



Maine Coastal Program Coastal Zone Management Act Federal Consistency Submission Form

The Maine Coastal Program (MCP) is the lead agency for Coastal Zone Management in Maine. MCP strongly suggests that applicants for a federal consistency determination or certification use this form for activities regulated under the Coastal Zone Management Act (CZMA) of 1972, as amended, and the National Oceanic and Atmospheric Administration (NOAA) Federal Consistency Regulations under 15 CFR Part 930. Although use of this form is not required, it is provided to applicants to facilitate the submission and timely review of a consistency determination or certification. Federal agencies and applicants are only required to provide the information listed in NOAA's Federal Consistency Regulations unless otherwise described in the [Maine Guide to Federal Consistency Review](#), as approved by NOAA.

I. Applicant Information:

Project/Activity Name: Cloverleaf Development Phase 2		
Contact Name: Tony Panciocco	Authorized Agent (if applicable): Terradyn Consultants, LLC.	
Federal Agency:		
Address: 41 Campus Drive, Suite 301		
City: New Glouster	State: Maine	Zip Code: 04260
Email: tony.panciocco@terradyconsultants.com	Phone Number: 207-926-5111	

II. Federal Consistency Category:

☐	Federal Agency Activity (15 CFR Part 930, subpart C)
☒	Federal License or Permit Activity (15 CFR Part 930, subpart D)
☐	Outer Continental Shelf Activity (15 CFR Part 930, subpart E)
☐	Federal Financial Assistance Activity to State/Local Government (15 CFR Part 930, subpart F)

III. Summary Description:

See attached narrative.

IV. Select enforceable policies relevant to project or activity:

☒	Natural Resources Protection Act (38 M.R.S. §§480-A to 480-S; and 480-U to 480-HH)
☒	Site Location of Development Law (38 M.R.S. §§481 to 485-A; 486-A, -B; 487-A to 490-FF)
☐	Maine Metallic Mineral Mining Act (38 M.R.S. §§490-LL to 490-TT)
☒	MaineDOT Traffic Movement Permit Law (23 M.R.S. §704-A)
☒	Erosion Control and Sedimentation Law (38 M.R.S. §420-C)
☐	Expedited Permitting of Grid-scale Wind Energy Development (35-A M.R.S. §§3451-3459)
☐	Solar Energy Development Decommissioning Law (35-A M.R.S. chapter 34-D)
☒	Storm Water Management Law (38 M.R.S. §420-D)
☐	Maine Waterway Development and Conservation Act (38 M.R.S. §§630 to 636-A; 640)
☐	Protection and Improvement of Air Law (38 M.R.S. §§581 to 610-A, -B)
☐	Protection and Improvement of Waters Act (38 M.R.S. §§361-A, 362, 362-A, 363-D, 372; 410-N; 411 to 424; 451, 451-A, 452; 464 to 470)
☐	Nutrient Management Act (7 M.R.S. §§4201 to 4214)
☐	Land Use Regulation Law (12 M.R.S. §§681 to 689)
☐	Maine Hazardous Waste, Septage and Solid Waste Management Act (38 M.R.S. §§1301 to 1310-BB; 1316 to 1316-L; 1317 to 1319-Y)
☐	Uncontrolled Hazardous Substance Sites Law (38 M.R.S. §§1362, 1367, 1367-B)
☐	Asbestos Law (38 M.R.S. §§1273 and 1281)
☐	Lead Abatement Law (38 M.R.S. §§1296 and 1298(3))
☐	Sale of Consumer Products Affecting the Environmental Law (38 M.R.S. §§1608 and 1609-10)
☐	Mercury-Added Products and Services Law (38 M.R.S. §§1661 to 1661-C; 1665-A, -B; 1672)
☐	Solid Waste Management and Recycling Law (38 M.R.S. §§2101; 2133, sub-§2(A); 2165)
☐	Priority Toxic Chemical Use Reduction Law (38 M.R.S. §§2321 to 2330)
☐	Wellhead Protection Law (38 M.R.S. §§1391 to 1399)
☐	Nuclear Facility Decommissioning Laws (PL 1999 c. 739; PL 1999 c. 741)
☐	Oil Discharge Prevention & Pollution Control Law (38 M.R.S. §§541 to 560)
☐	Oil Storage Facilities and Ground Water Protection Law (38 M.R.S. §§561; 562-A; 563, sub-§1(A) and 2; 563-A to -B; 564; 565-A; 566-A; 568; 568-A to -B; 569-C; 570; 570-C to -G, I to M)
☐	Maine Endangered Species Act (12 M.R.S. §12801 to 12810; 12 M.R.S. §6971 to 6976; 12 M.R.S. §10001, sub-§§19 and 62)
☐	General Licensing and Enforcement Authorities; Fees (38 M.R.S. §§341-D; 344 to 349; 352 to 353; 353-A, -B)
☐	Maine Rivers Act (12 M.R.S. §§403; 407)
☐	Marine Resources Law (12 M.R.S. §§6171 to 6192; 6432-A)
☐	Importing of Certain Marine Organisms (12 M.R.S. §6071)
☐	Aquaculture Leasing Laws (12 M.R.S. §6071-A; 12 M.R.S. §6072; 12 M.R.S. §6072-A; 12 M.R.S. §6073)
☒	Subdivision Law (30-A M.R.S. §§4401 to 4408)
☐	Mandatory Shoreland Zoning Law (38 M.R.S. §§435 to 448)
☐	Coastal Management Policies Act (38 M.R.S. §§1801 to 1802)
☐	Coastal Barrier Resources System Act (38 M.R.S. §§1901 to 1905)

V. Supporting Documentation. Please list all maps, diagrams, reports, and other materials below:

Narrative, copy of Army Corps Application

VI. Other Coordination. Please list all agencies and contacts required to review this project below:

Maine DEP, Phoebe Scott Project Manager, phoebe.scott@maine.gov

Amanda Sayles, Senior Project Manager, U.S. Army Corps of Engineers (Maine Project Office - Dept. Regulatory)

VII. Statement of Determination/Certification and Signature. Check one and sign below:

☐	FEDERAL AGENCY CONSISTENCY DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency or its authorized agent finds the proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Maine Coastal Program.
☐	FEDERAL AGENCY NEGATIVE DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency or its authorized agent finds the proposed activity will not have any reasonably foreseeable effects on Maine's coastal uses or resources.
☒	NON-FEDERAL APPLICANT CONSISTENCY CERTIFICATION. Based upon the information, data, and analysis included herein, the non-federal applicant certifies that the proposed activity complies with the enforceable policies of Maine Coastal Program and will be conducted in a manner consistent with such program.

Signature:

Anthony Panciocco

Digitally signed by Anthony Panciocco
DN: C=US, E=tonmy.panciocco@terradynconsultants.com, CN=Anthony Panciocco
Date: 2026.06.26 08:43:58-04'00'

Printed Name:

Anthony Panciocco

Date:

6-26-2026



Clover Leaf Development – Phase 2
986 Portland Road, Saco, ME 04072
Federal Consistency Review

Project Narrative

Existing Conditions:

The parcel features approximately 326' of frontage on the westerly side of Portland Road and is located immediately north of the Aquaboggin Waterpark. Construction of the first phase of Clover Leaf Development is completed and occupied with residents. That phase included 10 twelve-unit apartment buildings, a multi-purpose building, storage building, hard-scaped courtyards, landscaped areas and a dog park. The development is served by a 1,000' long access drive (Merrill Road) that was generally built to City road standards. The first phase was limited to the 10 acres of property that are closest to Portland Road. The remaining 58 acres of the site are undeveloped and located across a 250' wide wetland area. A 50' wide right of way extends to the property from Apple Tree Lane along the northwest side of the rear of the property.

Wetlands

Mark Hampton of Hampton Associates, Inc. performed the project wetland delineation. Please see Army Corps Application for wetland impacts.

High Intensity Soil Survey

Mark Hampton of Hampton Associates, Inc. completed a Class B High Intensity Soil Survey for the project area.

Site Topography

Topography for the entire site was compiled from a variety of sources. The developed area of the first phase, the emergent wetland crossing and connections to Portland Road & Apple Tree Lane were surveyed by Owen Haskell, Inc. The remainder of the property was obtained from the LIDAR topography that was made available by the Maine Office of GIS.

Proposed Conditions

The second phase of Clover Leaf Development will include the following:

1. 126 multifamily units to be located in seven buildings
2. Formal creation of a 1.1 acre commercial outparcel along Portland Road. The plan for the creation of this lot was discussed in the first phase and included within the assumed watershed of the now-existing gravel wetland that handles runoff from the area.
3. A 1 MW AC solar array that will be accessory to the project. It is hoped that the array will be able to fully offset the power usage for both phases of development.

Apartment Complex

The second phase of the Cloverleaf Development features 126 units in seven buildings. The buildings were designed by Shaughn P. MacGilvray, R. A. of High Rock Designs, LLC. The units are broken out as follows: three of the buildings will contain 12, three will contain 24 and the final building will feature 18.

The first phase of the development contained many amenities that will be added to by the second phase. The total complex will be served by many amenities including:

- Garages
- Walking Trails that connect to an existing local trail system
- Community Building
- Dog Park
- Playground suitable for young children
- Potential Community Gardens
- Multipurpose Building
- Pickle Ball Courts

There are 21 two & three car garages located throughout the project site. There will be centrally located pickleball courts along with an associated support building.

Access

The access road that served the first phase will be extended 1,550' to serve the phase of multifamily housing. The access driveway will be a minimum of 24' wide and feature on-street parking spaces adjacent to the apartments. The drive will be lined with concrete slipform curbing. Sidewalks will be constructed on both sides of the access drive except in the wetland crossing area. The sidewalk system will connect into the sidewalks that

were built for the first phase of development. The sidewalks will be located behind a 5' wide esplanade where wetlands aren't a limiting factor. Where wetland impacts are attempting to be avoided, the sidewalk will be directly adjacent to the driveway.

Parking

The zoning ordinance stipulates that multi-family developments must provide 1.5 spaces for each 1-bedroom unit, 2 spaces for each 2-bedroom unit and 1 space per every 6 units for visitor parking. The second phase of development is required to provide 221 spaces. The design provides 233 spaces. Throughout both phases, 430 spaces are required and 444 spaces are provided.

Traffic

VHB Traffic Engineers have conducted a traffic analysis for the fully built out project as part of the MDOT Traffic Movement Permit Application that they have submitted on behalf of the applicant. VHB has worked with the MDOT & the City's 3rd party engineer closely and is in the final stages of permitting. To our knowledge, all of the City's concerns have been addressed and the permit is forthcoming.

Utilities

Public water and underground electricity will be extended from the end of the first phase. A new gravity sewer system will be installed in the access road in the area adjacent to the new buildings. That gravity system will flow to a new private pump station that will outlet to the closest gravity manhole in phase 1. The pump station is designed to the standards that were requested by the City Water Resource Recovery Department. New fire hydrants will be installed per the Saco Fire Department requirements.

Snow Removal

We have designated snow removal areas through the project site. These areas are not blocked by parking spaces and should have sufficient storage space to handle the entire season.

Landscaping & Lighting

Barry Hosmer, RLA prepared the landscaping plan. That plan features a significant amount of landscaping, both along the entrance driveway and throughout the pedestrian areas. Fully cut off, architectural light fixtures will be used throughout the project. Photometrics plans are provided in the plan set.

The ordinance requires that a 20 wide green space be maintained along all external property lines. The second phase of the apartment complex is located hundreds of feet from the nearest residential structure. The rear corner of the parking lot for Building 6 is just over 20' from the undeveloped portion of the Aquaboggin property. Beside that location, the parking lots for Buildings 5 & 6 will maintain more than the required 20' wide screen of existing trees. The Subdivision Plan includes a note that states that the perimeter setback of the apartment complex lot will be maintained as a green space buffer.

Signage

The applicant is not proposing any additional signage along Portland Road. Signs will be added to Merrill Road to designate speed limits, directional aids, cross walks, handicapped parking areas and any necessary special instructions.

