

# **Baldwin Planning Board**

## **Meeting Minutes**

May 25, 2017

### **I. Public Hearing – D&D Oil Bulk Oil Storage Facility**

Public discussion focused on the safety measures to prevent spills, especially measures that should be taken during construction to prevent cracks to catch basin resulting from frost heave.

### **II. Call to order**

Norman Blake called to order the regular meeting of the Baldwin Planning Board at 7:10 PM on May 25, 2017 at the Baldwin Town Office.

### **III. Roll call**

Matt Fricker conducted a roll call. The following persons were present: Planning Board- Norman Blake, Jo Pierce, David Strock, Glen Reynolds, Nichol Ernst, Matt Fricker; Selectmen- Jeff Sanborn, Dwight Warren; CEO- Wes Sunderland; Residents of Baldwin; Olin Thomas, Vin Lawrence, Nik and Karina Harrington, Brent Libby. Representing D&D Oil were Dale and Debra Verrill and Scott Collins, P.E.

### **IV. Approval of minutes from last meeting**

Matt Fricker read the minutes from the last meeting, 5.11.17. The minutes were amended and approved.

### **V. Open issues**

- a) D&D Oil CUP – Documentation (attached) was on 5.20.17 during the Site Walk to revise the CUP submitted on 4.27.17.
  - David Strock had questions about potential leaks. It was noted that all leaks must be reported to ME DEP. A copy of D&D Oil's Spill Prevention, Control and Countermeasure Plan (SPCC) will be provided to the Baldwin Fire Chief.
  - Dale stated that he has never had a spill in 10 years of business. D&D Oil currently has 3 trucks and Dale is the only driver
  - Having D&D Oil obtain an insurance policy rider protecting the Town against costs of spill clean-up was discussed. It was clarified that the State covers all costs of spill clean-up through the Groundwater

Protection Fund (funded by taxes on all gas and oil sales). David Strock indicated that caps on coverage are \$750,00 each incident, and \$2 million per premises.

- Dwight Warren asked if the main (king) valves would be locked to prevent theft and potential spillage from the storage tanks, since he has seen this in practice at other fuel storage facilities. Dale Verrill said there are currently no plans for locks on the main tank valves.
- Norm Blake asked about the color of the tanks. Dale Verrill said they would be painted a dull red primer color. Norm requested a matte finish and suggested a light grey, neutral color.
- Norm asked about the white pines planned for vegetative screening. The plans (attached) show a sufficient number of white pines approximately 6' tall planted in front of the bulk fuel storage facility. Norm requested that D&D Oil maintain the vegetative screening should any of the pines die after planting.
- There was more discussion about drainage under the concrete catch basin, the high water table in Baldwin and the danger of frost heave creating cracks in the catch basin. D&D Oil and St. Germain Collins (Environmental Consulting Group) were asked to ensure that adequate depth, gravel, footings, etc., were incorporated during construction to minimize the chance of frost heave creating cracks in the catch basin.
- The Planning Board asked how much of the field was planned to be stumped out. Dale indicated that he wanted to stump out all of it and plant grass if he has enough resources to do so. The Planning Board indicated enough of the field should be stumped out so trucks and equipment have adequate room to move around.
- The Planning Board requested that D&D Oil post the DEP phone number on the shed or rack or on a sign visible from the road in case someone notices a spill and needs to report it.
- The Planning Board initially suggested that the facility be restricted to servicing D&D trucks only. Upon extended discussion, recognizing that in emergencies, perhaps to help out a friend, etc., other than D&D Oil trucks may need to use the facility. Additionally, tankers delivering oil would not be D&D trucks.

- Hours of Operation were discussed. David Strock wanted hours of operation restricted to 6 AM – 11 PM (versus 24x7 access). A motion was made to set the hours of operation from 6 AM – 11 PM. The motion was seconded and put to a vote. The motion failed to pass 3-2.
- David Strock made a motion that no additional commercial operations be allowed on the property. The motion was seconded and voted on. The motion failed 4-1.
- Discussion of Proposed Conditions for CUP:
  - The gate should be at least 100 feet off of the road (Route 113).
  - Post DEP spill-reporting phone number by gate so it is visible in case of spills.
  - Ensure field is stumped out adequately and drivable so trucks have room to move around and especially so emergency crews have room to operate in the event of a spill or fire.
    - N.B. East Gate post to SE corner – clear out that triangle.
  - Plant and maintain a double-staggered row of  $\geq 6$  foot white pines as a visual barrier between the facility and the road.
  - Tanks painted in a matte finish – consider light grey vs. primer red.
  - Provide copy of SPCC to Baldwin Fire Chief
  - Hours of operation are 24x7
  - Lighting must be low intensity from dusk to dawn to prevent light pollution and all lighting should directed be inward and downward, including all lighting on rack.
  - It is proposed that there be no limit to truck traffic.
  - Any signage must be less than 20 square feet. 10 square feet recommended.
  - No painting of company names or logos on tanks that would be noticeable from the road.
  - Obey all State and Federal laws

- Provide a copy of State Fire Marshall permit to Town.
  - D&D Oil should provide an annual statement via mail on the date of the CUP approval attesting that the containment unit is in good working order.
  - All of the applicants submissions are included in the CUP and the statements contained therein are material to the CUP unless modified in writing by the Planning Board.
  - The Town Fire Department must be notified within 24 hours of any spill.
  - D&D Oil shall provide proof of liability insurance, specifically for the Bulk Oil Storage facility to the Town.
  - D&D Oil should take reasonable efforts to minimize back-up alarms.
  - Standard Conditions (attached)
- The Planning Board voted unanimously to table a vote on approval of the CUP until the 6.8.17 meeting. Matt will write up a list of all CUP conditions and distribute to the Planning Board and the applicant.
- b) Community Center – A new site map with parking spaces delineated was presented as part of the in-process development of the Community Center CUP. There was a discussion about the adequacy of the parking spaces given full use of the Community Center, ball fields, etc.
- c) Dodge Oil – Wes Sunderland, CEO submitted a “punch list” (attached) based on an interview that he conducted with Jay banks on 5.23.17. The list shows that Dodge Oil is making progress on the conditions of their CUP.
- d) Nature’s Wilderness
- Relative to the discussion at the 5/11/17 Planning Board meeting regarding a possible plan for Nature’s Wilderness to work on Marston Road, the plan drawn up by the CEO was reviewed by the Selectmen. The CEO was asked to rescind the plan and no action is to be taken.
  - Nature’s Wilderness is in violation of Town Ordinances due to building a foundation for a conference center without a permit. Part of the plan to rectify the violation is to submit CUP and have approved it approved by the Planning Board. A CUP was initially submitted in

October 2016, but it was not accepted for review due to incompleteness.

