

PUBLIC NOTICE
NOTICE OF INTENT TO FILE

Please take notice that Sassy Strides Farm of 40 Tote Road, Harpswell, Maine 04079 (207) 513-6123 (Agent) is intending to file a Site Location of Development application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 481-490 on or about February 1, 2021. The application is for modifications to existing approvals to change two grass arena surface areas to two arenas of the same size with synthetic surface materials this will create 4.32 acres of impervious area on the farm at the following location:

195 Webster Road in Lisbon, Maine.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in Augusta during normal working hours. A copy of the application may also be seen at the municipal offices in Lisbon, Maine.

Written public comments may be sent to the Department of Environmental Protection, Central Maine Regional Office, 17 State House Station, Augusta, ME 04333.

Rec'd on 2/5/2021 @ 2:14 pm.
Notification to:
Town Manager
CEO/HD
Water Dept
P. works
WWTP
Fire Chief, Police Chief
Bulletin Board + website
And Assessor

SITE LOCATION OF DEVELOPMENT PERMIT APPLICATION 38 M.R.S.A. §§481-490

PLEASE TYPE OR PRINT IN *INK ONLY*

This application is for: (CHECK THE ONE THAT APPLIES)	<input type="checkbox"/> 20 acre development	<input type="checkbox"/> Marine Oil Terminal	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Planning Permit	<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Minor Amendment
	<input type="checkbox"/> Metallic Mining	<input type="checkbox"/> Subdivision	

1. Name of Applicant:	Sassy Strides Equestrian, LLC	6. Name of Agent (if applicable):	Mike Gotto - Stoneybrook
2. Applicant's Mailing Address:	49 Tote Road Harpwell, ME 04079	7. Agent's Mailing Address:	4846 Sun City Center Blvd. #300 Sun City Center, FL 33573
3. Applicant's Daytime Phone #:		8. Agent's Daytime Phone #:	
4. Applicant's Fax # (if available):		9. Agent's Fax # (if available):	
5. Applicant's e-mail address (REQUIRED -license will be sent via: e-mail):	ddsamay@maineradiator.com	10. Agent's e-mail address (REQUIRED - license will be sent via e-mail):	mike@stoneybrookllc.com

PROJECT INFORMATION

11. Name of Development:	Sassy Strides Equestrian Center						
12. Map and Lot #'s:	Map #: R9	Lot #: 9	13. Deed Reference #'s:	Book #: 9743	Page #: 222		
14. Location of Project City/Town:	Lisbon	15. County:	Androscoggin	16. UTM Northing	4878451	17. UTM Easting	412788
18. Brief Description of Project including total parcel size:	Construction of equestrian center with 4.09 acres new impervious, 10.7 acres developed on 48-acre farm.						

19. Type of Direct Watershed: (Check all that apply)	<input type="checkbox"/> Lake not most at risk	<input checked="" type="checkbox"/> River, stream or brook	<input type="checkbox"/> Coastal wetland
	<input type="checkbox"/> Lake most at risk	<input type="checkbox"/> Urban impaired stream	<input type="checkbox"/> Wellhead or public water
	<input type="checkbox"/> Lake most at risk, severely blooming	<input type="checkbox"/> Freshwater wetland	

20. Name of Waterbody Project Site drains to:	Sabattus River
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21. Amount of Developed Area:	Total acres: 10.7	Existing Developed area: 4.76 acres	New Developed area: 5.94 acres
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22. Amount of Impervious Area:	Total acres: 4.32	Existing Impervious areas: 2.95 acres	New Impervious area: 1.37 acres
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23. Development started prior to obtaining a license?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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24. Development or any portion of the site subject to enforcement action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, name of enforcement staff involved?
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25. Common scheme of development?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	26. Title, Right or Interest:	<input checked="" type="checkbox"/> own	<input type="checkbox"/> purchase option
				<input type="checkbox"/> lease	<input type="checkbox"/> written agreement

27. Natural Resources Protection Act permit required?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes:	<input type="checkbox"/> PBR	<input type="checkbox"/> Tier 1	<input type="checkbox"/> Full Permit
				<input type="checkbox"/> Tier 2		

28. Existing DEP Permit number (if applicable):	L-28380-NJ-A-N
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29. Names of DEP staff person(s) present at the pre-application meeting:	Dawn Hollowell, Dillon Shults, Ben Viola
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30. Does agent have an interest in project? If yes, what is the interest?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

CERTIFICATIONS / SIGNATURES

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

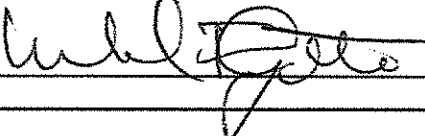
Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the electronic address located on the front page of this application (see #5 for the applicant and #10 for the agent)".

Signed:  Title AGENT Date: 1/28/21

Notice of Intent to Comply with Maine Construction General Permit

With this Site Law application form and my signature, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit (MCGP). I have read and will comply with all of the MCGP standards.

If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.