Subdivision Open Space

Table 7.1 of the Subdivision Ordinance requires 12% of the lot be set aside for open space for a project with an average lot density of 1 unit per an area less than 10,000 square feet. We've shown the limits of the common open space on the plan. That area includes 23.8 acres. Once roads, parking lots, buildings and stormwater ponds are deducted, it leaves approximately 18.1 acres of common open space. This equates to approximately 29% of the lot, which far exceeds the standard.

Condominium Plan

The applicant has requested that the first phase & second second phases of apartments as well as the solar area be able to be financed separately so a condominium plan will be created that provides a separate area for each of the three parts.

Commercial Outparcel

A commercial outparcel will be formally created adjacent to Portland Road. The area was set aside in phase 1 for the lot to be broken out during the second phase. The driveway to the proposed lot will connect to the existing access road. The phase 1 stormwater pond was sized to handle full development of the outparcel. Utility stubs were already installed for this property during construction of the first phase.

Private Way

A new private way will be constructed off the Apple Tree Lane turnaround. That lot is proposed to be 1.77 acres. A connection will be constructed between the end of the

private way and the nearest apartment complex parking lot. This connection will be gated and outfitted with a Knox Box to allow for the passage of emergency vehicles.

Connection to Apple Tree Lane

During our neighborhood meeting, the residents of Apple Tree Lane and a neighboring subdivision made it clear that they would be adamantly opposed to a connection that was anything other than a gated emergency access. They strongly felt that a full connection would destroy the safety and character of the 4 lot dead end road. The applicant agrees with the abutters. The apartment complex is meant to be a walkable & safe environment for the residents with vehicles accessing the development at slow speeds. Our discussions with City staff found all relevant departments were supportive of the driveway being an emergency access only.

Solar Array

A 1 MW AC solar array will be constructed to the west of the second phase of the apartments. The array is accessory to the apartments. It's estimated that the array will completely offset the power requirements of both the previously constructed 120 units and the newly proposed 126 units.

Environmental Considerations

All utility connections related to the system will be underground. The array will be located exclusively in an upland area and won't result in the impact of wetlands (other than the access road), surface waters, steep slopes, high value plant and animal habitats or significant ecological areas mapped by MDIF&W.

Buffering

A 100' no disturbance setback has been provided along any boundary where the abutting property contains a residential unit as is required by the City ordinance. This is only significant along the northerly property line where the existing farm field is associated with a single-family home. All other property lines are several hundred feet from the solar field and will be screened by several hundred feet of trees. We don't believe the array will be visible from any existing residence so glare should not be an issue.

Definition of Commercial Solar Energy System

The array appears to meet most, but potentially not all of the technical definition of a Commercial Solar Energy System as defined in Article XXI – 230-2103 of the Zoning Ordinance and shown below:

A complete assembly consisting of one or more ground-level or pole-mounted solar collectors and associated mounting hardware or equipment that occupies more than 2,000 square feet of surface area (surface area shall be measured by the total surface area of the solar collector at maximum tilt that occupies a given space), intended to provide for the collection, storage and distribution for sale or credit, including, but not limited to, net energy billing, of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems; these may be ground-mounted systems. Roof-mounted solar energy systems are accessory uses subject to § [230-725](#) of this chapter and do not comprise commercial solar energy systems as defined herein.

This system will be used for the collection, storage and distribution for credit with Central Maine Power. However, the solar array is an accessory to the apartment complex. The above definition states that roof-mounted solar energy systems are accessory uses....and do not comprise commercial solar energy systems. That implies that roof-mounted solar energy systems are not included within the definition because they are accessory. The applicant believes their system is more like a large residential system and should be viewed as such.

Chapter 180 – Solar Systems, Commercial

Objections to the definition aside, the array has been designed to meet the majority of the standards set in the zoning ordinance. Several important components are outlined below.

Access to the Site & Records

The applicants will grant the City of Saco unimpeded access to the solar array.

The applicants have engaged with Revision Energy to design and permit the system. Revision Energy will also be contracted to provide the necessary inspections of the system, once constructed. An annual report of the operation of the facility will be provided to the City on an annual basis. Maintenance & Inspection of the system will be performed by industry experts at Revision Energy.

Fire Department Protection Plan

A 16' wide gravel access road will be constructed off the end of the nearest apartment complex parking lot that leads to solar field. The access road will lead through a gate and terminate in a hammerhead at the battery storage building

The array will be fenced. There will be a need for a Knox Box on the gate and the battery storage containers.

The applicant understands that there will be ongoing engagement with the fire department throughout the life of the array to review fire fighting concerns and they may need to update the fire protection plan if deficiencies are found in the future.

Decommissioning, Bonding & Future Conditions Plan

The applicant does not believe that some of the decommissioning, bonding & future revegetation requirements of the ordinance should apply to this project. It appears that the regulations were written to apply to a typical lease agreement where the owner of the system is leasing the land where the array is constructed. In that case, the land owner and municipality deserve bonding protection to ensure the proper removal of an array at the end of the lease agreement. In the case of the Cloverleaf Development solar field, there is no lease. They own the system in its entirety and would only plan to replace solar panels once they are no longer viable.

The solar field is built in an area that was heavily forested around 2016 so there are no trees of significant size in the area. The area will be loamed, seeded and mulched during construction and then maintained as a meadow buffer from that point forth. If the applicants were to ever remove the system, they would simply remove the infrastructure and stop maintaining the meadow.

For the sake of project completeness, we have provided a standard decommissioning document that outlines the steps for decommissioning, demolition & disposal of the array.

Stormwater Management:

The development parcel is located within the Scarborough River Watershed. The proposed development activities will be subject to Basic, General, and Flooding Standards contained in MEDEP Rules, Chapter 500 Sections 4.B, 4.C, and 4.F respectively. Additionally, the project will conform to the stormwater quality standards of Ordinance Section §230-1205 of the City of Saco Code where treatment shall be provided for 95% of

the new or developed impervious area and 75% of the new or developed non impervious surface area.

A Gravel Wetland, Filter Basin, Roof Drain Filter Strips & Meadow Buffer BMPs will provide stormwater quality and quantity control to runoff flows of the second phase of apartments, solar array, and private way to ensure that the post-development peak flow rates for the 2, 10, 25, and 50-year/24-hour design storm events do not exceed the pre-development conditions.

Coastal Effects

Based on the location of the proposed project we do not anticipate any coastal impacts.

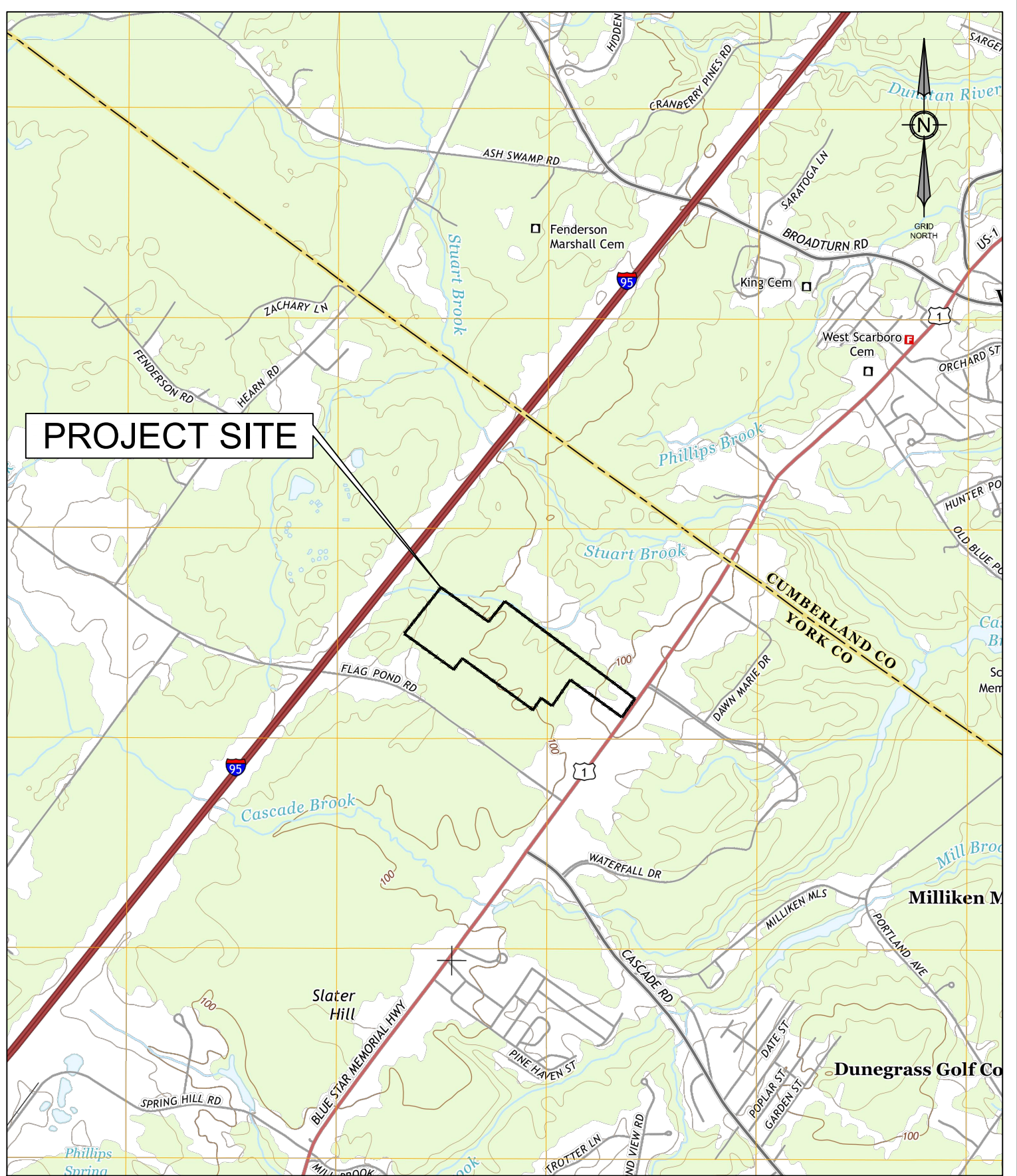
If you have any questions or need more information, please contact me at (207) 926-5111 or by email at tony.panciocco@terradyconsultants.com.

Sincerely,

TERRADYN CONSULTANTS, LLC



Anthony Panciocco, P.E.



U.S.G.S. QUADRANGLE MAP PROJECT: CLOVER LEAF DEVELOPMENT 986 PORTLAND ROAD, SACO ME PREPARED FOR: CLOVER LEAF DEVELOPMENT, LLC	 PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260 PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101 207.926.5111 • info@terradyndesign.com • www.terradyndesign.com	PROJECT NO. 21-04 DATE 2/9/2021 SCALE 1"=2,000'	SHEET 1 OF 1
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Attachment 2 – Alternatives Analysis Clover Leaf Development – Phase 2

Project Purpose

The purpose of the project is to develop a multi-family residential community with an accessory solar power component that would meet the power demands of both phases of construction within the City of Saco. The project is to be consistent with local zoning requirements, market demand, and the Applicant's property ownership, while minimizing impacts to wetlands and other jurisdictional resources to the greatest extent practicable.

Alternatives Analysis Overview

This analysis has been prepared in accordance with the Section 404(b)(1) Guidelines of the U.S. Army Corps of Engineers to evaluate whether practicable alternatives exist that would achieve the project purpose with less impact to wetlands.

The evaluation includes:

- Onsite alternatives (avoidance and minimization)
- Offsite alternatives (alternative properties)

Onsite Alternatives Analysis

The development was intentionally designed to fit within the available upland areas on the property. There are no practicable alternative locations on the parcel that would avoid wetland crossings while still achieving the project purpose. Remaining upland areas are located deeper within the site and would require additional wetland impacts to provide access.

General Minimization Efforts

Significant design modifications were implemented to minimize wetland impacts:

- A majority of units are one-bedroom units, reducing required parking under City of Saco ordinances and minimizing overall project footprint.
- Building footprints were reduced during iterative design to optimize layout efficiency and reduce disturbance.
- The primary access road follows an upland ridge, minimizing the need for wetland fill. The road is designed in cut, with buildings and parking areas generally in fill to reduce overall disturbance.
- The solar array is entirely located within uplands.
- The solar array layout was revised, reducing wetland impacts by approximately 789 SF.
- The main access road crossing was redesigned to incorporate retaining walls instead of wider riprap embankments.