- Matt Fricker indicated that this creates a “Catch-22” situation because the Planning Board is required to reject any CUP when the applicant has an existing violation (*Land Use Ordinance of the Town of Baldwin, Maine, as of 3.11.17. Section 8.1, Conditional Use Permit - An application for a conditional use permit or site plan review approval must be denied for any property where a violation exists until such violation has been corrected or resolved*).
- Further complicating the situation is another aspect of the Land Use Ordinance: (*Land Use Ordinance of the Town of Baldwin, Maine, as of 3.11.17. Section 8.5, Reapplication - If the Planning Board shall deny a conditional use application, a second request of a similar nature shall not be brought before the Planning Board within two years from the date of the first request, unless in the opinion of the majority of the Planning Board, substantial new evidence can be brought forward, or unless the Planning Board finds that an error of law or misunderstanding of facts has been made, or unless amendment has been made to this Ordinance which changes the status, circumstances, or conditions of the matter which was brought before the Planning Board*).
- It was determined that Nature’s Wilderness must resolve the violation issue with the Selectmen in a way that does not require Nature’s Wilderness to submit a CUP until after the violation is resolved.
- A letter (attached) from Jeff Amos, PE of Terradyn consultants, LLC was provided by CEO Wes Sunderland. It indicated that once Terradyn gets the results of a topographic survey Nature’s Wilderness is having conducted by Statewide Surveys, they will prepare a concept plan, submit it to the CEO and appear before the Planning Board.

## **VI. New business**

- a) FEMA Flood Plan – Norman Blake has new flood zone information that will be important to Baldwin residents that may require flood insurance. This will

be discussed further at the next Planning Board meeting and a public notice will be placed for a public hearing on the matter.

- b) Jeff Sanborn indicated that the Planning Board would be receiving a CUP for a log yard (wholesale business buying and selling logs).

## **VII. Adjournment**

Norman Blake adjourned the meeting at 10:15 PM.

Minutes submitted by: Matt Fricker

# St.Germain • Collins

May 9, 2017

Wes Sunderland  
Code Enforcement Officer  
Town of Baldwin  
534 Pequawket Trail  
West Baldwin, Maine 04091

Re: Supplemental Submission  
Proposed Bulk Oil Storage Facility  
D&D Oil  
Route 113, West Baldwin, Maine  
St.Germain Collins File No.: 4076

Dear Mr. Sunderland:

St.Germain Collins, on behalf of D&D Oil, is submitting this Supplemental Submission to their Application for Conditional Use Permit for a proposed bulk oil storage facility on a portion of a 42-acre parcel on Route 113 in West Baldwin, Maine.

At the April 27, 2017 Planning Board (PB) meeting, the PB requested the following:


1. Can a Site Plan be provided with more detail? *Figure 4 is enclosed.*
2. Can shed location be shown on Site Plan? *Shed shown on Figure 4.*
3. Will trucks be parked at the facility? *Yes, there is a possibility that up to two delivery trucks will be parked at the facility during nighttime hours.*
4. What are the hours of operation? *The facility will be used from 6:00 AM to 8:00 PM Monday through Saturday.*
5. What is the typical truck traffic? *Up to 15 delivery truck loads and 4 tankers will be in and out of the facility weekly during the months of November through April. Truck traffic will be less during the other months.*
6. There was discussion whether additional landscaping is needed? *Trees do remain along the edge of Route 113. It is proposed that the need for additional landscaping be discussed at the Site Walk, scheduled for May 20<sup>th</sup>. If additional landscaping is deemed necessary by PB, it will be added to the Site Plan prior to PB meeting on May 25<sup>th</sup>.*
7. Can a low-intensity light be installed? *One pole light will be installed, see Figure 4 and enclosed cut sheet for proposed pole-mounted light (or similar equivalent).*
8. Can we provide a copy of DOT Driveway Permit? *Permit is enclosed.*

EXPERIENCE YOU CAN RELY ON  
WHEN IT COUNTS

It should be noted that the original application was for two (2) 20,000-gallon horizontal steel storage tanks for No. 2 fuel oil, diesel, and kerosene. After further research, D&D Oil instead proposes three tanks: One (1) 20,000-gallon No. 2 Fuel Oil, one (1) 10,000-gallon Diesel, and one (1) 10,000-gallon split Diesel/Kerosene. The total oil storage will remain at 40,000 gallons.

We look forward to presenting the application to the PB at their May 25, 2017 meeting. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,  
STGERMAIN COLLINS