Signed  Date: 1/28/21

NOTE: You must file a MCGP Notice of Termination (Form K) within 20 days of completing permanent stabilization of the project site.

CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for development approval is complete and accurate to the best of his/her knowledge.

Signature: 

Name (print): Michael F. GORTO

Date: 1/28/21

- Re/Cert/Lic No.: _____
- Engineer _____
- Geologist _____
- Soil Scientist _____
- Land Surveyor _____
- Site Evaluator _____
- Active Member of the Maine Bar _____
- Professional Landscape Architect _____
- Other _____

January 28, 2021

Response to Site Location of Development Requirements Sassy Strides Equestrian Center - Lisbon

Section 1 - Development Description

In 2019, Sassy Strides Equestrian, LLC (Developer) secured Local and State approvals to construct a barn, indoor arena and two outdoor arenas to board horses and provide training areas for equestrian purposes. Local approvals for that project were granted by the Planning Board on September 12, 2019. State approvals for the project were granted by the Maine Department of Environmental Protection (MDEP) under the Stormwater Management Law on October 17, 2019 (L-28380-NJ-A-N).

Under the Stormwater Management Law, the project created 10.7 acres of developed area which included 2.72 acres of impervious area. As approved, the project proposed that the two outdoor arenas would have a grass surface. After constructing the barn and indoor arena, the Developer has decided to adjust the grading of the outdoor arena surfaces and change the surface materials to GGT. These revisions will add 1.37 acres of impervious area and bring the total new impervious area to 4.09 acres. The total developed area will not change. Approvals under the Site Location of Development Act (SLODA) are now required.

The plans included with this application have been revised to show the new grading, underdrain locations and drainage improvements proposed to support these two new outdoor arena areas. We have shown all improvements that were previously approved for your information. Areas proposed to be changed by this phase of the project have been identified. All other improvements have now been constructed. All onsite construction work has been stopped and will start up again as soon as these new revised plans have been approved. The goal will be to have construction completed by Fall of this year.

GGT is a chopped polyester product manufactured by Polysols, Inc. I have included a copy of their Safety Data Sheet for your information. This material is mixed with drainage sand and spread over the arena surface at a 3" to 6" depth. I have attached two sales fliers to give you some background information on this material. Construction would begin with grading the existing subgrade at

0.0050'/ft. and installation of underdrain pipes and 180N fabric over this existing subgrade. The next layer would include the installation of 6" to 12" of $\frac{3}{4}$ " crushed gravel base materials. The next layer would be 5" of $\frac{3}{4}$ " crushed stone installed over a layer of 140N fabric. Another layer of 140N will be installed over the top of the crushed stone and 6" of the GGT product with drainage sand mixture would provide the final surface of each arena. A simple graphic showing this buildup concept has been included for your information. A specific detail has also been included on the revised site plans.

All of the stormwater flow from this surface area will drain through these materials and into the ground or be collected in the underdrain system and discharged into the swales shown on the site plans. The stormwater controls previously approved were designed as if these arenas were considered to be impervious area. Those features have now been constructed and are fully operational. The access roads, barn and indoor arena have also been constructed and are currently occupied, but no work has been done for the two outdoor arenas.

The property was purchased in 2017 and is known as Lot 9 on Tax Map R-9 in the Town of Lisbon. The current address is 11 Deschene Avenue, but that will change with the construction of the new access drive from Webster Road. The property includes about 48 acres and has about 284' of frontage on Deschene Avenue and about 555' of frontage on Webster Road. The property is located in the Rural Open Space I zoning district. According to Town tax records, the existing home was constructed in 1913 and the site has been an active farm use.

In addition to horse boarding, the Developer plans to offer one-on-one or small group training sessions for the horses and their owners. The barn will be available for the horse owners seven days per week, 24 hours per day. Training sessions will be offered 9 AM to 7 PM with up to 10 classes per day. Typically, there is one student per class, but some group lessons with up to 3 students could occur. There will be one employee at the time of occupancy and that is expected to grow to a total of four employees. This level of activity will generate minimal traffic.

See USGS Map and project plans.

Construction Plan

1. Install all sediment and erosion controls
2. Clear and grub
3. Bring site to subgrade level
4. Install underdrains
5. Install all base and surface materials
6. Install GGT surface material
7. Install loam and seed
8. Establish grass around the perimeter of the arenas
9. Remove any sediment from erosion control features
10. Replace erosion control features as required

Section 2 - Title, Right or Interest

See attached deed.

Section 3 - Financial Capacity

This phase of the project is expected to cost about \$ 250,000. Construction will be funded with cash assets available to the applicant. See attached letter and supporting documents.

Section 4 - Technical Ability

The Developer includes three family members, Donald J. Miller, Dolores D. Samay-Miller and Renae Samay. Donald J. Miller has worked with Righter Group, Inc. for 47 years. RGI is an independent sales organization specializing in construction materials servicing the architectural and engineering communities in the Northeast and Eastern Canadian Provinces. Don was owner and Senior Consultant of RGI from 2001-2019 and retains a consulting position with the company. Don's specialty is in corrosion control and sophisticated resinous protective coatings for aggressive environments. Power generation, pulp and paper production, potable water storage, wastewater treatment facilities and pharma vivariums are areas of expertise.