- Multiple refinements were made to reduce impacts within wetland buffers and stream setbacks (see Exhibit 1 – Impact Reduction Plan).
- All development (with the exception of the solar access crossing) has been removed from the 75-foot stream setback.

Alteration Area #1 – Access Road Crossing

Area 1 consists of the extension of the Phase 1 access road across an emergent wetland.

Minimization measures include:

- The crossing location was established during Phase 1 design at a naturally narrow portion of the wetland.
- The crossing is oriented perpendicular to the wetland to minimize impact length.
- Multiple cross-section alternatives were evaluated:

Design Option	Wetland Impact
Standard section (3:1 slopes, no guardrails)	15,608 SF
Retaining wall option	13,018 SF
Selected design (guardrail + 1.5:1 slopes)	12,455 SF

- The selected design reduces impacts by:
 - 3,153 SF compared to a standard section
 - 563 SF compared to a retaining wall alternative

Additional considerations:

- Retaining walls required extended gravel pads and setback constraints, increasing overall impact
- Wetland depths were field-verified to ensure accurate impact calculations

Alteration Area #2 – Solar Access Drive

This crossing impacts approximately 949 SF of wetland and stream buffer.

Minimization measures include:

- Drive width minimized to 16 feet (minimum required for access)
- Slopes steepened to 1.5:1, reducing impacts by approximately 410 SF
- Guardrails were eliminated (saving approximately 250 SF of impact)
- Crossing located at a narrow portion of the wetland

Alteration Area #3 – Unit 34 Access Drive

This crossing impacts approximately 2,920 SF of forested wetland.

Minimization measures include:

- Drive narrowed from 24 feet to 20 feet at the crossing
- Evaluation of multiple slope/curbing configurations
- Use of curbing eliminated the need for a 3-foot shoulder, reducing impacts by approximately 200 SF
- Guardrail option was rejected due to increased impacts (~350 SF additional)
- Crossing located at a narrow portion of the wetland

Alteration Area #4 – Wooden Boardwalk Supports

This pair of crossings impacts approximately 38 SF of forested wetlands.

Minimization measures include:

- Boardwalks were placed at narrowest points of the wetlands to be crossed that still allowed efficient connection to the existing trail system.
- Concrete footers will be limited to a pair every 8' of boardwalk length.

Retaining Walls & Steepened Slopes

The project incorporates multiple retaining walls and steepened slopes to reduce impacts:

- Over \$250,000 in retaining wall construction is proposed
- Approximately 5,000 SF of wetland impact avoided

Examples include:

- 3.5' wall north of Building 39/41 → 758 SF avoided
- 6.5' wall south of Building 48 → 405 SF avoided
- Additional walls/slopes saving smaller impact areas throughout site

Walking Trail Minimization

- Trails are required by ordinance
- Proposed raised pedestrian bridges (similar to National Park Service designs)
- No wetland fill required for crossings

Stream Setback Minimization

Major design revisions were completed to eliminate or reduce impacts within the stream setback:

- Removal of a 6-unit building and associated infrastructure
- Reconfiguration and consolidation of buildings
- Reduction of parking areas
- Relocation of structures (e.g., trash buildings)
- Increased setbacks from the stream (many now exceeding 75 feet)
- Solar array and access road relocated outside the 100-foot setback

Offsite Alternatives Analysis

An evaluation of offsite alternatives was conducted in accordance with the 404(b)(1) Guidelines to determine whether other reasonably available properties could achieve the project purpose with less impact to wetlands.

The analysis focused on parcels within the City of Saco and the surrounding local housing market where multi-family residential development is feasible under existing zoning and infrastructure conditions. Saco contains a mix of developable land, but much of it is constrained by wetlands, floodplains, and resource protection districts, which frequently limit development suitability despite apparent parcel size.

A review of publicly available listing data and municipal GIS mapping was conducted.

Representative Offsite Parcels Evaluated

There are currently only 3 undeveloped parcels of land available in Saco according to Realtor.com. Two of them are single family lots in recent subdivisions which would not work in any fashion. The first two are outlined in Parcel A while the third property is outlined in Parcel B. See attachments for more information,

Parcel A – Scattered Smaller Infill Parcels (Various Locations)

- Multiple smaller parcels exist throughout Saco and neighboring areas

Constraints:

- Fragmented ownership
- Inadequate size for unified multi-family development
- Often located in built-out areas with limited access or zoning constraints

» These parcels cannot accommodate the proposed development in any reasonable way. It would require multiple acquisitions and would not be any sort of cohesive multi-family development.

Parcel B – 800 Portland Road (± 14.7 acres)

- Large undeveloped tract with potential for multi-family development
- Proximity to I-195 and commercial services
- Identified as having potential for high-density housing

Constraints:

- Mill Brook cuts through the site and has an associated flood plan. Approximately half of the site is encompassed by the stream, floodplain and steep embankment.
- Site contains a vernal pool (according to City Data) that could greatly diminish the development potential of the upland area
- Requires internal road construction and infrastructure extension, demolition of a habitable single family home as well as a \$1,900,000 land purchase cost. Site can only support approximately 40 total units.
- Much higher overall site development cost/unit due to scale & land purchase.

» While this parcel is of sufficient size to fit approximately 1/3 of the second phase of Cloverleaf Development, a multi-family project at this location would likely result in impacts to the stream and vernal pool setbacks. It is also likely that there would be additional wetlands found outside of the stream area – as is typical of the greater Saco area. The high purchase cost of the land coupled with the necessary infrastructure costs would likely make this development not cost feasible.

If the search area is expanded to within 10 miles of Saco, there are eight undeveloped properties that are currently for sale. One of them is zoned for retail/commercial 6 are zoned for single family development. The remaining lot is outlined as Parcel C.

Parcel C – Map 007, Lot 38 (±77.8 acres)

- Large undeveloped tract with potential for multi-family development in Hollis Center.
- Zoning district allows multi-family housing at a density of 1 unit per 80,000 SF of net residential density.
- Based on a quick evaluation of the available GIS information, it's likely that 60% of the site would be developable, resulting in a net residential acreage of approximately 47 acres and a corresponding allowable number of units of 25.

Constraints:

- Site is bisected by an un-named stream that flows into Stony Brook. That stream contains a significant amount of associated wetlands.
- There is no street access for the site. A 4,000' long road would need to be constructed to access the site. That street would need to be built over a powerline easement. It would need to cross another stream and wetland system. Total wetland alterations to build this access road would likely be slightly more than one acre.
- There is no city water or sewer available to this site, so wells and septic systems would be necessary.
- Much higher overall site development cost/unit due to the length of the access road, the wetland fills and the relative lack of units.

» While this parcel is of sufficient size to fit approximately 25 units, it falls far short of the 126 units that are proposed in the second phase of the Cloverleaf Development. The project would require two streams to be crossed and would result in a large amount of wetland fill. The long entry road and significant amount of wetland fills would likely make this development not cost feasible.

Key Findings from Offsite Review

The evaluation identified severe limitations among potential offsite alternatives. This review determined:

- Both large undeveloped parcels within the study area contain equal or greater wetland constraints, likely resulting in similar or increased impacts.
- The largest offsite parcel lacks sufficient infrastructure (e.g., roadway access or utilities) and would require substantial offsite improvements.
- The smaller parcels are only zoned for one single family home.
- The largest site would require significantly higher development costs due to access limitations.
- Both large projects would result in far greater costs per unit due to the purchase price of Parcel B & the entrance road & purchase price of Parcel C.
- Both large parcels would result in a radically reduced project size.

In contrast, the proposed site:

- Is already owned by the applicant.
- Has a road leading directly to the start of the proposed construction.
- Has all necessary utilities stubbed to extend into the phase.
- Has adequate space for an accessory solar field that will be used to power the project. The project represents the first approved microgrid project in the State of Maine (according to the solar field engineers).
- Has been designed to concentrate development within uplands to the maximum extent practicable
- Minimizes wetland impacts through extensive design modifications

Based on this evaluation, no offsite alternatives were identified that are both practicable and would result in less environmental impact than the proposed project.

Summary

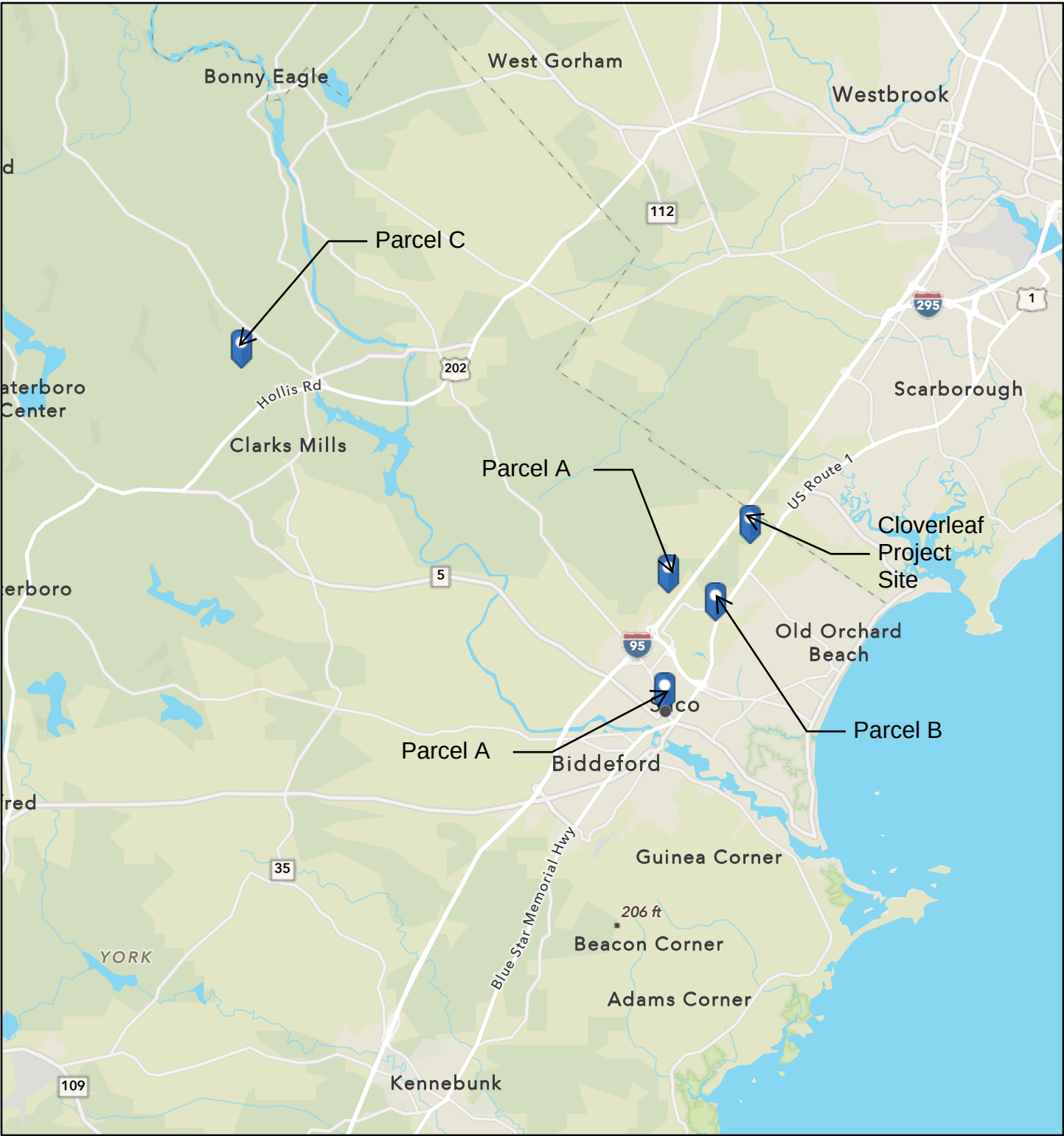
The project has undergone extensive design refinement to avoid and minimize wetland impacts. Development has been concentrated within uplands, crossings have been minimized and optimized, and numerous structural design elements (retaining walls, steepened slopes, reduced footprints) have been incorporated despite increased cost.