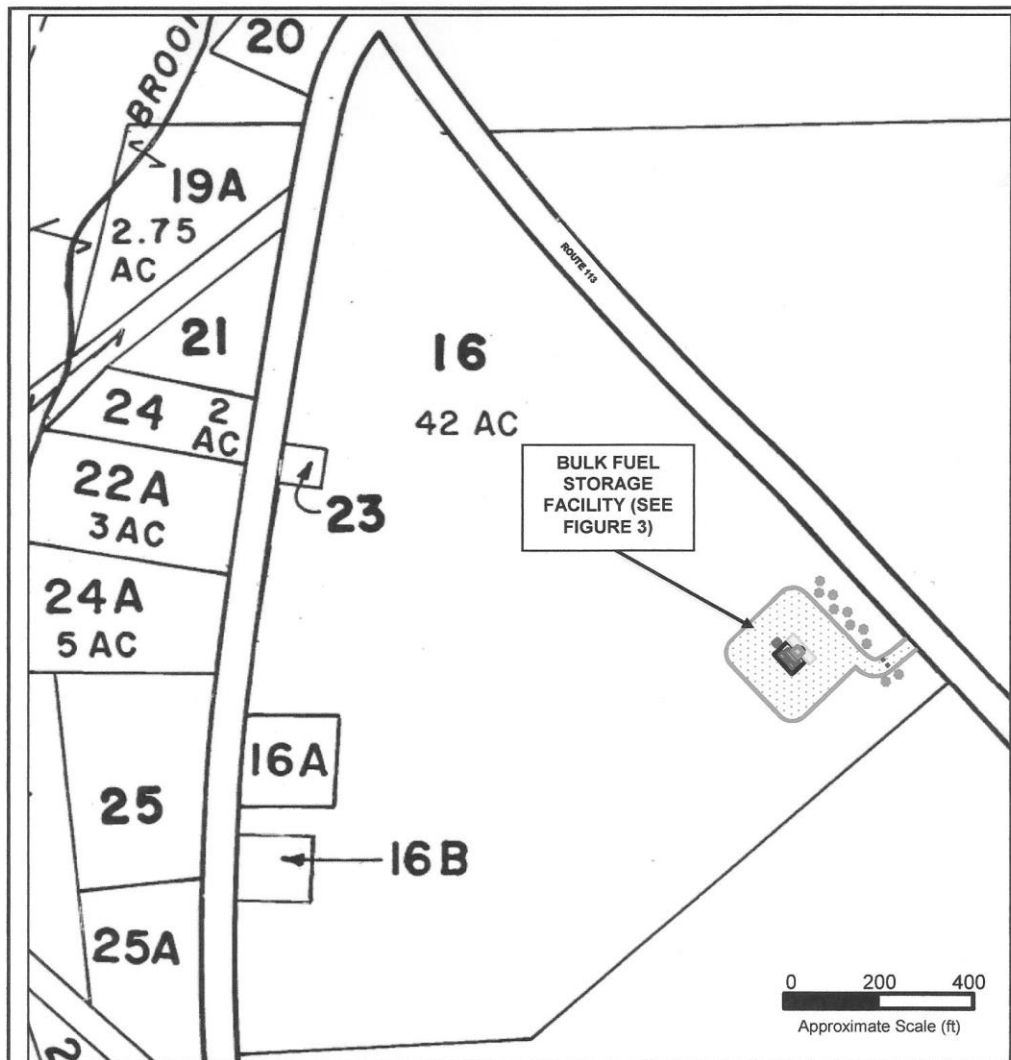


Scott D. Collins, P.E.  
Managing Principal

enclosures

cc: Dale Verrill – D&D Oil





REFERENCE: TOWN OF BALDWIN, MAINE - TAX MAP 5, LOT 16

— FACILITY BOUNDARY (APPROX.)



**LOT PLAN**  
 D&D OIL  
 534 PEQUAWKET TRAIL  
 WEST BALDWIN, ME

D&D OIL  
 14 MOUNTAIN VIEW AVENUE  
 BROWNFIELD, ME 04010

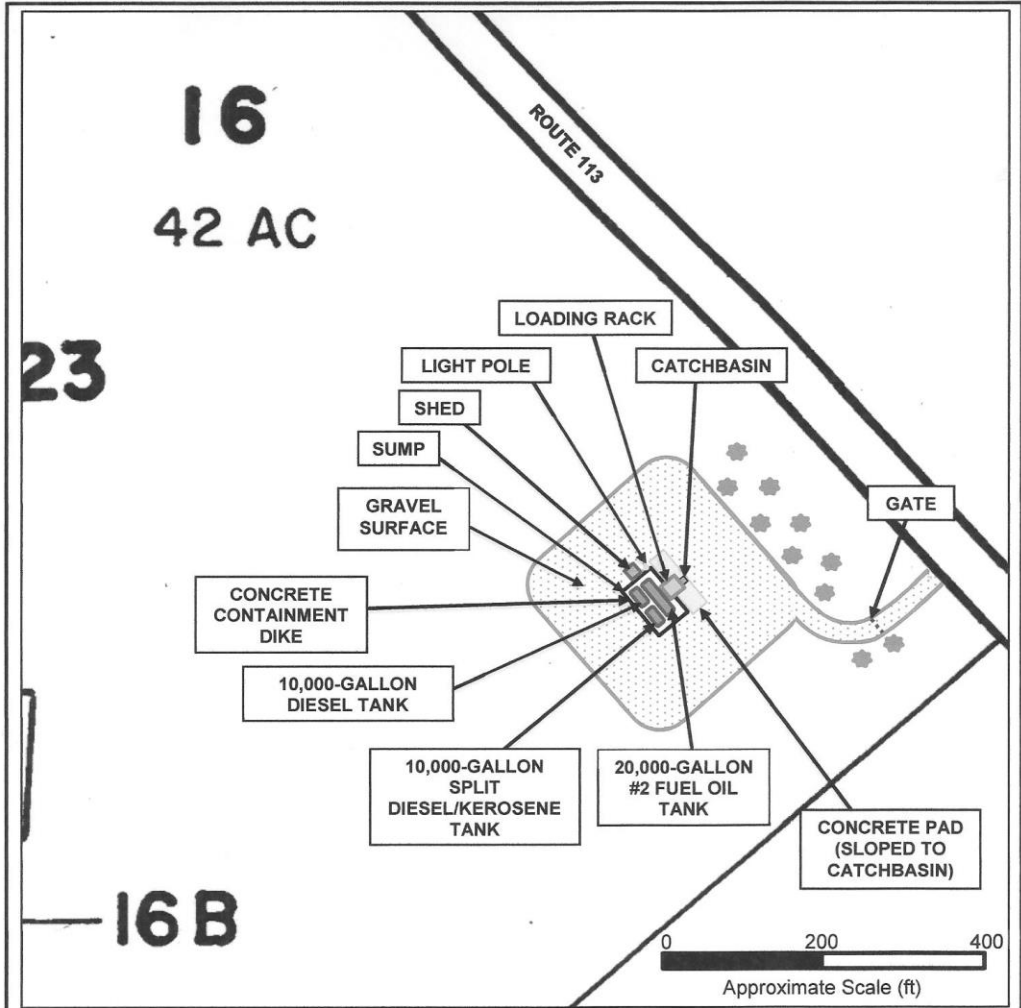
St. Germain • Collins

FIGURE  
 2

DATE: 5/22/17

FILE: 4076

846 MAIN ST. WESTBROOK, MAINE, 04092 TEL: 207-594-7000 WWW.STGERMAINCOLLINS.COM



REFERENCE: TOWN OF BALDWIN, MAINE - TAX MAP 5, LOT 16

— FACILITY BOUNDARY (APPROX.)

