</b>          | <b><u>Abundance of Criteria</u></b> |
|-------------------------|-------------------------------------|
| Fairy Shrimp            | Presence of any life                |
| Blue Spotted Salamander | Presence of 10 or more egg masses   |
| Spotted Salamander      | Presence of 20 or more egg masses   |
| Wood Frog               | Presence of 40 or more egg masses   |



### **Wetlands of Special Significance (WOSS)**

Wetlands were evaluated under criteria of Wetlands of Special Significance (WOSS). WOSS are defined in NRPA Chapter 310: Wetlands and Waterbodies Protection Section 4. According to Maine's NRPA Chapter 310, WOSS include all coastal wetlands and great ponds, and freshwater wetlands that exhibit one or more of the following characteristics:

1. Critically imperiled or imperiled community. The freshwater wetland contains a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Natural Areas Program.
2. Significant wildlife habitat. The freshwater wetland contains significant wildlife habitat as defined by 38 M.R.S.A. § 480-B (10).
3. Location near coastal wetland. The freshwater wetland area is located within 250 feet of a coastal wetland.
4. Location near GPA great pond. The freshwater wetland area is located within 250 feet of the normal high water line, and within the same watershed, of any lake or pond classified as GPA under 38 M.R.S.A. § 465-A.
5. Aquatic vegetation, emergent marsh vegetation or open water. The freshwater wetland contains under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, unless the 20,000 or more square foot area is the result of an artificial pond or impoundment.
6. Wetlands subject to flooding. The freshwater wetland area is inundated with floodwater during a 100-year flood event based on flood insurance maps produced by the Federal Emergency Management Agency or other site-specific information.
7. Peatlands. The freshwater wetland is or contains peatlands, except that the Department may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance.
8. River, stream or brook. The freshwater wetland area is located within 25 feet of a river, stream or brook.

## **RESULTS**

### **Project Area Overview**

The objective of this delineation was to determine the feasibility of a proposed subdivision. The project site is south of an can be accessed from Pigeon Brook Road in Baldwin, Maine, and is predominantly undeveloped and forested. Existing ATV trails are located on the property. The surveyed area of interest consists of the land adjacent to Pigeon Brook Road. Wetlands and natural resources were observed throughout the project site area of interest.

See attached Site Plan E1.1, *Natural Resource Mapping* which depicts locations of environmental features identified by Main-Land. Photos of selected features are also attached.



## Wetlands

Twenty-two freshwater wetland complexes were identified within the project site area of interest. Palustrine Forested (PFO), Scrub-Shrub (PSS), and Emergent (PEM) wetlands were observed. PFO wetlands are characterized by woody vegetation that is at least 20 feet in height, while PSS wetlands are characterized by brushy, woody plants, typically with multiple trunks not growing above 20 feet in height. PEM wetlands are characterized by erect, herbaceous hydrophytes, excluding mosses and lichens. See table 1 below for additional information.

| WETLAND ID | WETLAND AREA (SF) | COWARDIN CLASSIFICATION | WOSS  | NOTES   |
|------------|-------------------|-------------------------|---|---|
| W-1        | 2,514             | PFO1E                   | No  | Associated with non-significant vernal pool (PVP-1) |
| W-2        | 38,683            | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-3        | 11,822            | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-4        | 1,135             | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-5        | 3,029             | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-6        | 21,173            | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-7        | 36,639            | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-8        | 27,115            | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |
| W-9        | 3,744             | PFO/PSS1E               | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone |   |



|      |          |            |   |   |
|------|----------|------------|---|---|
| W-10 | 50,537   | PFO/PSS1E  | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone   |   |
| W-11 | 21,642   | PFO/PSS1E  | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone   |   |
| W-12 | 19,926   | PFO/PSS1E  | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone   |   |
| W-13 | 2,130    | PFO/PSS1E  | Yes, all wetland areas within 25' of a stream and all wetlands within the 100-year flood zone   |   |
| W-14 | 2,545    | PFO1E      | Yes, potential WOSS associated with PVP   | Associated with a potential vernal pool (PVP-4)                   |
| W-15 | 15,037   | PFO/PSS1E  | Yes, all wetland areas within the 250' SVP buffer   | Associated with a significant vernal pool (PVP-2)                 |
| W-16 | 3,212    | PFO/PSS1E  | Yes, all wetland areas within the 250' SVP buffer   | Associated with a non-significant vernal pool (PVP-3)             |
| W-17 | 217      | PFO/PSS1E  | Yes, all wetland areas within the 250' SVP buffer   | WOSS associated with significant vernal pool (PVP-2)              |
| W-18 | 1,948    | PFO/PSS1E  | Yes, all wetland areas within the 250' SVP buffer   | WOSS associated with significant vernal pool (PVP-2)              |
| W-19 | 679      | PFO/PSS1E  | Yes, all wetland areas within the 250' SVP buffer   | WOSS associated with significant vernal pool (PVP-2)              |
| W-20 | 218,051* | PFO1/PEM1F | Yes, all wetlands within the 100-year flood zone and lower elevations contain more than 20,000 SF of emergent wetland. WOSS also associated with 250' PVP buffers | WOSS associated with potential vernal pool (PVP-13, -14, and -15) |
| W-21 | 1,790    | PFO1E      | Yes, associated with 250' PVP buffer  | Associated with a potential vernal pool (PVP-16, and -17)         |
| W-22 | 2,095    | PFO1E      | Yes, associated with 250 PVP buffer   | Associated with a potential vernal pool (PVP-16, and -17)         |

\*Within natural resource mapping area of extent

## Streams

One stream was identified within the project site area of interest. This unnamed stream is classified as a perennial riverine system and likely continuously flows year round.