No practicable onsite or offsite alternatives were identified that would achieve the project purpose with less impact to wetlands. Accordingly, the proposed project represents the Least Environmentally Damaging Practicable Alternative (LEDPA).

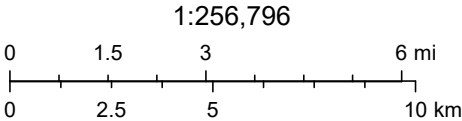
Attachments:

1. Overall Parcel Map
2. Parcel A
3. Parcel B
4. Parcel C

LOCATION MAP OF OFFSITE PROPERTIES



5/6/2026, 10:59:23 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PARCEL A – VARIOUS SMALL PROPERTIES



Listed by Christopher Cronkhite
Brokered by Sea Breeze Real Estate



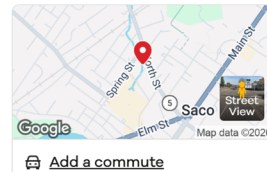
[Veterans: Check 2026 VA Loan Requirements](#) | [Buy or refi: Limited-time rate discount](#)

- Land for sale

\$238,500

0.25 acre lot

Sawyer St, Saco, ME 04072



Listed by **Scott Thibeau**
 Brokered by **EXP Realty, LLC**



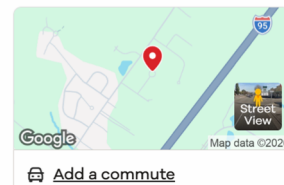
[Veterans: Check 2026 VA Loan Requirements](#) | [Buy or refi: Limited-time rate discount](#)

● Land for sale

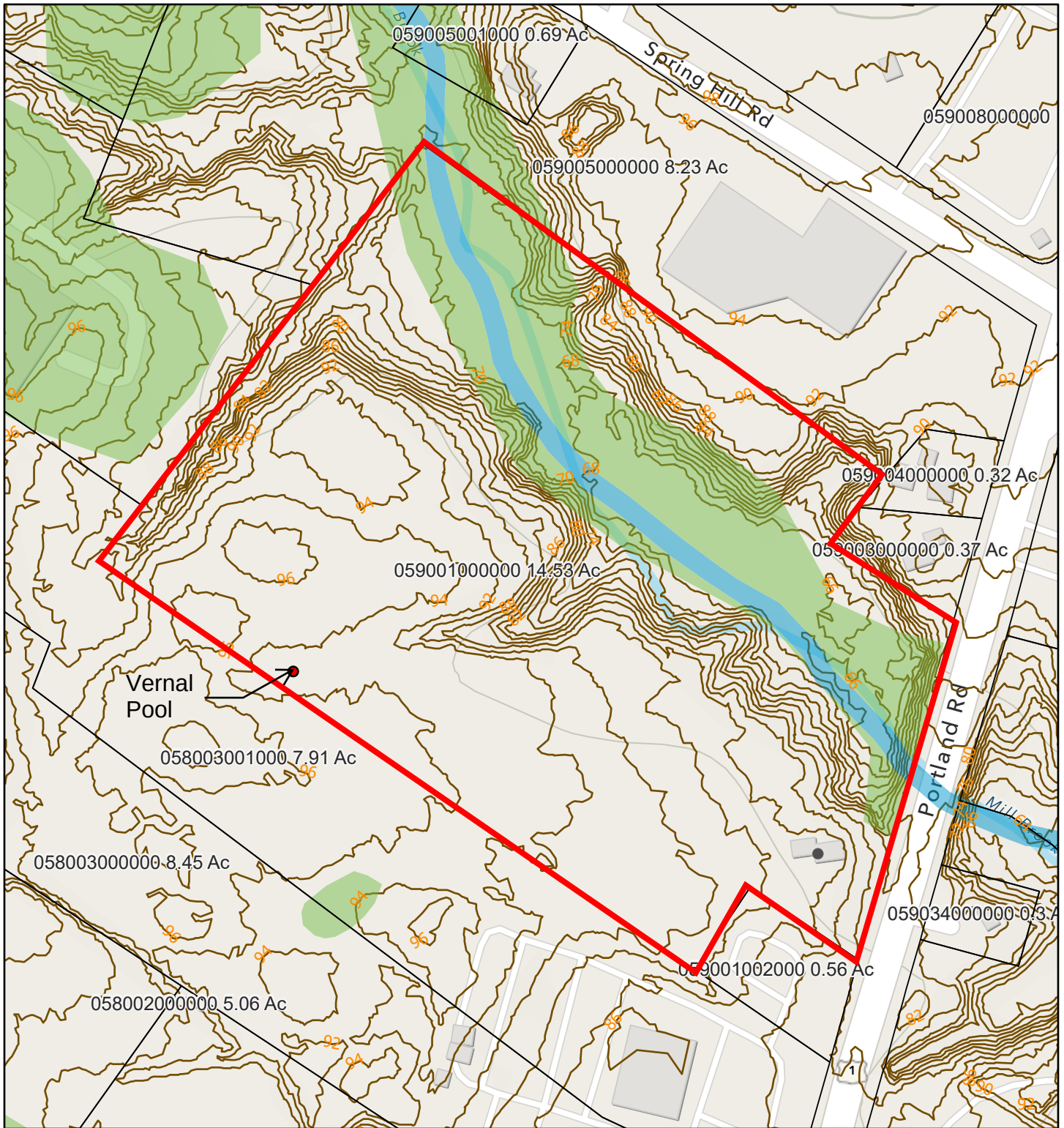
\$225,000

0.7 acre lot

5 June Dr, Saco, ME 04072



PARCEL B - 800 PORTLAND ROAD



5/5/2026, 9:42:35 AM

1:3,000

Wetlands

Marsh, Swamp, Bog, Prairie

River

Maine Municipal Boundaries

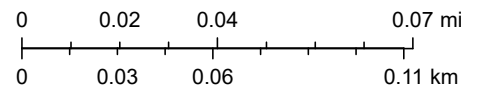
Maine Parcels Organized Towns

Vernal Pool Centerpoints

Not Significant

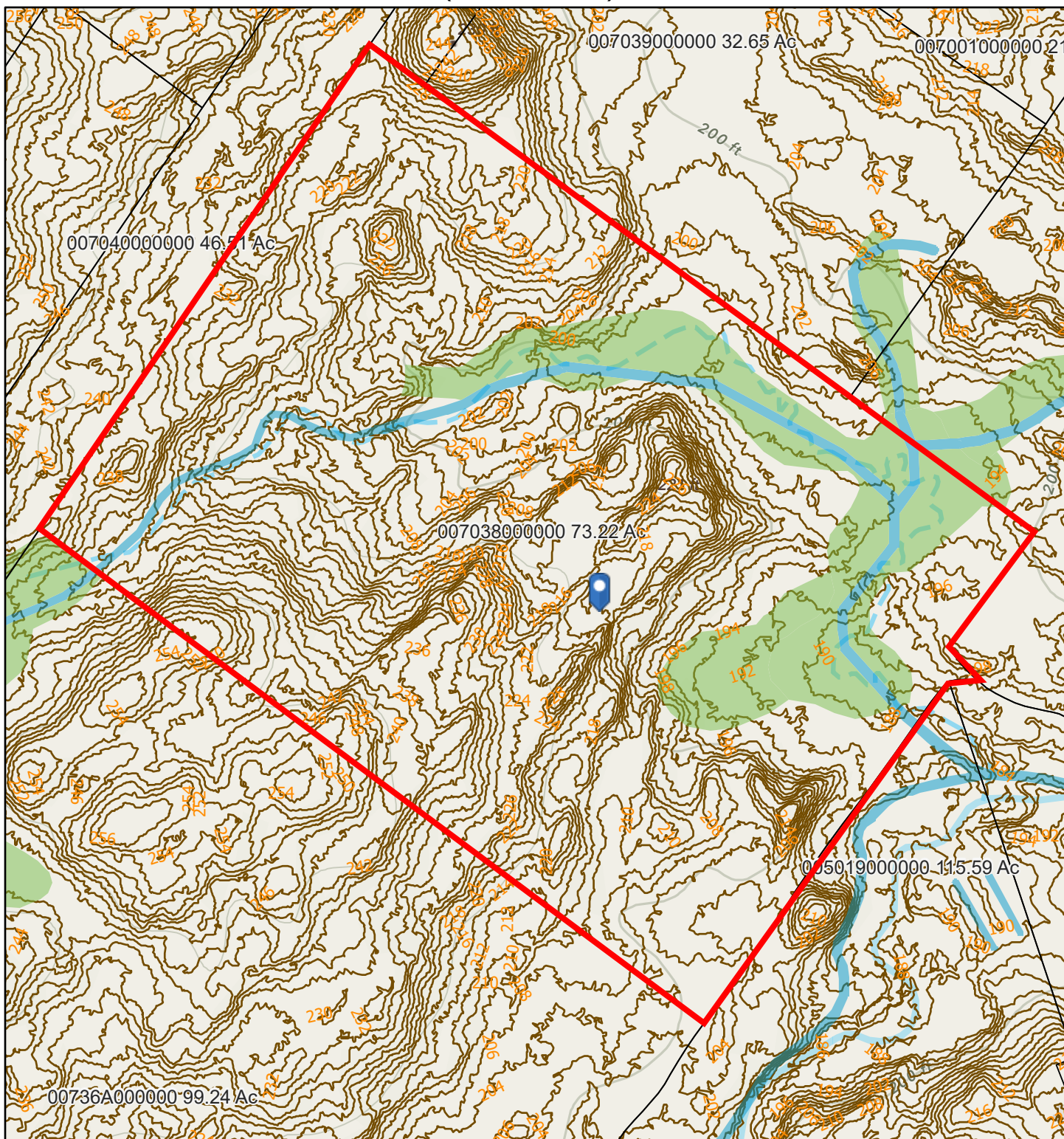
Elevation Contours - 2 Feet

State of Maine Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PARCEL C - HOLLIS CENTER PROPERTY (ZOOMED IN)