✻ 6' HIGH WHITE PINES (10)



OVERALL SITE PLAN

D&D OIL  
534 PEQUAWKET TRAIL  
WEST BALDWIN, ME

D&D OIL  
14 MOUNTAIN VIEW AVENUE  
BROWNFIELD, ME 04010

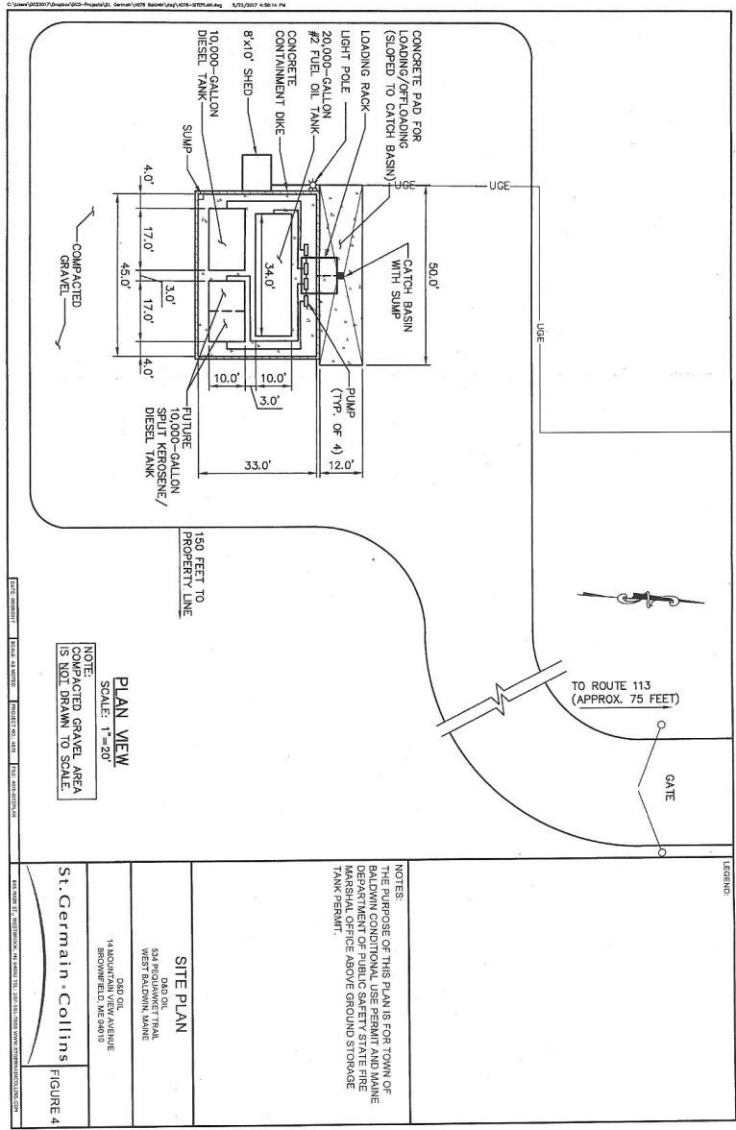
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FIGURE  
3

DATE: 5/22/17

FILE: 4076

846 MAIN ST. WESTBROOK, MAINE, 04092 TEL: 207-591-7000 WWW.STGERMAINCOLLINS.COM



C:\Users\j22077\Documents\2017\Projects\2017\Brownfield\2017-07-07-2017-07-07.dwg 5/17/2017 4:36:10 PM

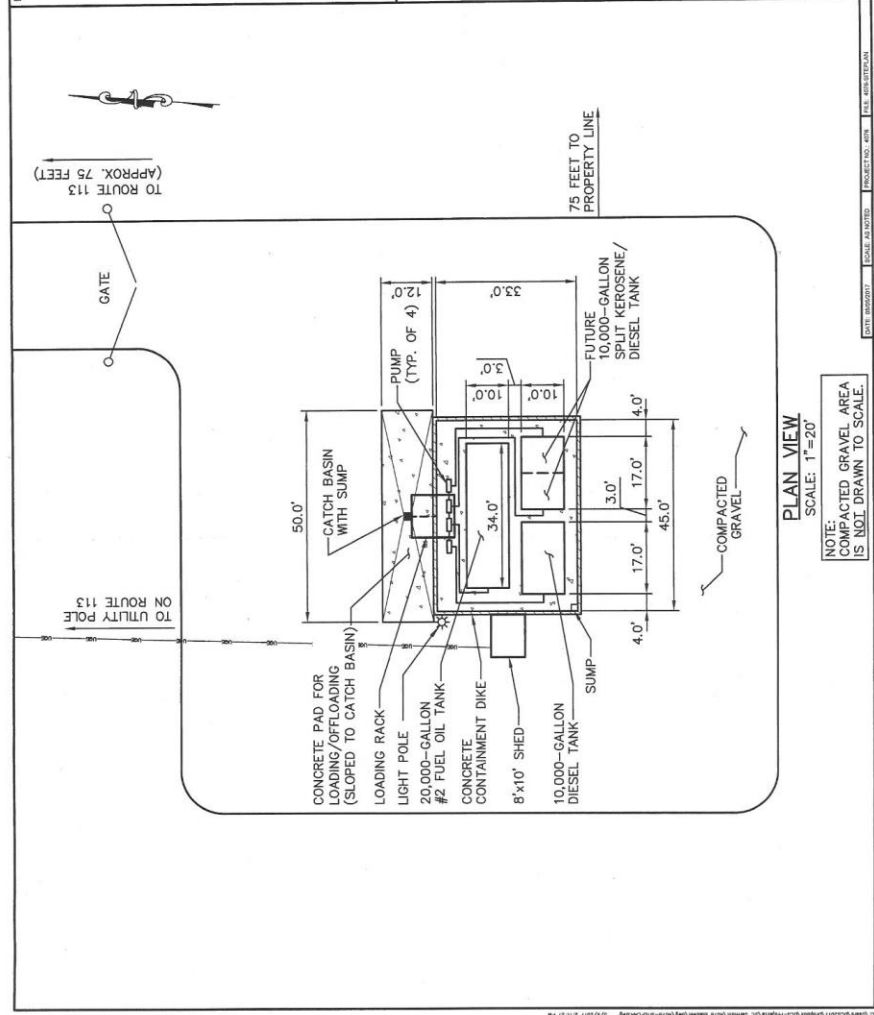
LEGEND:

NOTES:  
 THE PURPOSE OF THIS PLAN IS FOR TOWN OF BALDWIN CONDITIONAL USE PERMIT AND MAINE DEPARTMENT OF PUBLIC SAFETY STATE FIRE MARSHAL OFFICE ABOVE GROUND STORAGE TANK PERMIT.