## Vernal Pools

Seventeen potential vernal pools (PVPs) were identified during the natural resources survey. A full amphibian breeding area survey was completed on April 24, 2025. Both wood frog and spotted salamander egg masses were present at the time of the vernal pool screening. Full amphibian breeding area surveys were conducted only for PVP-1 through PVP-3 due to their proximity to the proposed areas of development. Remaining observed potential vernal pools will have a 250' potential vernal pool buffer until full amphibian breeding area surveys are performed to determine egg mass counts.

PVP-1 contained a leaf litter bottom with a loamy sand substrate and a max depth of approximately 2'. This vernal pool contained fallen trees and branches. During the full amphibian screening a total of 3 wood frog 5 spotted salamander egg masses were observed. The wood frog egg masses appeared to be relatively mature with signs of deterioration and elongation of the embryo. The state of the spotted salamander egg masses appeared to be relatively fresh and firm. Based on the egg mass counts, this vernal pool was determined to be non-significant.

PVP-2 contained a leaf litter/moss bottom with a loamy sand substrate and a max depth of approximately 16". This vernal pool contained scrub-shrub and remnants of cinnamon fern and other leafy plants. This vernal pool contained 17 wood frog egg masses and 21 spotted salamander egg masses. The state of the wood frog egg masses appeared to be relatively mature with signs of deterioration and elongation of the embryo, with the state of the spotted salamander egg masses appeared to be relatively fresh and firm. Based on the egg mass counts, this vernal pool was determined to be significant.

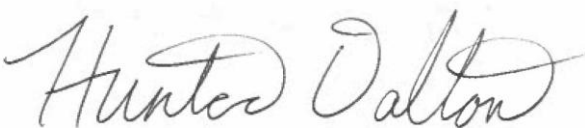
PVP-3 contained a leaf litter bottom with a loamy sand substrate and a max depth of approximately 19". This vernal pool contained scrub-shrub and fallen branches. A total of 4 wood frog egg masses and 8 spotted salamander egg masses were observed. The state of the amphibian egg masses appeared to be similar to those observed in the first two vernal pools. Based on egg mass counts, this vernal pool was determined to be non-significant.

## Wetlands of Special Significance (WOSS)

All wetlands within 25' of a stream are classified as WOSS. All wetlands within the 100-year flood zone are classified as WOSS. All wetlands associated with significant wildlife habitat, such as a significant vernal pool, are classified as WOSS. Therefore, all wetlands within the 250' significant vernal pool habitat are considered WOSS.

## SUMMARY

A wetland, stream, and cursory vernal pool delineation was completed for the project site during March and April of 2025. Full amphibian breeding area surveys were conducted on April 24, 2025. Within the area of interest on the project site, **twenty-two NRPA wetlands, one stream, one significant vernal pool, and WOSS characteristics** were identified during the natural resource delineation. Overall, the identified wetlands comprise approximately 12% of the project site area of interest. The project site does contain areas of moderately well to excessively drained upland soils found on slopes less than 20%, which is suitable for development including for wastewater disposal.



Hunter R. Dalton  
Staff Environmental Scientist







Photo 1. Observed PFO/PSS wetland complex.





Photo 2. Observed perennial stream.







Photo 3. Significant vernal pool associated with wetland complex W-3.





Photo 4. Wood frog egg mass.