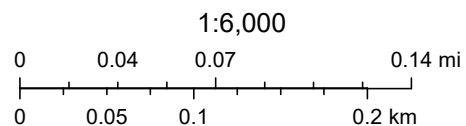


5/5/2026, 1:23:43 PM

Wetlands

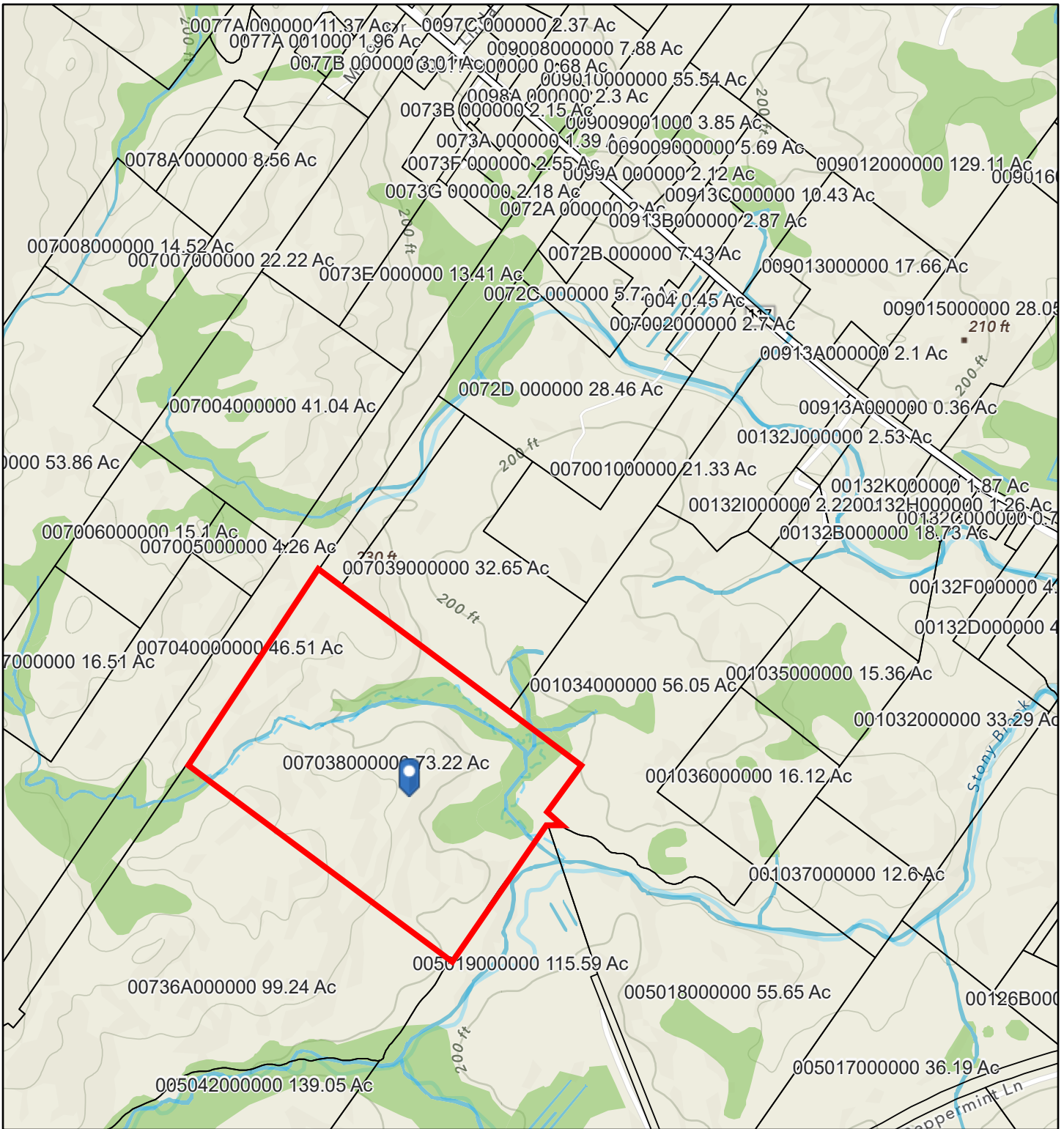
- Marsh, Swamp, Bog, Prairie
- River
- Maine Municipal Boundaries

- Maine Parcels Organized Towns
- Elevation Contours - 2 Feet
- State of Maine Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PARCEL C - HOLLIS CENTER PROPERTY



5/5/2026, 1:21:43 PM

1:15,000

Wetlands

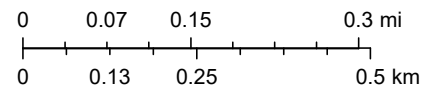
Marsh, Swamp, Bog, Prairie

River

Maine Municipal Boundaries

Maine Parcels Organized Towns

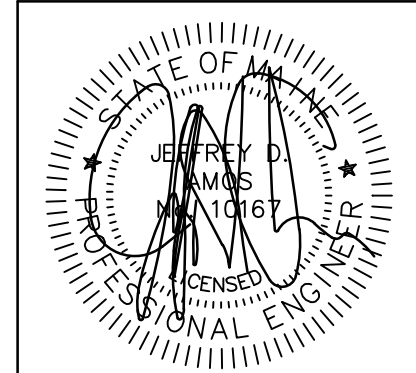
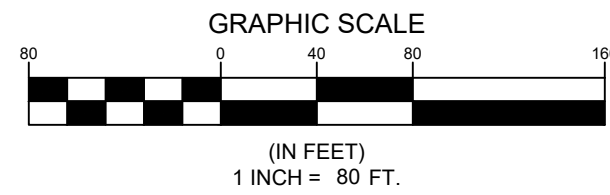
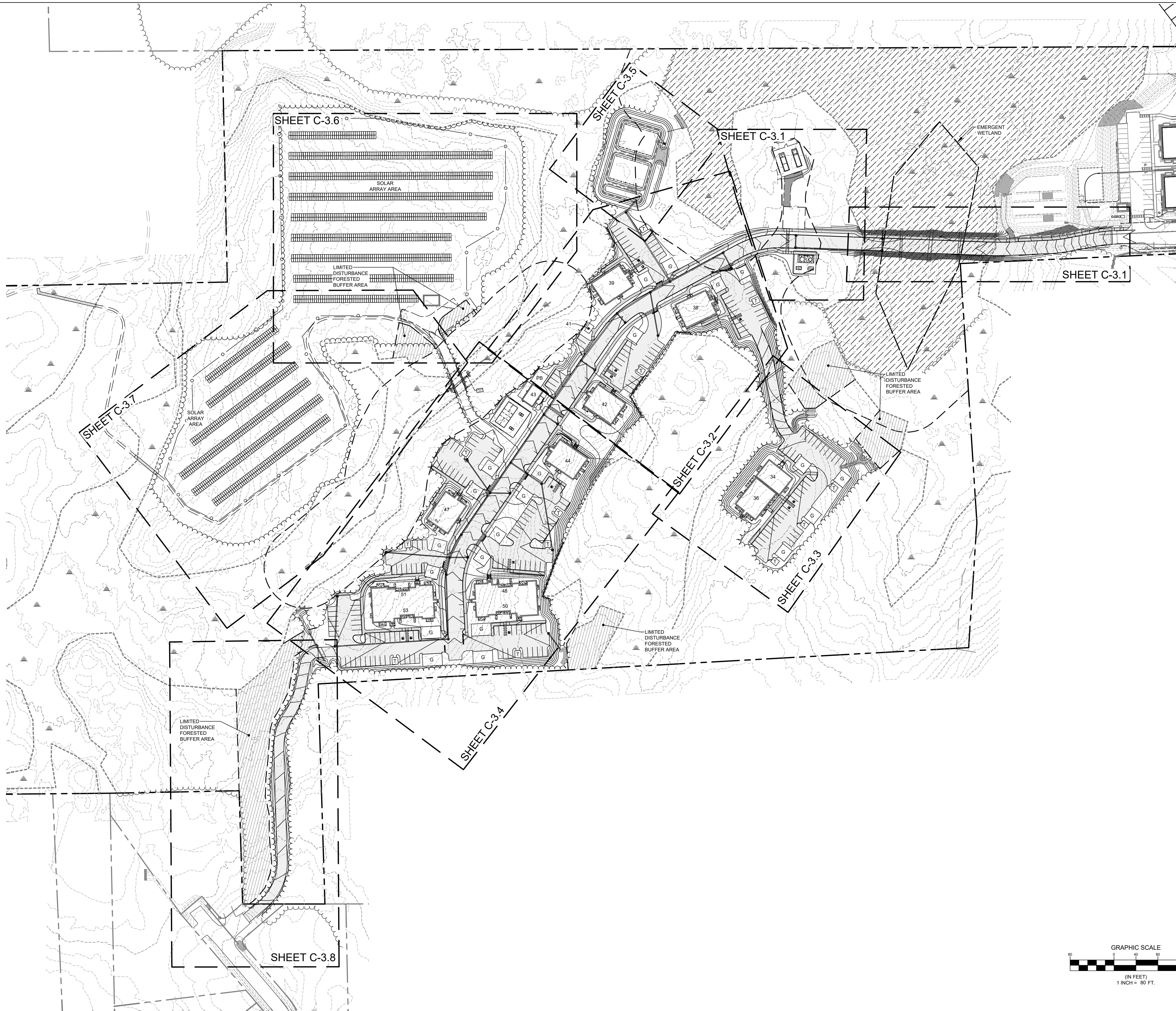
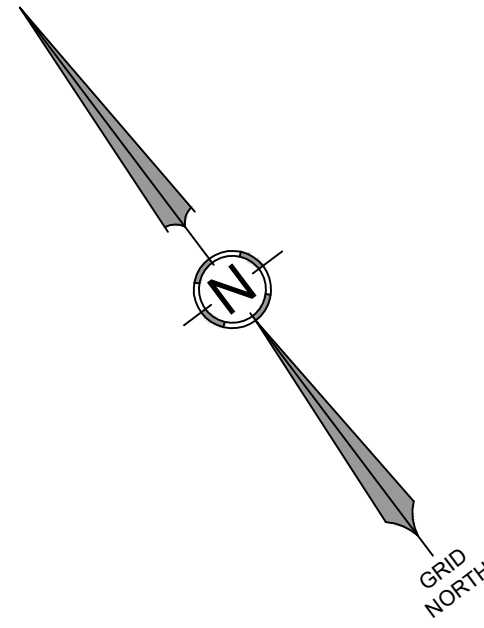
State of Maine Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |



DATE: 11-7-2025

NO.	DATE	REVISIONS
5	11-7-2025	PRELIMINARY PLAN SUBMISSION
4	04-07-2025	SUBMITTED TO MDEP
3	10-29-2024	SUBMITTED FOR PRELIMINARY REVIEW
2	08-13-2024	MDOT TMP SUBMISSION
1	04-30-2024	SKETCH PLAN SUBMISSION
NO		

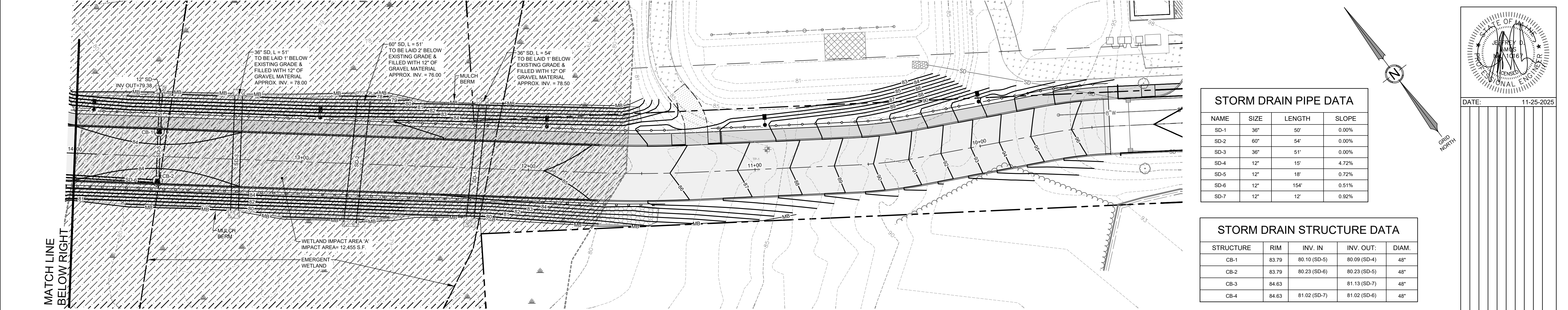
ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