**SITE PLAN**  
 D&D OIL  
 554 FEDERAL HWY 104  
 WEST BALDWIN, MAINE

D&D OIL  
 14 MOUNTAIN VIEW AVENUE  
 BROWNFIELD, ME 04810

St. Germain • Collins **FIGURE 4**

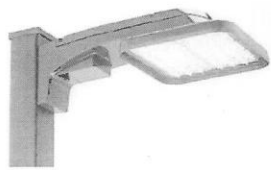


**PLAN VIEW**  
 SCALE: 1"=20'

NOTE:  
 COMPACTED GRAVEL AREA IS NOT DRAWN TO SCALE.

DATE: 06/20/11 SCALE: AS NOTED PROJECT NO.: 014 CALL: 603.871.1144

14 MOUNTAIN VIEW AVENUE BROWNFIELD, ME 04810 TEL: 603.871.1144 WWW.STGERMAINCOLLINS.COM

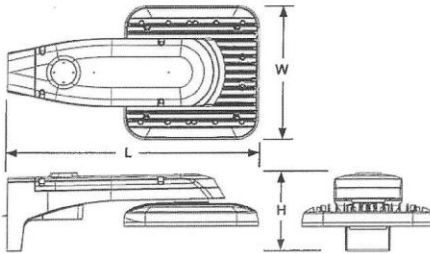


## KAX LED Size 1 LED Area Luminaire



### Specifications

**EPA:** 0.7 ft<sup>2</sup>  
**Length:** 25"  
**Width:** 13-1/4"  
**Height:** 7-3/4"  
**Weight (max):** 26 lbs



|                |  |
|----------------|--|
| Catalog Number |  |
| Notes          |  |
| Type           |  |

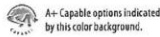
### A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus)

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

### Ordering Information

EXAMPLE: KAX1 LED P4 40K R3 MVOLT SPA DDBXD

| Series   | Performance package | Color temperature | Distribution | Voltage  | Mounting   |
|----------|---------------------|-------------------|--------------|--|--|
| KAX1 LED | P1                  | 30K 3000K         | R3 Type 3    | MVOLT <sup>1</sup>                                 | <b>Shipped included</b><br>SPA Square pole mounting<br>RPA Round pole mounting<br><b>Shipped separately</b><br>KMA Mast arm adapter <sup>2,3</sup> |
|          | P2                  | 40K 4000K         | R4 Type 4    | 120 <sup>1</sup>                                   |  |
|          | P3                  | 50K 5000K         | R5 Type 5    | 208 <sup>1</sup>                                   |  |
|          | P4                  |                   |              | 240 <sup>1</sup><br>277 <sup>1</sup><br>347<br>480 |  |

| Control options   | Other options  | Finish (finish)  |
|---|--|--|
| <b>Shipped installed</b><br>PER NEMA twist-lock receptacle only (no controls) <sup>4,5</sup><br>PERS Five-wire receptacle only (no controls) <sup>3,6</sup><br>PER7 Seven-wire receptacle only (no controls) <sup>1,6</sup><br>PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5ft <sup>7</sup><br>PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft <sup>7</sup><br>PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1ft <sup>7</sup><br>PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft <sup>7</sup><br>FAO Field adjustable output <sup>8</sup> | <b>Shipped installed</b><br>HS House-side shield <sup>9</sup><br>SF Single fuse (120, 277, 347V) <sup>10</sup><br>DF Double fuse (208, 240, 480V) <sup>11</sup><br>TILT Tilt arm<br><b>Shipped separately</b><br>BS Bird spikes <sup>1</sup><br>EGS External glare shield <sup>9</sup> | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DDBTXD Textured dark bronze<br>DBLTXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white |



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## Ordering Information

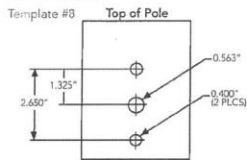
| Accessories       |   | Controls & Shields |   |
|-------------------|---|--------------------|---|
| DL127F 1.5 IU     | Photo-cell - SSL twist-lock (120-277V) 1"           | DL127F 1.5 IU      | Photo-cell - SSL twist-lock (120-277V) 1"           |
| DL147F 1.5 CUL IU | Photo-cell - SSL twist-lock (147V) 1"               | DL147F 1.5 CUL IU  | Photo-cell - SSL twist-lock (147V) 1"               |
| DL480F 1.5 CUL IU | Photo-cell - SSL twist-lock (480V) 1"               | DL480F 1.5 CUL IU  | Photo-cell - SSL twist-lock (480V) 1"               |
| DSHRT SBE IU      | Shorting cap 1"                                     | DSHRT SBE IU       | Shorting cap 1"                                     |
| KMADDSO U         | Mount arm mounting bracket adaptor (specify finish) | KMADDSO U          | Mount arm mounting bracket adaptor (specify finish) |
| KX1HS P1/P2 U     | House-side shield (P1, P2)                          | KX1HS P1/P2 U      | House-side shield (P1, P2)                          |
| KX1HS U           | End spikes  | KX1HS U            | End spikes  |
| KX1TEG U          | External glare shield                               | KX1TEG U           | External glare shield                               |

For more control options, visit [www.lithonia.com](#) and [www.lithonia.com](#) online

### NOTES

1. MOUNT driver depends on input line voltage from 120-277V (120V or 277V) depending on where installed. A 1" length of shield is required.
2. For use with 2-3/8" mast arm that includes:
3. Needs to be ordered in a separate item.
4. Not available with ROAM. See PERS or PER2 options.
5. Not available unless ordered as appropriate line voltage from Acuity Brands Conyers. See Accessories Information.
6. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
7. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
8. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
9. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
10. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
11. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.
12. PERS and PER2 options must be ordered and installed as a separate line voltage from Acuity Brands Conyers.