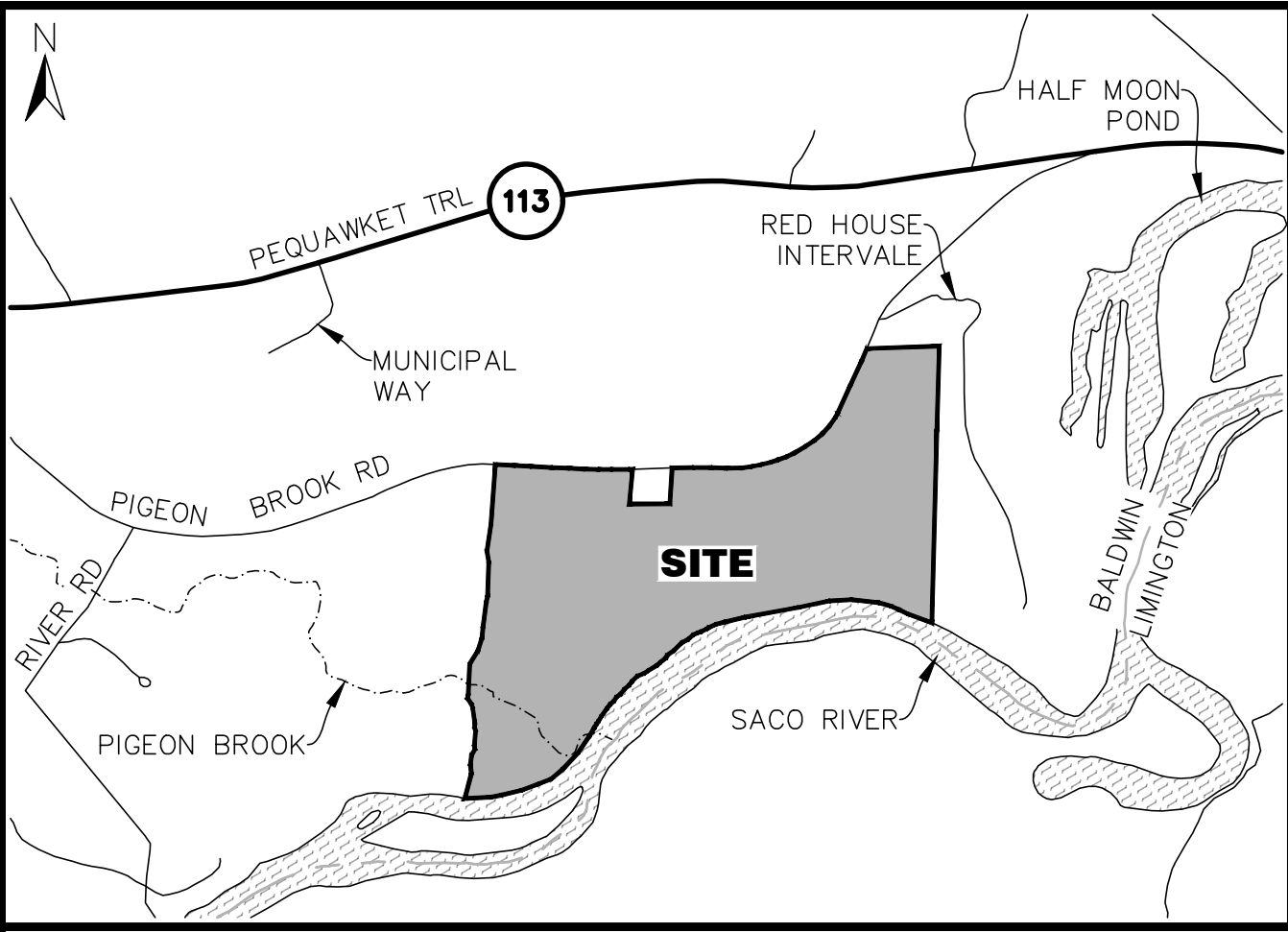




Photo 5. Spotted salamander egg mass.







LOCATION MAP 1" = 1,500'

#### NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- TOWN OF BALDWIN ASSESSOR'S REFERENCE: TAX MAP 5, LOT 44-A.
- OWNER OF RECORD AT TIME OF SURVEY: RICKER PARK B3 LLC BY WARRANTY DEED DATED FEBRUARY 28, 2025 AND RECORDED IN DEED BOOK 41313, PAGE 169.
- TOTAL AREA: 151 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES AND PLAN FILE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM [HTTP://COAST.NOAA.GOV](http://coast.noaa.gov) WITH A CONTOUR INTERVAL OF 2-FOOT. SPOT CHECKS COMPLETED BY MAIN-LAND AT TIME OF SURVEY. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
- A PORTION OF THE SURVEYED PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE, AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD - B.F.E. DETERMINED), AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BALDWIN, COMMUNITY-PANEL NO. 230200-0436-F & 230200-0437-F, BOTH HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. ADDITIONALLY, A PORTION OF THE PROPERTY FALLS WITHIN ZONE X (SHADED), AREAS OF 02% ANNUAL CHANCE FLOOD HAZARD. THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X (NO SHADING), AREAS OF MINIMAL FLOOD HAZARD.
  - ALL FLOOD ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND SHOWN BASED SOLELY UPON SPATIAL DATA DOWNLOADED FROM THE FEMA MAP SERVICE CENTER WEBSITE. THE TRUE LOCATION OF FLOOD ZONE BOUNDARIES WOULD FOLLOW THE HORIZONTAL LOCATION OF THE B.F.E. ADJACENT TO THE CORRESPONDING SOURCE OF FLOODING, WHICH HAS NOT BEEN DETERMINED.
- WETLANDS AND STREAMS/BROOKS SHOWN HEREON WERE DELINEATED BY MAIN-LAND IN MARCH 2025 AND LOCATED WITH MAPPING-GRADE GPS (SUB-METER ACCURACY).
- IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES ALONG SACO RIVER EXTEND TO THE NORMAL LOW WATER LINE, MEASURED PERPENDICULAR TO THE "BANK". THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS CALCULATED TO THE APPROXIMATE HIGH-WATER LINE OF SACO RIVER, WHICH IS SHOWN BASED UPON AERIAL IMAGERY AND 2022 LIDAR DATA.
- THE LOCATION OF PIGEON BROOK ROAD SHOWN HEREON IS ASSUMED BASED UPON PLAN REF. #1.
- THE SURVEYED PROPERTY IS LOCATED IN THE RURAL DISTRICT. ADDITIONALLY, PORTIONS OF THE PROPERTY ARE LOCATED IN THE RESOURCE PROTECTION BUFFER AS SHOWN.SEE TOWN OF BALDWIN ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO PERMITTED LOT USAGES, RESTRICTIONS, AND DIMENSIONS.

