

Site Plan Review Tier II Application

Applicant: Nathan Drummond and Gabrielle Gosselin

Owner: Nathan Drummond and Gabrielle Gosselin

Property: 52 Center Point Rd (Tax Map R08-12C)

Project: Applicant is proposing to build a 50ftx80ft barn for washing, packing and storing vegetables. The barn will be leased to Six River Farm, LLC which grows organic vegetables on fields on Center Point Rd and Browns Point Rd.

Project Description

The project entails the construction of a new 50ftx80ft barn for washing, packing and storing vegetables. The project also includes new parking and driveway areas and the phase two construction of a 20ftx40ft workshop building. The project is to be located at 52 Center Point Rd, Bowdoinham, on a property owned by the applicants (Nathan Drummond and Gabrielle Gosselin). The new buildings will be leased to Six River Farm, LLC, an organic vegetable farm that is wholly owned by the applicants. Six River Farm currently uses a rented barn on Brown's Point Rd for washing and packing vegetables and is needing to relocate to a larger and newer facility.

The property where the project will be built stretches from Center Point Rd to the West to Merrymeeting Bay to the East. The property is comprised largely of agricultural fields intersected with several wooded wetlands. The section of the property with frontage on Center Point Rd has been previously developed by the owners and is the location of several existing farm buildings and greenhouses. Parts of the property are in the Shoreland Zone and within the FEMA designated floodplain. However, the part of the property adjacent to Center Point Rd where the proposed project will be located is not within the Shoreland Zone or the Floodplain. See attached Maps for boundaries of the Shoreland Zone and the Floodplain. The Base Flood Elevation (BFE) for the Floodplain on the property is 9ft.

Much of the property is already leased to Six River Farm for use as farm land and farm infrastructure. The proposed developments will be built adjacent to existing buildings currently leased and used by Six River Farm. These include barn and greenhouses (the Potting Shed) used for seedling production and a self-service farm stand and a building (built in 2023) used for vegetable storage. The site already has two driveway entrances from Center Point Rd and several existing driveways and parking/loading areas. The areas to be developed are all already cleared and are old field that has been previously mowed.

The 50ftx80ft barn will have a fully enclosed core measuring 32ftx50ft along with two covered porch spaces. The enclosed space will be two stories, with an area for washing vegetables and two bathrooms on the ground floor and an office and crew break room on the second floor. The space under the porches will house two walk-in coolers, loading docks and additional washing space. Along with the new barn, the project will also include a new septic field, a new

employee parking area, the extension of an existing driveway around the back of the new barn, and a phase 2 construction of a 20ftx40ft workshop.

Construction is planned for the summer and fall of 2024. The project will be undertaken by a range of local contractors (see attached table) and will be financed by Farm Credit East. It is hoped that Six River Farm will be able to start using the building by the January 1st of 2025.

Narrative Submission Requirements

2g. As of February 22, 2024 the property is owned solely by Nathan Drummond and Gabrielle Gosselin. See Deed and Gift of interest on behalf of Francis Drummond and Eleanor Groden.

2i. See attached Project Budget and Contractor Table

2j. See attached letter from Farm Credit East

2k. See attached Project Budget and Contractor Table. In addition, the project's tenant, Six River Farm LLC, is entering its 18th year growing organic vegetables in Bowdoinham. It is an established business and is looking to upgrade existing infrastructure.

3h. In regard to historical/archaeological resources: there is a cellar hole located adjacent to Blue Jay Way (south of the proposed employee parking area) which will not be disturbed by development. The areas that will be developed have all been previously tilled farmland. In 2011 a staff archaeologist from NRCS surveyed the property and did not locate any artifacts or other potential archaeological sites.

3l. The nearest fire hydrant to the site is on Brown's Point Rd, adjacent to the single lane bridge over the Abbagadasset River. The distance is approximately .5 miles.

4a. The estimated water use for the project is 1250-1500 gallons a day during the peak of period of activity (June-Oct). The water supply will be from an existing drilled well on the property (across the driveway) that has an estimated capacity of 25-30 gallons per minute. There is no current concern that the increased draw on the well will affect the wells located on any neighboring properties. There are only two other drilled wells in the vicinity of the project, at 250ft and 500ft respectively from the existing well.

The majority of the anticipated water use associated with the project will be for washing vegetables, with secondary use for washing equipment, handwashing and bathroom use. The washing of vegetables at Six River Farm does not entail the addition of any chemicals to the wash water and as a result wastewater from vegetable washing contains only silt and discarded plant materials. This wastewater will be discharged "to daylight" through a system approved by Maine DACF (see attached letter). The barn is designed to have trench drains in the floor of the main vegetable washing area on the first floor. Waste wash-water will collect in the trench drains with the majority of the silt and organic materials settling out in the trench (to be manually removed and composted) before waste water moves to a lift station located outside the Southeast corner of the barn. From the lift station, water will be pumped through buried 6" drain line to a stone level spreader berm located East of the proposed employee parking area.

This location was selected by DACF staff on a site visit as the most advantageous location in regard to slope and distance from the adjacent wetland. Wastewater discharging at the stone level spreader berm will percolate through the stone level spreader berm before moving through a filter strip consisting of erosion control mulch as it gently drains down the slope.

All wastewater associated with hand washing and bathroom use will be plumbed into the septic drain line and discharged into the new subsurface wastewater disposal system to be located directly to the south of the new barn. This system has been designed to meet the needs of 20 employees (see attached design from Albert Frick Ass.), which represents the seasonal peak of Six River Farms staff during the June-Oct period. It should be noted at most only 50% of employees are ever working in the Wash/pack barn at any given time with the balance of employees working in the field. Employees working in the field have access to several porta-potties that are located in the fields.