## Drilling



KAX1 shares a unique drilling pattern with the ABSIS™ family. Specify this drilling pattern when specifying poles, per the table below.

|        |            |        |             |
|--------|------------|--------|-------------|
| DM19AS | Single arm | DM29AS | 2 at 90°*   |
| DM28AS | 2 at 180°  | DM39AS | 3 at 90°**  |
| DM48AS | 4 at 90°*  | DM33AS | 3 at 120°** |

Example: SSA 20 4C DM19AS 00030

Visit [Lithonia Lighting's](#) [www.lithonia.com](#) to see our wide selection of poles, accessories and educational tools.  
\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

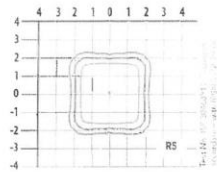
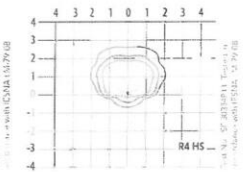
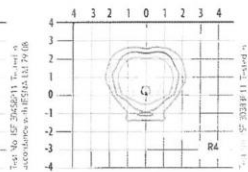
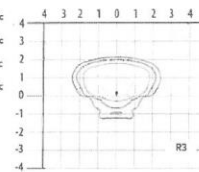
## Tenon Mounting Slipfitter\*\*

| Tenon O.D. | Slipfitter | 2 at 180° | 2 at 90°  | 3 at 120° | 3 at 90°  | 4 at 90°  |
|------------|------------|-----------|-----------|-----------|-----------|-----------|
| 2-3/8"     | AST20-190  | AST20-280 | AST20-290 | AST20-320 | AST20-390 | AST20-490 |
| 2-7/8"     | AST25-190  | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4"         | AST35-190  | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

## Photometric Diagrams

To see complete photometric reports or download .jos files for this product, visit Lithonia Lighting's KAX1 Area Light homepage Isofootcandle plots for the KAX1 LED P4 40K. Distances are in units of mounting height (30').

### LEGEND



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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |   |   |   | 40K (4000 K, 70 CRI) |        |   |   | 50K (5000 K, 70 CRI) |     |        |   |   |   |     |
|---------------------|--------------|------------|----------------------|---|---|---|----------------------|--------|---|---|----------------------|-----|--------|---|---|---|-----|
|                     |              |            | Lumens               | B | U | G | LPW                  | Lumens | B | U | G                    | LPW | Lumens | B | U | G | LPW |
| P1                  | 50           | R3         | 6,212                | 1 | 0 | 1 | 124                  | 6,628  | 1 | 0 | 1                    | 133 | 6,745  | 1 | 0 | 2 | 135 |
|                     |              | B4         | 6,444                | 1 | 0 | 1 | 129                  | 6,876  | 1 | 0 | 1                    | 138 | 6,997  | 1 | 0 | 1 | 140 |
|                     |              | R5         | 6,826                | 3 | 0 | 1 | 137                  | 7,283  | 3 | 0 | 1                    | 146 | 7,411  | 3 | 0 | 1 | 148 |
| P2                  | 96           | R3         | 10,687               | 2 | 0 | 2 | 111                  | 11,403 | 2 | 0 | 2                    | 119 | 11,603 | 2 | 0 | 2 | 121 |
|                     |              | B4         | 11,087               | 2 | 0 | 2 | 115                  | 11,829 | 2 | 0 | 2                    | 123 | 12,037 | 2 | 0 | 2 | 125 |
|                     |              | R5         | 11,743               | 3 | 0 | 1 | 122                  | 12,529 | 3 | 0 | 2                    | 131 | 12,750 | 3 | 0 | 2 | 133 |
| P3                  | 130          | R3         | 15,567               | 2 | 0 | 3 | 120                  | 16,509 | 2 | 0 | 3                    | 128 | 16,902 | 2 | 0 | 3 | 130 |
|                     |              | B4         | 16,149               | 2 | 0 | 2 | 124                  | 17,230 | 2 | 0 | 3                    | 133 | 17,533 | 2 | 0 | 3 | 135 |
|                     |              | R5         | 17,106               | 4 | 0 | 2 | 132                  | 18,251 | 4 | 0 | 2                    | 140 | 18,572 | 4 | 0 | 2 | 143 |
| P4                  | 160          | R3         | 18,623               | 3 | 0 | 3 | 116                  | 19,869 | 3 | 0 | 3                    | 124 | 20,219 | 3 | 0 | 3 | 126 |
|                     |              | B4         | 19,319               | 3 | 0 | 3 | 121                  | 20,612 | 3 | 0 | 3                    | 129 | 20,975 | 3 | 0 | 3 | 131 |
|                     |              | R5         | 20,463               | 4 | 0 | 2 | 128                  | 21,833 | 4 | 0 | 2                    | 136 | 22,217 | 4 | 0 | 2 | 139 |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F). Shaded cells include active dynamic temperature sensing.

| Ambient | Lumen Multiplier |      |      |      |
|---------|------------------|------|------|------|
|         | P1               | P2   | P3   | P4   |
| 0°C     | 1.05             | 1.05 | 1.05 | 1.05 |
| 10°C    | 1.03             | 1.03 | 1.03 | 1.03 |
| 20°C    | 1.01             | 1.01 | 1.01 | 1.01 |
| 25°C    | 1                | 1    | 1    | 1    |
| 30°C    | 0.99             | 0.99 | 0.99 | 0.99 |
| 40°C    | 0.97             | 0.97 | 0.97 | 0.95 |
| 45°C    | 0.96             | 0.96 | 0.93 | 0.81 |
| 50°C    | 0.95             | 0.95 | 0.78 | 0.67 |

### Electrical Load

| Package |              | 120V  | 208V  | 240V  | 277V  | 347V  | 480V  |
|---------|--------------|-------|-------|-------|-------|-------|-------|
| P1      | Current (A)  | 0.42A | 0.24A | 0.31A | 0.18A | 0.15A | 0.12A |
|         | System Watts | 50W   | 49W   | 49W   | 49W   | 49W   | 49W   |
| P2      | Current (A)  | 0.80A | 0.46A | 0.50A | 0.35A | 0.28A | 0.21A |
|         | System Watts | 96W   | 94W   | 94W   | 93W   | 94W   | 93W   |
| P3      | Current (A)  | 1.08A | 0.62A | 0.54A | 0.47A | 0.39A | 0.30A |
|         | System Watts | 130W  | 127W  | 127W  | 126W  | 128W  | 128W  |
| P4      | Current (A)  | 1.33A | 0.76A | 0.66A | 0.58A | 0.48A | 0.36A |
|         | System Watts | 160W  | 156W  | 156W  | 155W  | 159W  | 159W  |

### Projected LED Lumen Maintenance

| Operating Hours          | 25,000 | 50,000 | 100,000 |
|--------------------------|--------|--------|---------|
| Lumen Maintenance Factor | >0.94  | >0.89  | >0.80   |

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

## FEATURES & SPECIFICATIONS

### INTENDED USE

This feature-rich luminaire embodies the highest level of functionality with extraordinary efficacy which maximizes your application efficiency providing high levels of light for minimal cost specifically on small to medium sized parking lots like banks, restaurants, service stations, corporate offices and strip malls.