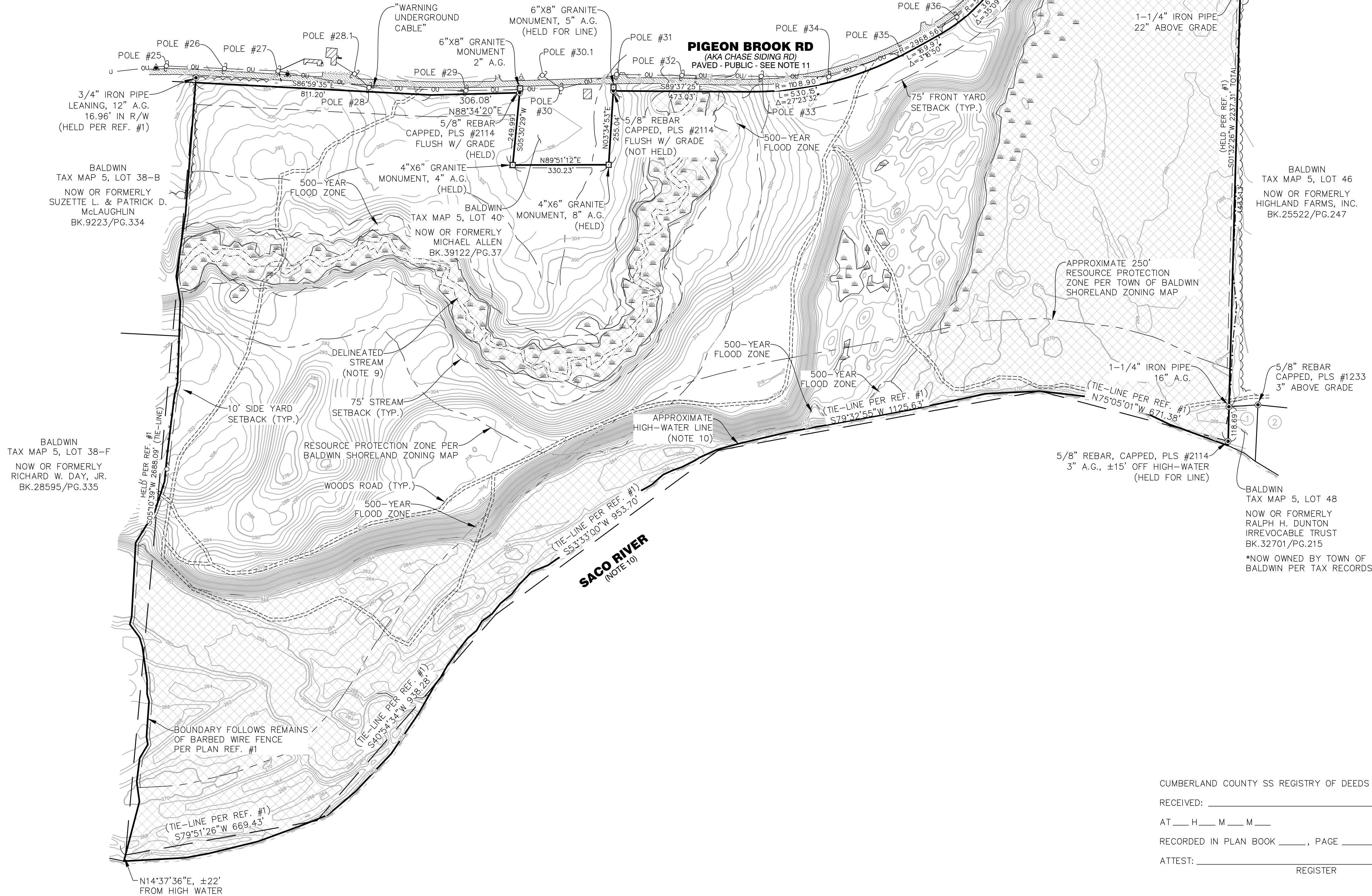
|                         |          |
|-------------------------|----------|
| MIN LOT AREA:           | 2 ACRES  |
| MIN ROAD FRONTAGE:      | 200 FEET |
| MIN FRONT YARD:         | 75 FEET  |
| MIN SIDE YARD:          | 10 FEET  |
| MIN BACK YARD:          | 25 FEET  |
| MIN HIGH-WATER SETBACK: | 75 FEET  |