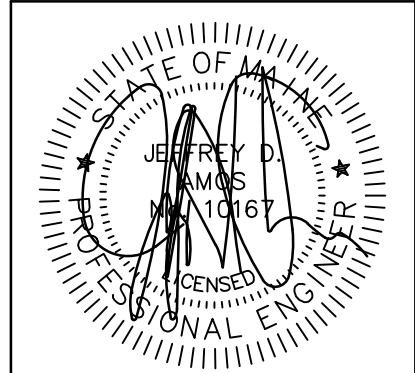
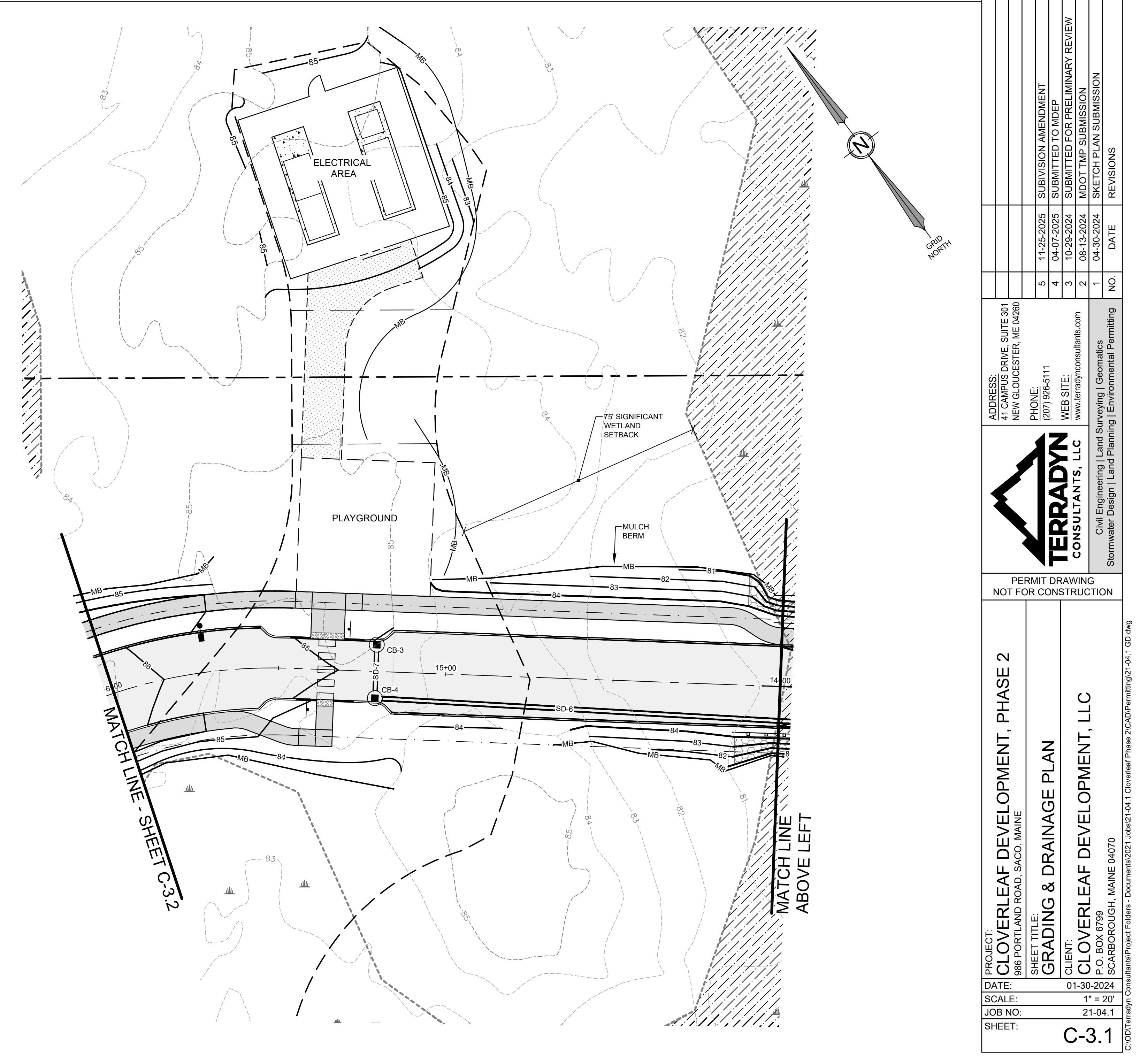
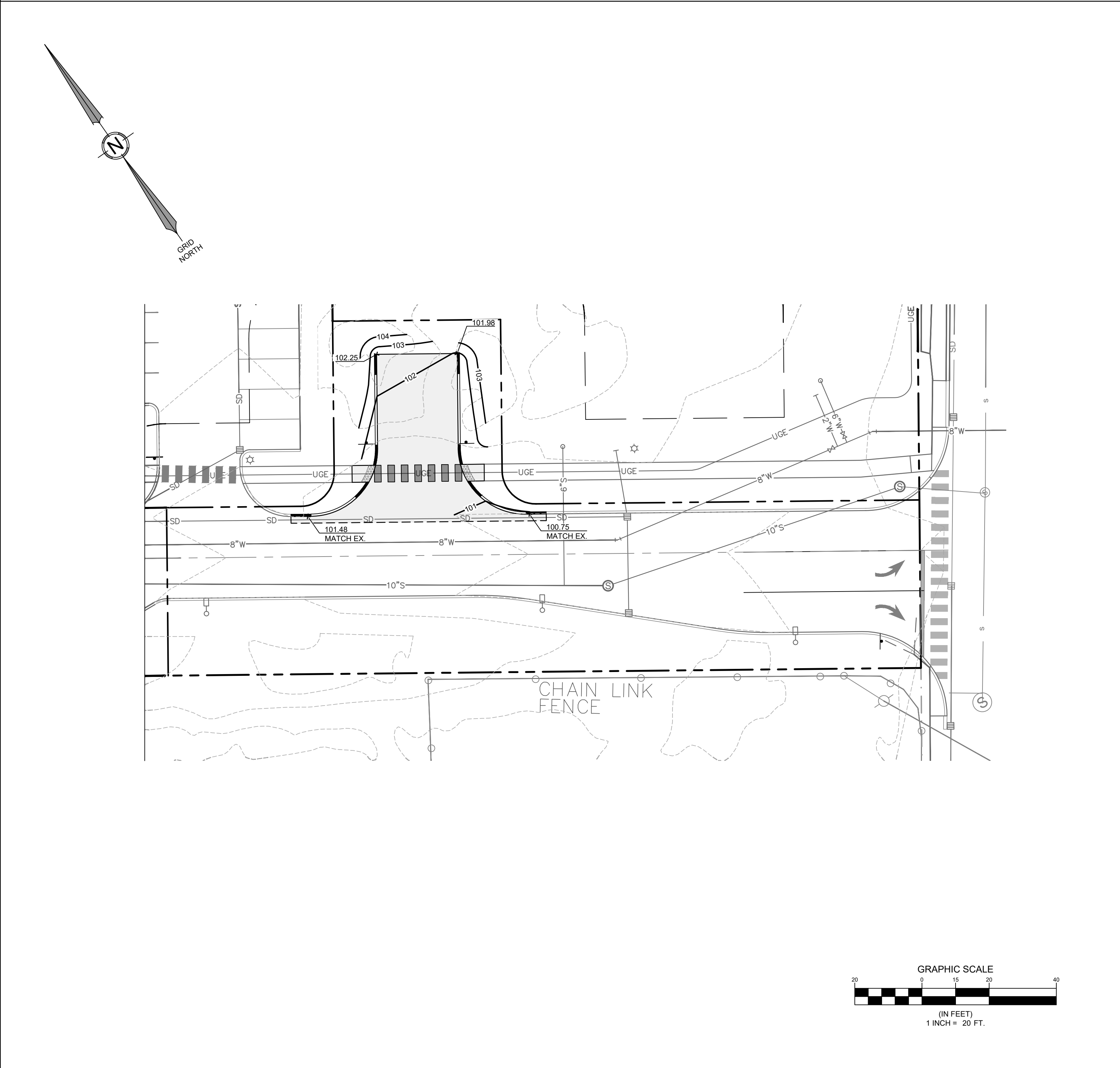
PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE
SHEET TITLE: OVERALL GRADING & DRAINAGE PLAN
CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04070
DATE: 01-30-2024
SCALE: 1" = 50'
JOB NO: 21-04.1
SHEET: C-3.0

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STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	36"	50'	0.00%
SD-2	60"	54'	0.00%
SD-3	36"	51'	0.00%
SD-4	12"	15'	4.72%
SD-5	12"	18'	0.72%
SD-6	12"	154'	0.51%
SD-7	12"	12'	0.92%

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	83.79	80.10 (SD-5)	80.09 (SD-4)	48"
CB-2	83.79	80.23 (SD-6)	80.23 (SD-5)	48"
CB-3	84.63		81.13 (SD-7)	48"
CB-4	84.63	81.02 (SD-7)	81.02 (SD-6)	48"



DATE: 11-25-2025

NO.	DATE	REVISIONS
1	04-30-2024	SKETCH PLAN SUBMISSION
2	08-13-2024	MDOT TMP SUBMISSION
3	10-29-2024	SUBMITTED FOR PRELIMINARY REVIEW
4	04-07-2025	SUBMITTED TO MDEP
5	11-25-2025	SUBVISION AMENDMENT

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE: GRADING & DRAINAGE PLAN

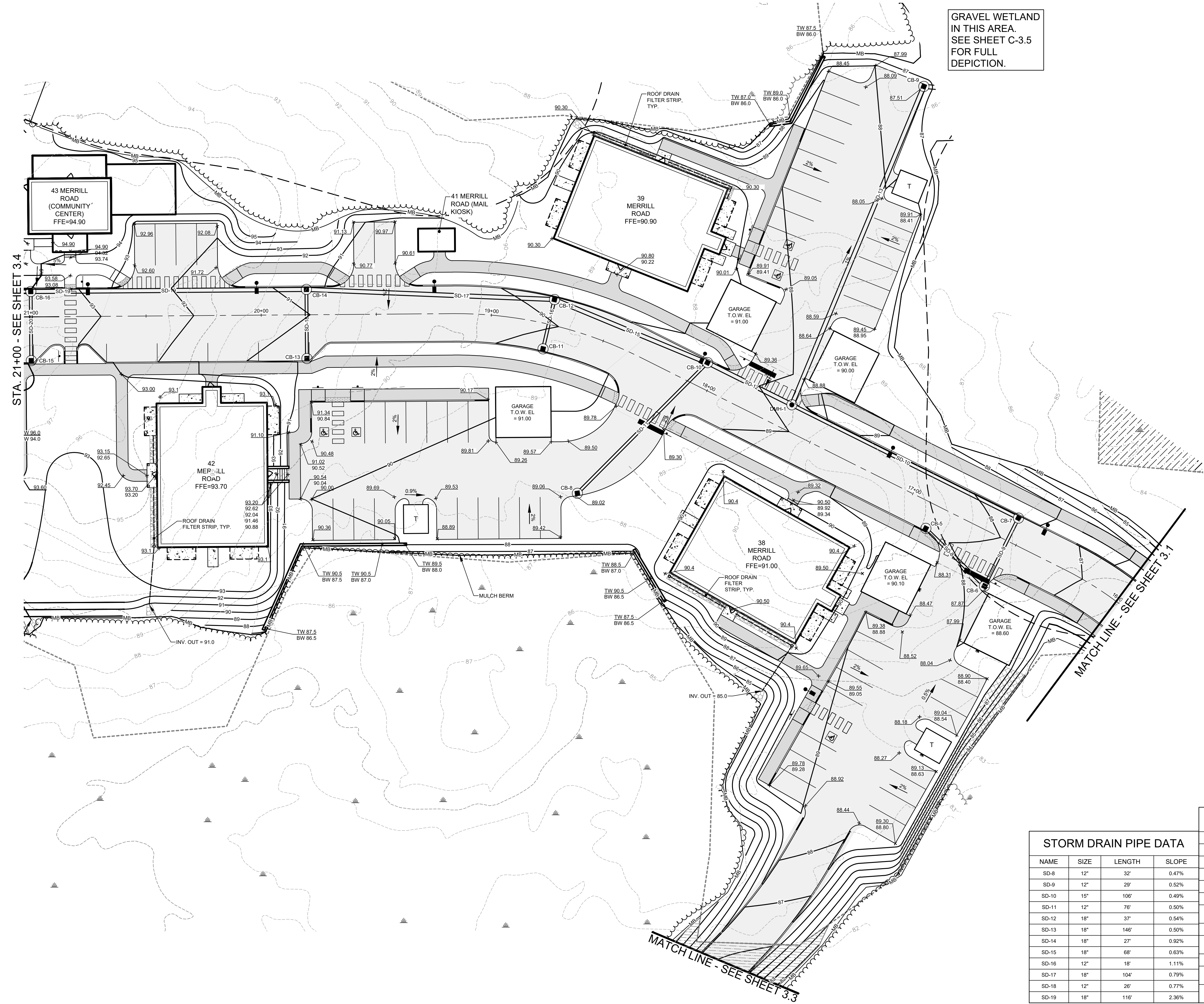
CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6769
SCARBOROUGH, MAINE 04070

DATE: 01-30-2024

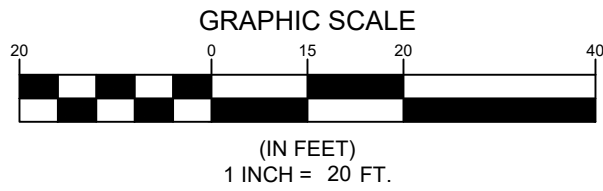
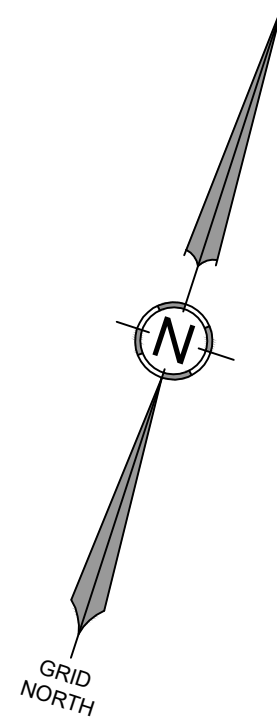
SCALE: 1" = 20'

JOB NO: 21-04.1

SHEET: C-3.1

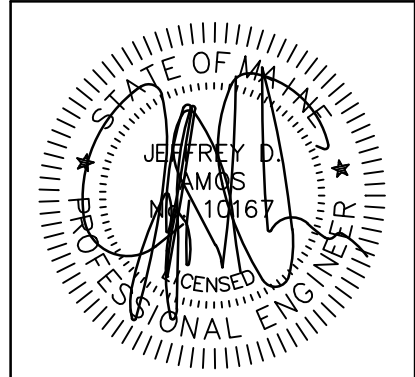


GRAVEL WETLAND
IN THIS AREA.
SEE SHEET C-3.5
FOR FULL
DEPICTION.