### CONSTRUCTION

Separated die-cast aluminum heat sink and mounting arm allow maximum air flow and separated electrical compartments to promote cool operating environments extending component life. This modular design allows for ease of maintenance and future light engine upgrades. The KAX features a field rotatable optical assembly enabling on-the-fly adjustments when plans change, and can even be tilted upwards if necessary for additional forward throw. The housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (0.7 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermostat powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K (minimum 70 CRI) configurations. In its standard configuration the KAX has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight. With the TILT option, the optical assembly can be raised up to 90 degrees for additional forward throw or to provide vertical illumination.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (>100,000 hours). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

The base of the mounting arm features a universal mounting template to facilitate quick and easy installation. Mounting bolts featuring a 1000-hour salt fog finish are utilized to secure the luminaire providing up to a 1.5 G vibration load rating per ANSI C136.31. The KAX utilizes the AERIS™ series pole drilling pattern. Optional bi-level motion sensor and NEMA 3, 5 or 7 pin twist lock photocontrol receptacle are also available.

### LISTINGS

CSA Listed for wet locations. Light engines and electrical compartment are IP66 rated. Rated for temperatures as low as -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.dlc.com](http://www.dlc.com) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 •  
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KAX1-LED  
Rev. 02/08/17  
Page 3 of 3



Paul R. LePage  
Governor

## Maine Department of Transportation

### Driveway/Entrance Permit

David Bernhardt, P.E.  
Commissioner

Permit Number: 18366 - Entrance ID: 1

**OWNER**  
Name: Dale Verrill  
Address: 14 Mountain View Avenue  
Brownfield, ME 04010  
Telephone: (207)935-3834

Date Printed: May 03, 2016

#### LOCATION

Route: 0113X, Pequawket Trail  
Municipality: Baldwin  
County: Cumberland  
Tax Map: 5 Lot Number: 16  
Culvert Size: 15 inches  
Culvert Type: metal/plastic  
Culvert Length: 34 feet  
Date of Permit: May 02, 2016  
Approved Entrance Width: 24 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, an **Entrance to Commercial Industrial** at a point **1810 feet East from Pigeon Brook Road / west end at GPS coordinates: 43.807240N, -70.731400W**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

#### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHOULD BE LOCATED AT GPS COORDINATES: 43.807240N, -70.731400W.

S - In the town of Baldwin on the southerly side of Route 113 / Pequawket Trail, approximately 1810 feet easterly of the west end of Pigeon Brook Road and approximately 35 feet easterly of utility pole 237.

S - The culvert shall be aluminum coated corrugated metal pipe (Type 2) or HDPE smoothbore plastic pipe. Ditching may be required and shall be of sufficient depth and length so that water flows smoothly into and out of the pipe and no standing water results. The Property Owner must call MaineDOT at (207)642-2787 prior to entrance and culvert installation to arrange for an inspection.

S - The entrance shall be paved, at a minimum, from the edge of the existing highway pavement to the edge of the highway right-of-way.

Approved by: Anthony Fontaine Date: 5-03-2016

5/3/2016



**STANDARD CONDITIONS AND APPROVAL**

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.

**FURTHER CONDITION OF THE PERMIT**

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

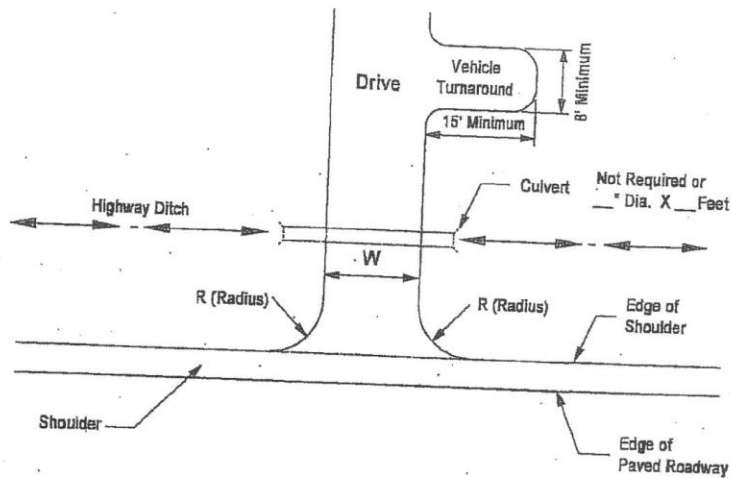
Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

5/3/2016



State of Maine  
Department of Transportation  
**Entrance / Driveway Details**

PLAN

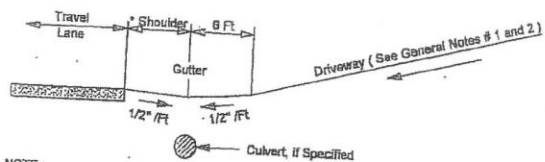


**GENERAL NOTES -**

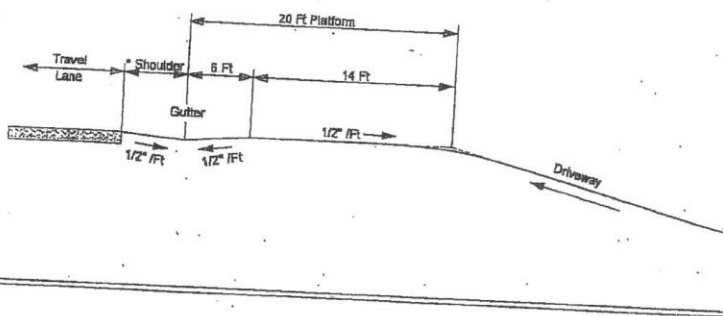
1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (.1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