#### LEGEND:

- |             |   |
|-------------|---|
| ●           | EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED |
| ⑥           | LOT NUMBER PER PLAN REFERENCE #2            |
| ○           | UTILITY POLE                                |
| OU          | OVERHEAD UTILITY                            |
| —           | BOUNDARY LINE (SURVEYED)                    |
| —           | ABUTTING BOUNDARY LINES (APPROX.)           |
| ~~~~~       | TREELINE (APPROX.)                          |
| -x-x-x-x-x- | BARBED WIRE FENCE                           |
| -.-.-.-.-   | BLAZED LINE EVIDENCE                        |
| ==          | DRAINAGE CULVERT                            |
| ---         | BUILDING SETBACK                            |
| 300         | MAJOR CONTOUR LINE                          |
| 200         | MINOR CONTOUR LINE                          |
| ▨           | PAVEMENT                                    |
| ▨           | 100-YEAR FLOOD ZONE BOUNDARY (NOTE 8)       |
| ▨           | 500-YEAR FLOOD ZONE BOUNDARY (NOTE 8)       |
| W           | WETLAND AREA (NOTE 9)                       |
| ---         | DELINEATED STREAM (NOTE 9)                  |
| ==          | HIGH-WATER LINE (NOTE 10)                   |

#### PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY - CHASE SIDING ROAD - TOWN OF BALDWIN, COUNTY OF CUMBERLAND, STATE OF MAINE" SURVEYED BY LEWIS & WASINA, INC., PROJECT NO. 20059 DATED SEPTEMBER 8, 2000 (REVISED THROUGH SEPTEMBER 15, 2000) AND RECORDED IN PLAN BOOK 200, PAGE 392.
- "DON'S DEEP VALE AREA ON THE SACO" SURVEYED BY DONALD FLINT, DATED OCTOBER 1966 AND RECORDED IN PLAN BOOK 73, PAGE 22.



CUMBERLAND COUNTY SS REGISTRY OF DEEDS

RECEIVED: \_\_\_\_\_

AT \_\_\_\_ H \_\_\_\_ M \_\_\_\_

RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER



#### MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

09 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
182 MOOSEHEAD TRAIL, NEWPORT, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PLAN SHOWING AN  
EXISTING CONDITIONS SITE SURVEY

#### PIGEON BROOK ROAD SUBDIVISION

PIGEON BROOK ROAD  
BALDWIN, MAINE  
CUMBERLAND COUNTY

OWNER OF RECORD

#### RICKER PARK B3 LLC

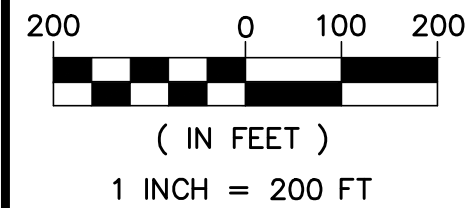
290 BAXTER BLVD, UNIT B3  
PORTLAND, MAINE 04101

MADE FOR

#### ANDREW PORTER

3005 GLENVIEW AVENUE  
AUSTIN, TEXAS 78703

DRAWING SCALE:



REVISION NOTES:

|                  |            |
|------------------|------------|
| PROJ. MGR:       | DJH        |
| DRAWN BY:        | DJH        |
| CHECKED BY:      | DJH        |
| REVISION NO.     | N/A        |
| SURVEY DATE:     | 2025-04-09 |
| SUBMISSION DATE: | 2025-05-08 |
| SUBMITTED FOR:   | FINAL      |

#### EXISTING CONDITIONS SITE PLAN

SEAL:



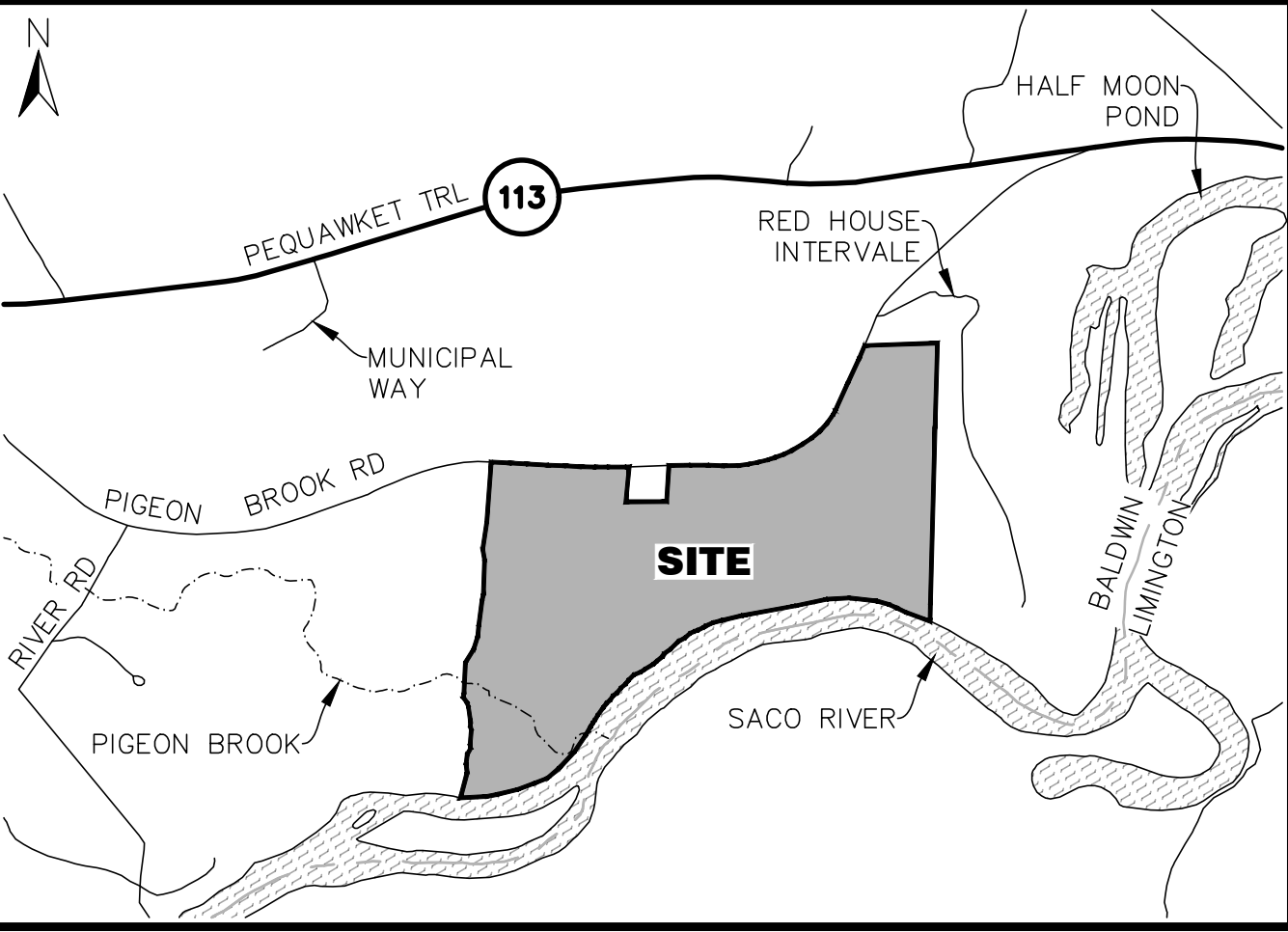
DEVON J. HURLEY PLS #2584  
DRAWING NO.

# S1.1

MLDC NO. 25-038

1 OF 1





LOCATION MAP 1" = 1,500'

- LEGEND:
- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
  - 5/8 REBAR CAPPED, "PLS 2584", TO BE SET
  - LOT NUMBER PER PLAN REFERENCE #2
  - UTILITY POLE
  - OVERHEAD UTILITY
  - EXISTING BOUNDARY LINE (PARENT PARCEL)
  - PROPOSED LOT LINE
  - ABUTTING BOUNDARY LINES (APPROX.)
  - BARBED WIRE FENCE
  - DRAINAGE CULVERT
  - BUILDING SETBACK
  - PAVEMENT
  - 100-YEAR FLOOD ZONE BOUNDARY (NOTE 8)
  - 500-YEAR FLOOD ZONE BOUNDARY (NOTE 8)
  - WETLAND AREA (NOTE 9)
  - DELINEATED STREAM (NOTE 9)
  - HIGH-WATER LINE (NOTE 10)

NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- TOWN OF BALDWIN ASSESSOR'S REFERENCE: TAX MAP 5, LOT 44-A.
- OWNER OF RECORD AT TIME OF SURVEY: RICKER PARK B3 LLC BY WARRANTY DEED DATED FEBRUARY 28, 2025 AND RECORDED IN DEED BOOK 41313, PAGE 169.
- TOTAL AREA: 151 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES AND PLAN FILE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- SEE EXISTING CONDITIONS SURVEY PREPARED BY MAIN-LAND (SHEET S1.1) FOR MORE DETAILED INFORMATION ABOUT THE PARENT PROPERTY.
- A PORTION OF THE SURVEYED PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE, AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD - B.F.E. DETERMINED), AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BALDWIN, COMMUNITY-PANEL NO. 230200-0436-F & 230200-0437-F, BOTH HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. ADDITIONALLY, A PORTION OF THE PROPERTY FALLS WITHIN ZONE X (SHADED), AREAS OF 02% ANNUAL CHANCE FLOOD HAZARD. THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X (NO SHADING), AREAS OF MINIMAL FLOOD HAZARD.
- ALL FLOOD ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND SHOWN BASED SOLELY UPON SPATIAL DATA DOWNLOADED FROM THE FEMA MAP SERVICE CENTER WEBSITE. THE TRUE LOCATION OF FLOOD ZONE BOUNDARIES WOULD FOLLOW THE HORIZONTAL LOCATION OF THE B.F.E. ADJACENT TO THE CORRESPONDING SOURCE OF FLOODING, WHICH HAS NOT BEEN DETERMINED.
- WETLANDS AND STREAMS/BROOKS SHOWN HEREON WERE DELINEATED BY MAIN-LAND IN MARCH 2025 AND LOCATED WITH MAPPING-GRADE GPS (SUB-METER ACCURACY).
- IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES ALONG SACO RIVER EXTEND TO THE NORMAL LOW WATER LINE, MEASURED PERPENDICULAR TO THE "BANK". THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS CALCULATED TO THE APPROXIMATE HIGH-WATER LINE OF SACO RIVER, WHICH IS SHOWN BASED UPON AERIAL IMAGERY AND 2022 LIDAR DATA.
- THE LOCATION OF PIGEON BROOK ROAD SHOWN HEREON IS ASSUMED BASED UPON PLAN REF. #1.
- THE SURVEYED PROPERTY IS LOCATED IN THE RURAL DISTRICT. ADDITIONALLY, PORTIONS OF THE PROPERTY ARE LOCATED IN THE RESOURCE PROTECTION BUFFER AS SHOWN.SEE TOWN OF BALDWIN ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO PERMITTED LOT USAGES, RESTRICTIONS, AND DIMENSIONS.
  - MIN LOT AREA: 2 ACRES
  - MIN ROAD FRONTAGE: 200 FEET
  - MIN FRONT YARD: 75 FEET
  - MIN SIDE YARD: 10 FEET
  - MIN BACK YARD: 25 FEET
  - MIN HIGH-WATER SETBACK: 75 FEET