4c. All solid waste produced as part of the Six River Farm's use of the site will be disposed of in 2 dumpsters (one trash, one cardboard) to be located adjacent to the proposed workshop building. Six River Farm already has a rental agreement for the provision of these dumpsters from Riverside Disposal and Recycling in Chelsea, with the dumpsters currently located at the farm's current wash/pack location on Browns' Point Rd. These dumpsters will be relocated when the farm moves. The dumpsters will be screened by a slat wood fence/gate approximately 4 ft in height. All silt and organic waste produced through washing and packing vegetables will be brought daily to an existing compost pile maintained by Six River Farm located at a field location adjacent to 513 Browns' Point Rd. In the case that organic pesticides are stored on the site (in the workshop building) they will be stored and disposed according to regulations listed on their label and overseen by the Board of Pesticide Control. Similarly, any fuel, oil or grease used for the maintenance or repair of farm equipment will be stored inside the workshop building (which will have a poured concrete floor) and will be disposed of at an offsite oil collection center per DEP guidance. As part of its use of the site, Six River Farm will also be allowed to site an off-road diesel fuel tank on the site for the fueling of farm equipment. This tank would be housed in a concrete containment vessel and located adjacent to the workshop building. This fuel tank and associated concrete containment container are already owned by Six River Farm and is currently located at 510 Browns' Point Rd. The fuel tank is a 300-gallon tank. Any relocation of the tank would be conditional on a permit from the State Fire Marhsall's Office.

4f. Outside of a fence for screening the dumpsters, there is no additional landscaping or buffering being proposed as part of the project. The new barn will be set back from the road and driveway and will be surrounded by existing buildings. The developed section of the property is also already screened by trees along Center Point Rd and on the Southern edge along Blue Jay Way. The neighboring property owners, Lee and Shirley Tracey, elected to cut down the tree line that existed on the Northern property line with full awareness of applicant's plans for future building construction. Once construction is complete an area of annual flowers will be planted and maintained along the driveway between the farm stand and the storage building.

4g. The ground floor elevation for the new wash barn will be approximately 13ft. The height above grade for the barn will be 25ft, 8”.

4h. The project includes the addition of four signs, primarily for guiding vehicle circulation into and within the site. See attached description of proposed signs. All signs will adhere to the town’s sign ordinance. All signs will be attached to the ground with ground anchored posts.

4i. The project includes minimal exterior lighting, the location of which is shown on the plan:
-a single light outside the pedestrian door on the West side of the wash barn. This light will be a wall mounted porch light.

-a two-headed LED outdoor flood light over the sliding loading doors on the North side of the barn. This light will be wall mounted and will be located under the shed roof in front of the doors.

-a two-headed LED outdoor flood light located at the truck loading dock on the East end of the barn. This light will be wall mounted and blocked from the West and Northwest by the adjacent shed roof.

All lights will be turned off during the day and outside of operation hours, generally 6AM-6PM.

4k. The primary use associated with the project will be for the washing, packing and storage of vegetables by the property’s tenant, Six River Farm LLC. This use will occur in the proposed 50ftx80ft vegetable wash barn. Activities associated with this use include the unloading of harvested vegetables from the field and the loading of packed vegetables to be transported to farmers markets and wholesale customers. These activities will occur at the loading dock sections of the barn and involve access by farm vehicles and equipment. Other uses associated with the project include farm employee break and bathroom facilities and farm office space (all located in the vegetable wash barn), employee and farm vehicle parking, storage of farm tools and materials (in the workshop building) and a space for maintenance and repairs of farm equipment (in the workshop building). In addition to these uses, the site is already occupied by Six River Farm for the following uses: seedling production; self-service farm stand; vegetable crop storage. None of these existing uses are expected to change upon completion of the project. The project does serve to consolidate the non-production infrastructure used by Six River Farm into a single location.

Six River Farm washes and packs vegetables all year-round. The primary hours of operation for the vegetable washing barn will be 6am-4pm Monday-Saturday (with lesser hours in the winter). The self-service farm stand already existing on the site is also open year-round, Tuesday-Saturday 9am-6pm (9am-4pm in the winter).

4j. The proposed wash barn does not require the installation of a sprinkler system. It is will be equipped with multiple fire extinguishers, smoke detectors and lighted exit signs.

4l. There is already existing farm and public vehicle traffic to the site. The proposed project will result in an increase of farm/employee traffic to the site but will not result in an increase of

public vehicle access to the site. The majority of increased farm/employee vehicle use will be at predictable times: around 7am; between noon and 1pm; around 4pm. See attached estimated traffic table for July (peak season) and February (low season). The project includes new parking and driveway spaces with the goal of both accommodating this increased vehicle traffic and separating farm, employee and public traffic to the greatest extent possible.

4m. The site is largely flat with a slight crown running North-South in the middle of the developed area. Currently stormwater runs off driveways and structures either towards a swale that runs parallel to Centers Point Rd or towards the swamp that borders the site on the East side of the site. Due to the limited grade of the site, this run off is slow and dispersed in nature. Along the edge of the swamp there is a wooded/grass buffer 5ft-20ft wide that filters runoff before it enters the swamp. A portion of this buffer was newly seeded and mulched following construction of the storage building and associated driveway in 2023. The proposed development will not encroach on this buffer area and should not alter the existing patterns of stormwater drainage on the site. During construction best management practices for erosion and sedimentation control measures will be adhered too, with special attention to mitigating erosion and sedimentation in the buffer along the swamp. Any areas within this buffer area that are disturbed by site work will be reseeded with a fast establishing grass mix and mulched as soon as is practicle.