# MDOT Entrance / Driveway Details, Continued

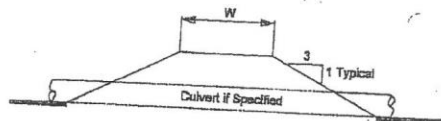
## PROFILE Details



NOTE:  
 Grade of Existing Shoulder Should Be Maintained To Create A Gutter  
 With a Minimum Of Three Inches Below The Edge Of Traveled Way.  
 \* Distance Of The Gutter From The Edge Of Traveled Way Should Be  
 The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section



Conditional Use Conditions 9-8-03.wpd

## STANDARD CONDITIONS FOR CONDITIONAL USE

**To the Applicant:** These Standard Conditions will apply to your conditional use approval. To the extent applicable, these conditions are *additional to and supplement any specific provisions which the Planning Board may have imposed upon your approval.*

1. The Applicant shall carry on the permitted activity in accordance with the description thereof in the application, and in accordance with the documentary and/or testimonial representations presented by the Applicant in connection with the proceeding. Substantial compliance with the description of the activity and representations is a condition of Approval. Any undisclosed and unapproved use of the premises (even if otherwise accessory to the approved use), or any substantial deviation from the activity or representations described in connection with this Approval shall be deemed a violation of the Land Use Ordinance, and may result in revocation of the Approval.
2. By acceptance of this Conditional Use Approval, the Applicant consents to the inspection by the Code Enforcement Officer of all non-residential areas of the premises at reasonable times (with or without prior notice) for the purpose of determining compliance with the conditions of the Approval or any provision of local, state, or federal law. This consent shall not be withdrawn unless the Applicant abandons the approved use, and notifies the Town in writing delivered to the CEO that the activity will not be resumed without a further approval by the Planning Board. Failure to allow any such inspection by the CEO may result in revocation of the Approval.
3. If the Approval is specifically conditioned upon physical improvement of the premises, obtaining of insurance, or other requirement, the activity authorized hereunder shall not be commenced until the Applicant demonstrates compliance with each of the conditions to the CEO, and receives a certificate of occupancy from the CEO evidencing that all conditions have been met. Commencement of the approved activity prior to obtaining such certification may result in revocation of the Approval. Failure to utilize or maintain such physical improvement, insurance, or other requirement thereafter may result in revocation of the Approval.
4. The Approval shall lapse and become null and void if the use authorized by the Approval is not commenced within one (1) year of the date of approval, or if the use is abandoned for a period of one (1) year thereafter. Where there is good cause for the delay, or the discontinuance, and there is no evidence of intent to abandon the use, these requirements may be extended for additional periods not to exceed one (1) year.
5. The Planning Board may schedule a hearing (upon reasonable notice to the Applicant and the public) to determine whether: there is a violation of the Approval or any the condition thereof (including those contained herein); or any other violation of any provision of local, state, or federal law. If the Board determines that a violation has occurred and is either continuing or is likely to recur, the Board may rescind this approval or take such other action to amend or modify the Approval as the Board deems appropriate to protect the public health, safety, or welfare.

Dodge Oil – Jay Banks

May 23<sup>rd</sup>, 2017

"To Do List" Follow-thru for add-on propane tank conditional use permit.

1. Fencing: cyclone fencing right & left side – down 100 yards.  
Business end of tanks to be fenced. Guard posts (see "#7")

*Need property line to be surveyed first. Fencing to be set-back 3 ft. from property line. Total fencing across front and down both sides all the way. Excavate ground to build berm across rear. This will discourage entrance of 4-wheel ATV's. (arranging Steve Estes to perform the excavation).*

2. Security Cameras Installed:

*Two cameras installed. One towards propane tanks and a second at the oil fuel tank loading area.*

3. Jason Brown to share gate entrance code: *Approved to do.*

4. Maintenance log & inspection schedule (CEO at any reasonable hour can inspect). Next day access to inspect.

*To create a maintenance log designed for the situation. Items included result by a "visual inspection" (not a mechanical operation inspection). Inspections based on a monthly occurrence.*

5. Annual Safety Review: *Approved. Carry-over of item #4.*

6. Training for firefighters:

*Training is available thru Propane Gas association of New England. Training is available by their schedule, or you can "asked for" training . CD's are offered for training and available for "in house" training sessions.*

7. Truck blockade in front of stations: *This has been installed.*

8. Remove brush – right side next to water tower:

*This is "to be done" along with earth moving for berm at rear.*

Dodge Oil – Jay Banks (continued)

May 23<sup>rd</sup>, 2017

9. Water Monitor Gun – (water cannon):

*This is available. A decision where to store it for safe, secure, and ease of access along with the 4000 ft.+ of water hose. (Jason has it ??? ).*

10. Hours of operation:

*Bulk tank trucks usually deliver during day hours and seldom after 8ish pm. However, a late night time delivery is possible. Regular local delivery trucks operate mostly 6am to 6pm.*

11. Lighting – to be downward and inward:

*Agreed. Lighting for tank operation and pick-up load areas to be installed. Lighting also serves as deterrent against thieving and crime.*

Time line for installation, operation, and/or administration of above items.

*To be started immediately and completed by July 4<sup>th</sup>, 2017.*

Interview conducted May 23<sup>rd</sup>, 2017.

Wes Sunderland: CEO

*Scott - Nat. Wild. Camp*

*received P.P.  
5/25/17*

**Wes Sunderland**

---

**From:** Jeff Amos [jeff@terradyconsultants.com]  
**Sent:** Wednesday, May 24, 2017 3:06 PM  
**To:** wsunderland@roadrunner.com  
**Subject:** Camp ground

Hello Wes,

I wanted to reach out to you to tell you where we are at with the campground.

I met with Scott a few weeks ago and we identified the location of his first phase of development. We've hired Statewide Surveys to complete a topographic survey of the area. They will also be picking up the access road that Scott has built around the pond. Once I have that, I'll figure out a tally of how much new impervious area is already on the ground and get a feel for how much more Scott could do and not trigger a MDEP Site Location permit. I was promised the survey by now, but my understanding is that its going to be conducted next week. Once I have that, I'll put together a concept plan, submit it to you and appear in front of the planning board.

It'll be a priority once I have the existing conditions survey.

Let me know if you have any questions.

Jeff Amos, P.E.  
Terradyn Consultants, LLC  
P.O. Box 339  
New Gloucester, ME 04260  
Ph. 207-272-7571  
Fax 207-221-1317