APPROVED BY THE TOWN OF BALDWIN PLANNING BOARD:

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

CUMBERLAND COUNTY SS REGISTRY OF DEEDS

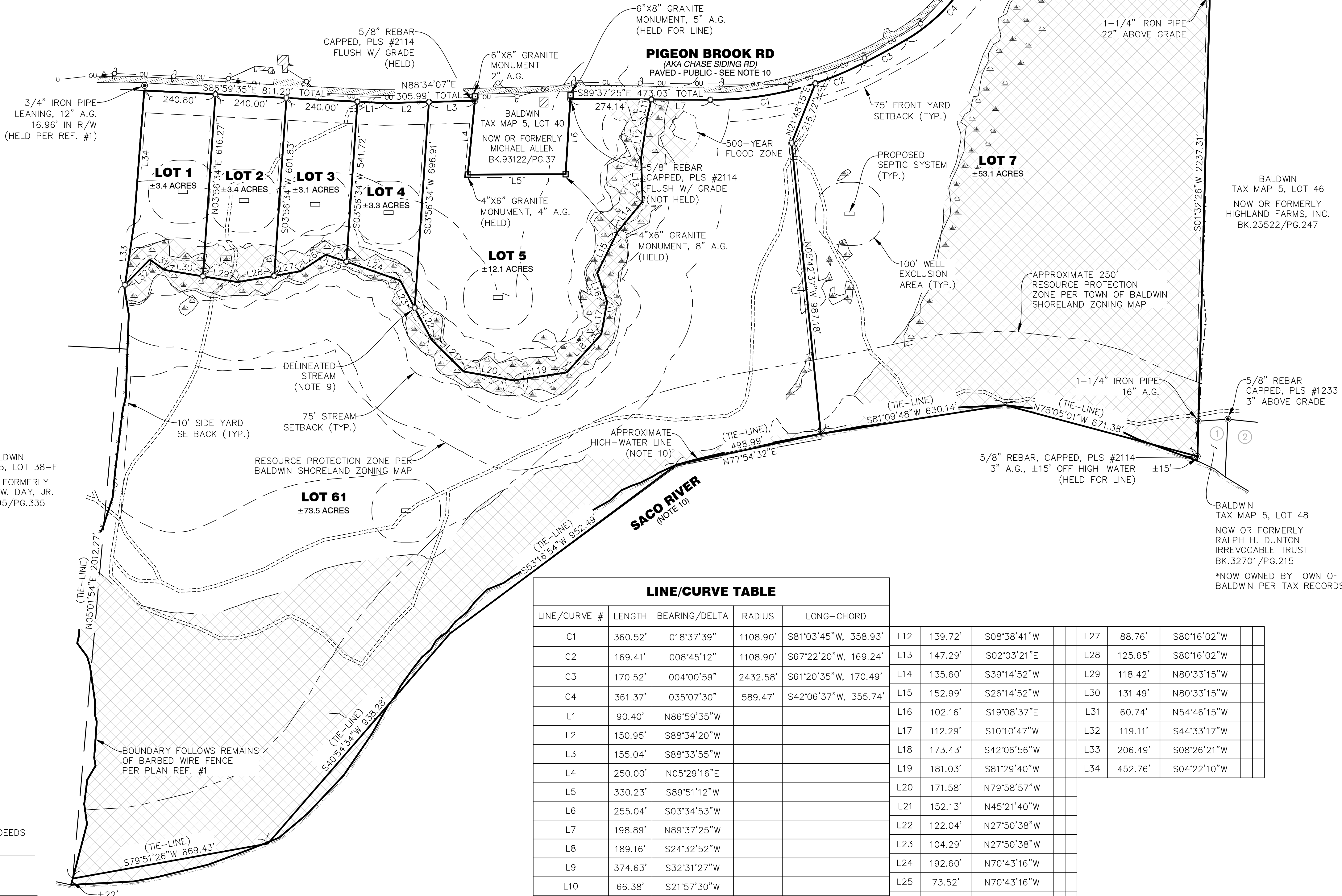
RECEIVED: \_\_\_\_\_

AT \_\_\_\_ H \_\_\_\_ M \_\_\_\_

RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_

REGISTER



| LINE/CURVE TABLE |         |               |          |                      |     |         |             |     |         |
|------------------|---------|---------------|----------|----------------------|-----|---------|-------------|-----|---------|
| LINE/CURVE #     | LENGTH  | BEARING/DELTA | RADIUS   | LONG-CHORD           |     |         |             |     |         |
| C1               | 360.52' | 018°37'39"    | 1108.90' | S81°03'45"W, 358.93' | L12 | 139.72' | S08°38'41"W |     |         |
| C2               | 169.41' | 008°45'12"    | 1108.90' | S67°22'20"W, 169.24' | L13 | 147.29' | S02°03'21"E | L27 | 88.76'  |
| C3               | 170.52' | 004°00'59"    | 2432.58' | S61°20'35"W, 170.49' | L14 | 135.60' | S39°14'52"W | L28 | 125.65' |
| C4               | 361.37' | 035°07'30"    | 589.47'  | S42°06'37"W, 355.74' | L15 | 152.99' | S26°14'52"W | L29 | 118.42' |
| L1               | 90.40'  | N86°59'35"W   |          |                      | L16 | 102.16' | S19°08'37"E | L30 | 131.49' |
| L2               | 150.95' | S88°34'20"W   |          |                      | L17 | 112.29' | S10°10'47"W | L31 | 60.74'  |
| L3               | 155.04' | S88°33'55"W   |          |                      | L18 | 173.43' | S42°06'56"W | L32 | 119.11' |
| L4               | 250.00' | N05°29'16"E   |          |                      | L19 | 181.03' | S81°29'40"W | L33 | 206.49' |
| L5               | 330.23' | S89°51'12"W   |          |                      | L20 | 171.58' | N79°58'57"W | L34 | 452.76' |
| L6               | 255.04' | S03°34'53"W   |          |                      | L21 | 152.13' | N45°21'40"W |     |         |