STORM DRAIN PIPE DATA				
NAME	SIZE	LENGTH	SLOPE	
SD-8	12"	32'	0.47%	
SD-9	12"	29'	0.52%	
SD-10	15"	106'	0.49%	
SD-11	12"	76'	0.50%	
SD-12	18"	37'	0.54%	
SD-13	18"	146'	0.50%	
SD-14	18"	27'	0.92%	
SD-15	18"	68'	0.63%	
SD-16	12"	18'	1.11%	
SD-17	18"	104'	0.79%	
SD-18	12"	26'	0.77%	
SD-19	18"	116'	2.36%	

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-5	88.03		84.55 (SD-8)	48"
CB-6	87.77	84.40 (SD-8)	84.40 (SD-9)	48"
CB-7	87.62	84.25 (SD-9)	84.25 (SD-10)	48"
CB-8	88.92		84.81 (SD-11)	48"
CB-9	87.51	83.00 (SD-13)	83.00 (SD-14)	48"
CB-10	89.09	84.09 (SD-15) 84.43 (SD-11)	83.93 (SD-12)	48"
CB-11	89.72		85.22 (SD-16)	48"
CB-12	89.82	85.02 (SD-16) 84.52 (SD-17)	84.52 (SD-15)	48"
CB-13	90.54		86.04 (SD-18)	48"
CB-14	90.70	85.84 (SD-18) 85.34 (SD-19)	85.34 (SD-17)	48"
DMH-1	88.82	83.73 (SD-10) 83.73 (SD-12)	83.73 (SD-13)	48"



DATE: 11-7-2025

NO.	DATE	REVISIONS
5	11-7-2025	PRELIMINARY PLAN SUBMISSION
4	04-07-2025	SUBMITTED TO MDEP
3	10-29-2024	SUBMITTED FOR PRELIMINARY REVIEW
2	08-13-2024	MDOT TMP SUBMISSION
1	04-30-2024	SKETCH PLAN SUBMISSION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN
CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

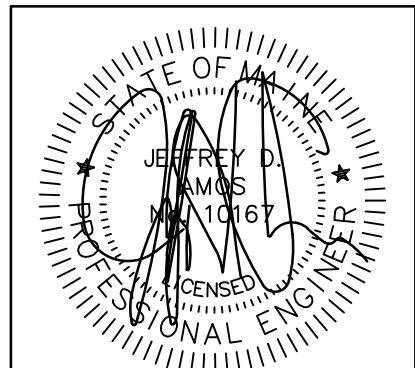
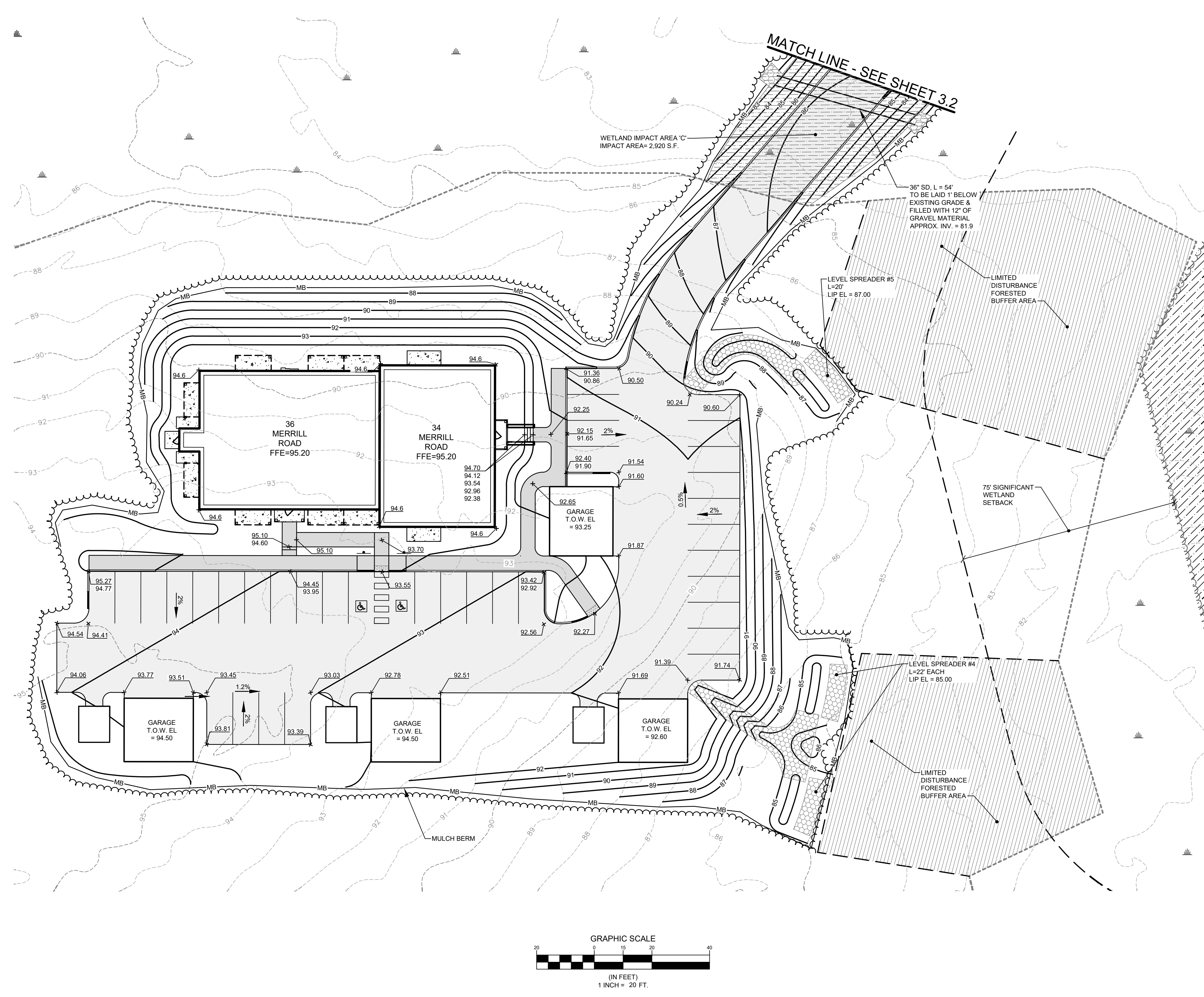
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE: GRADING & DRAINAGE PLAN

CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04070

DATE: 01-30-2024
SCALE: 1" = 20'
JOB NO: 21-04.1
SHEET: C-3.2



SUBVISION AMENDMENT
SUBMITTED TO MDEP
SUBMITTED FOR PRELIMINARY REVIEW
MDOT TMP SUBMISSION
SKETCH PLAN SUBMISSION
REVISIONS

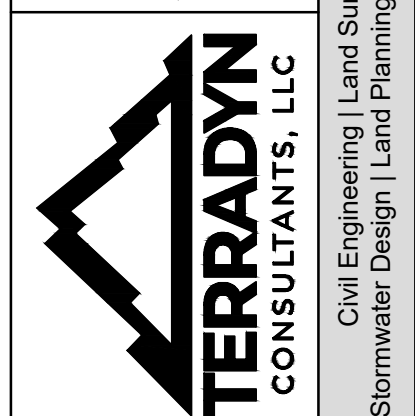
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ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

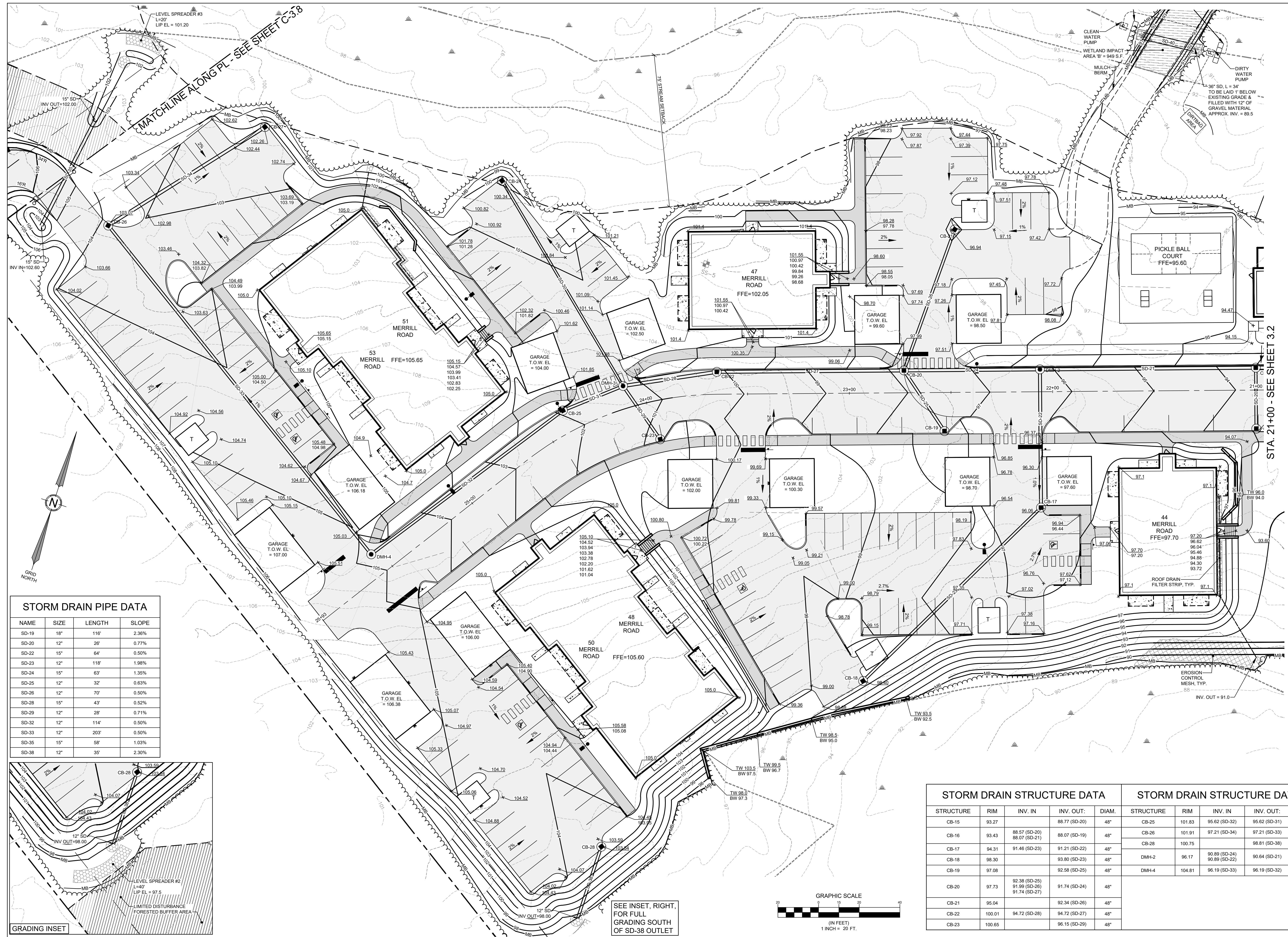
Surveying | Geomatics
| Environmental Permitting