Dolores D. Samay-Miller has owned and operated Maine Auto Radiator MFG. Co. in Lewiston since 1994. The company has been located at 14 Forrestal Street since 1981. She has been the acting general manager since 1982. She is also the acting General Manager of Marco Associates, a limited partnership that rents commercial real estate to Maine Radiator. She is also the Treasurer for The Alex Tanous Foundation for Scientific Research a 501C3 Non-Profit located in South Portland, ME. Most recently opened Sassy Strides Equestrian in Lisbon, ME.

Renae Samay studies Equine Sciences at the College of Central Florida in Ocala, FL and UNH in Durham, NH. She received her business degree from Central Maine Community College. In Florida, she trained with Mike Hubert an Eventing Olympic bronze medalist and international Grand Prix jumpers Anna Gansauer Navia and Zubair Bennani. She also trained in New Hampshire with Hunter/Jumper trainer Meredith O'Connell. In 2015 Renae formed New England Jumpers' Association LLC, which sponsors competition shows in New England. (mostly in Maine) The NEJA Member ship has grown to over 50. NEJA is hired by the Windsor Fair to setup and run horse jumping shows.

The Developer has contracted with Stoneybrook Land Use, Inc. to secure site surveys, studies and prepare design plans for the project. The site boundaries were surveyed by Wheeler Surveying, a topographic survey was done by Jones Associates, Inc. and wetland areas have been identified by Mark Cenci Geologic Inc. Michael Deyling has prepared a septic design for the proposed building. Summit Geoengineering Services, Inc. has excavated test pits to determine existing soils conditions and depth to bedrock. SJR Engineering has prepared site design plans and provided stormwater calculations to support those designs. All of these consultants have worked together on many similar projects.

Section 5 - Noise

The proposed use is equestrian or agricultural. This property has always been used as a farm and nothing proposed by this application will change that use or add any new noise source. This project is anticipated to have minor sound impacts such as a golf course or similar outdoor recreation/agricultural uses.

Section 6 - Visual Quality and Scenic Character

This property has always been used as a farm. The parcel includes about 48 acres and most of that area is open fields. This project will convert some of the existing field into two outdoor arenas that will look like the existing field areas. Nothing proposed by this application will change the visual quality or scenic character of this area.

Section 7 - Wildlife and Fisheries

See attached letter.

Section 8 - Historic Sites

See attached letter.

Section 9 - Unusual Natural Areas

See attached letter.

Section 10 - Buffers

This project will preserve all existing wooded buffer areas. All work proposed will be located within the existing developed or field area of the property.

Section 11 - Soils

See attached Soils Map and Test Pit Log.

Section 12 - Stormwater Management

See attached Stormwater Report and project plans.

Section 13 - Urban Impaired Stream Submissions

Not applicable

Section 14 - Basic Standards

See attached Stormwater Report.

Section 15 - Groundwater

Not applicable. This project will not have any impact on existing groundwater resources.

Section 16 - Water Supply

Not applicable. This project will not require a new water supply. There are two existing wells that currently support the farm or agricultural use of the property.

Section 17 - Wastewater Disposal

This project will not have any wastewater disposal. See attached HHE-200 forms for the wastewater disposal system that was previously installed to support existing uses in the barn.

Section 18 - Solid Waste

The only additional solid waste to be generated from the proposed project is that associated with construction debris. Metal, plastics and aluminum will be collected in dumpsters on the site for recycling. All waste materials will be trucked under an existing contract with Riverside Disposal, a licensed solid waste hauler, for disposal at a licensed disposal or recycling facilities. See attached Disposal Service Contract.

All manure associated with the existing farm use is handled in conformance with the Manure Utilization Guidelines published by the Maine Department of

Agriculture and the Nutrient Management Law. Temporary manure stockpiles are located on a gravel pad adjacent to the indoor arena. Manure was picked up, as needed by a local vegetable farmer and spread in his agricultural fields. Today, T&T Landscaping picks up the manure and uses it to make compost for their landscaping business.

Section 19 - Flooding

Not applicable. There are no flood areas located near this property. See attached Flood Map.

Section 20 - Blasting

Not applicable. Blasting will not be required for this project.

Section 21 - Air Emissions

Not applicable

Section 22 - Odors

This property has always been used for farming and agricultural purposes. Typical odors associated with the farming use have therefore always been associated with the site. Nothing proposed by this application will change odors from the current condition.

Section 23 - Water Vapor

Not applicable

Section 24 - Sunlight

The ground level improvements proposed by this project will have no impact on sunlight on this parcel or abutting properties.

January 28, 2021
Response to Site Location of Development Requirements
RE: Sassy Strides, Lisbon
Page 8

Section 25 - Notices

See attached Public Notice and Abutters List. A Public Informational Meeting was held on October 6, 2020. Only two neighbors attended. Meeting notes and responses to questions are attached.