| L7               | 198.89' | N89°37'25"W   |          |                      | L22 | 122.04' | N27°50'38"W |     |         |
| L8               | 189.16' | S24°32'52"W   |          |                      | L23 | 104.29' | N27°50'38"W |     |         |
| L9               | 374.63' | S32°31'27"W   |          |                      | L24 | 192.60' | N70°43'16"W |     |         |
| L10              | 66.38'  | S21°57'30"W   |          |                      | L25 | 73.52'  | N70°43'16"W |     |         |
| L11              | 60.22'  | S13°40'13"W   |          |                      | L26 | 103.75' | S56°54'27"W |     |         |

PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY - CHASE SIDING ROAD - TOWN OF BALDWIN, COUNTY OF CUMBERLAND, STATE OF MAINE" SURVEYED BY LEWIS & WASINA, INC., PROJECT NO. 20059 DATED SEPTEMBER 8, 2000 (REVISED THROUGH SEPTEMBER 15, 2000) AND RECORDED IN PLAN BOOK 200, PAGE 392.
- "DON'S DEEP VALE AREA ON THE SACO" SURVEYED BY DONALD FLINT, DATED OCTOBER 1966 AND RECORDED IN PLAN BOOK 73, PAGE 22.



MAIN-LAND  
DEVELOPMENT  
CONSULTANTS, INC.

09 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
182 MOOSEHEAD TRAIL NEWPORT, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

SUBDIVISION PLAN

PIGEON BROOK ROAD  
ROAD SUBDIVISION

PIGEON BROOK ROAD  
BALDWIN, MAINE  
CUMBERLAND COUNTY

OWNER OF RECORD

RICKER PARK  
B3 LLC

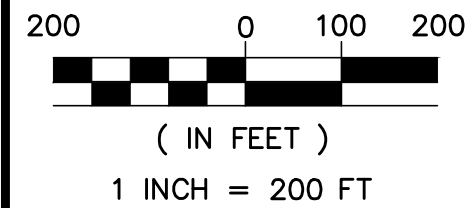
290 BAXTER BLVD, UNIT B3  
PORTLAND, MAINE 04101

MADE FOR

ANDREW PORTER

3005 GLENVIEW AVENUE  
AUSTIN, TEXAS 78703

DRAWING SCALE:



REVISION NOTES:  
SUBMISSION: 2025-06-30 DJH  
REVISED BOUNDARY BETWEEN  
LOTS 6 & 7

PROJ. MGR: DJH  
DRAWN BY: DJH  
CHECKED BY: DJH  
REVISION NO. N/A  
SURVEY DATE: 2025-04-09  
SUBMISSION DATE: 2025-05-08  
SUBMITTED FOR: FINAL

SUBDIVISION  
PLAN

SEAL:



DEVON J. HURLEY PLS #2584  
DRAWING NO.

S2.1