PERMIT DRAWING
NOT FOR CONSTRUCTION

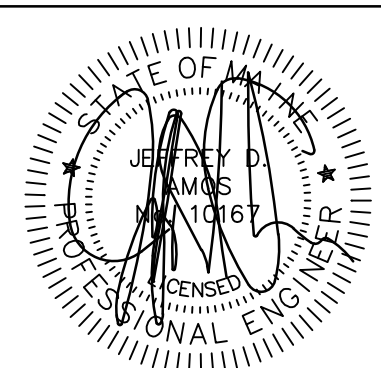
PROJECT:	CLOVERLEAF DEVELOPMENT, PHASE 2 986 PORTLAND ROAD, SACO, MAINE
SHEET TITLE:	GRADING & DRAINAGE PLAN
CLIENT:	CLOVERLEAF DEVELOPMENT, LLC P.O. BOX 6798 SCARBOROUGH, MAINE 04070
DATE:	01-30-2024
SCALE:	1" = 20'
JOB NO:	21-04.1
SHEET:	C-3.3

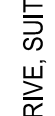
C-3.3



STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-19	18"	116'	2.36%
SD-20	12"	26'	0.77%
SD-22	15"	64'	0.50%
SD-23	12"	118'	1.98%
SD-24	15"	63'	1.35%
SD-25	12"	32'	0.63%
SD-26	12"	70'	0.50%
SD-28	15"	43'	0.52%
SD-29	12"	28'	0.71%
SD-32	12"	114'	0.50%
SD-33	12"	203'	0.50%
SD-35	15"	58'	1.03%
SD-38	12"	35'	2.30%

STORM DRAIN STRUCTURE DATA					STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.	STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-15	93.27		88.77 (SD-20)	48"	CB-25	101.83	95.62 (SD-32)	95.62 (SD-31)	48"
CB-16	93.43	88.57 (SD-20) 88.07 (SD-21)	88.07 (SD-19)	48"	CB-26	101.91	97.21 (SD-34)	97.21 (SD-33)	48"
CB-17	94.31	91.46 (SD-23)	91.21 (SD-22)	48"	CB-28	100.75		96.81 (SD-38)	48"
CB-18	98.30		93.80 (SD-23)	48"	DMH-2	96.17	90.89 (SD-24) 90.89 (SD-22)	90.64 (SD-21)	48"
CB-19	97.08		92.58 (SD-25)	48"	DMH-4	104.81	96.19 (SD-33)	96.19 (SD-32)	48"
CB-20	97.73	92.38 (SD-25) 91.99 (SD-26) 91.74 (SD-27)	91.74 (SD-24)	48"					
CB-21	95.04		92.34 (SD-26)	48"					
CB-22	100.01	94.72 (SD-28)	94.72 (SD-27)	48"					
CB-23	100.65		96.15 (SD-29)	48"					

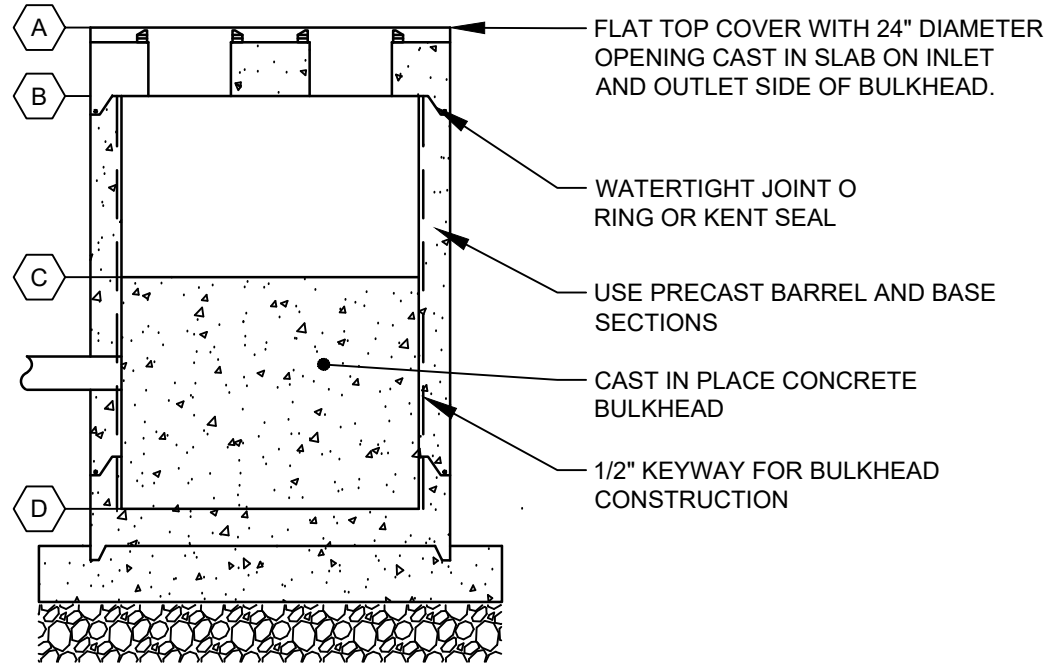
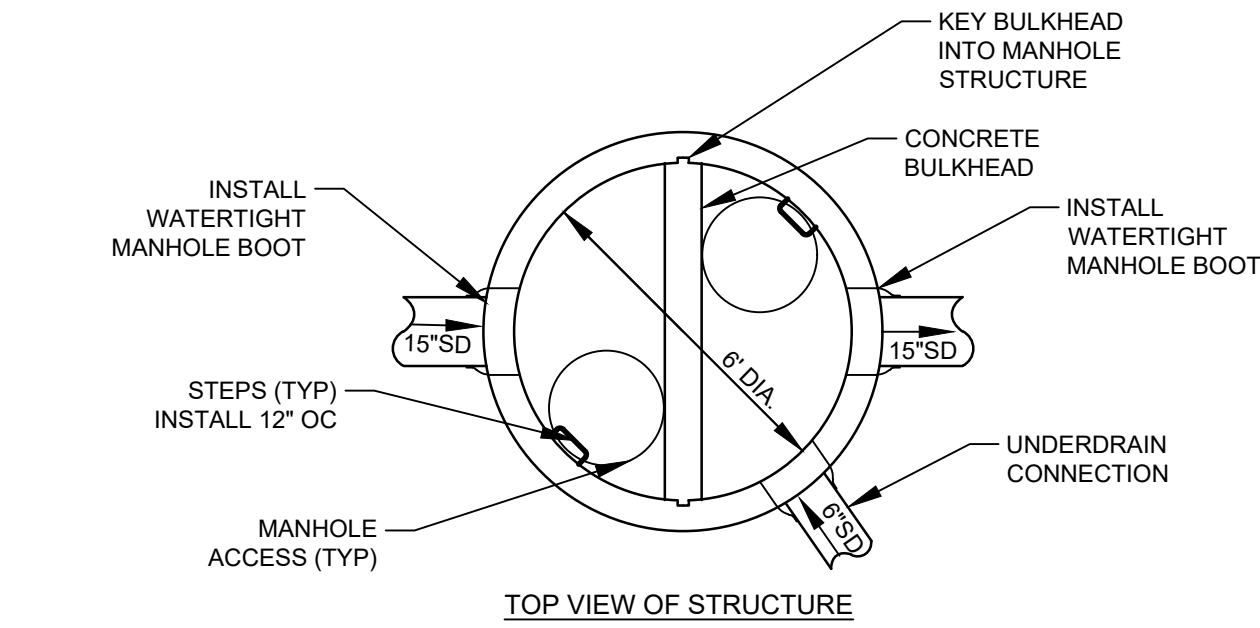
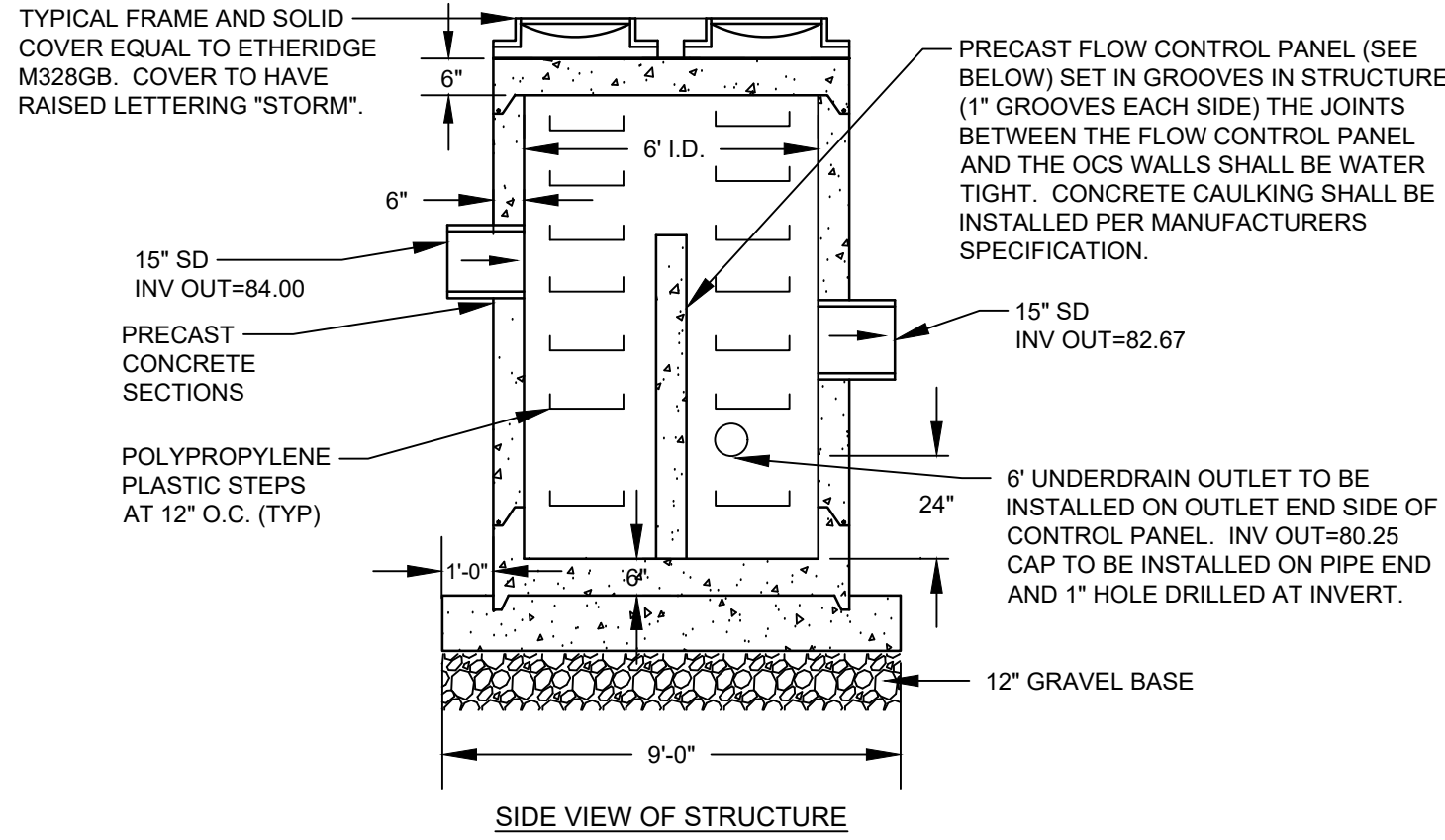
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 TERRADYN CONSULTANTS, LLC	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 936-5111 WEB SITE: www.terradynconsultants.com
Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting	

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2	
886 PORTLAND ROAD, SAGO, MAINE	
SHEET TITLE: GRADING & DRAINAGE PLAN	
DATE:	01-30-2024
SCALE:	1" = 20'
JOB NO:	21-04.1
SHEET:	C-3.4
CLIENT: CLOVERLEAF DEVELOPMENT, LLC	
P.O. BOX 6799	
SCARBOROUGH, MAINE 04070	

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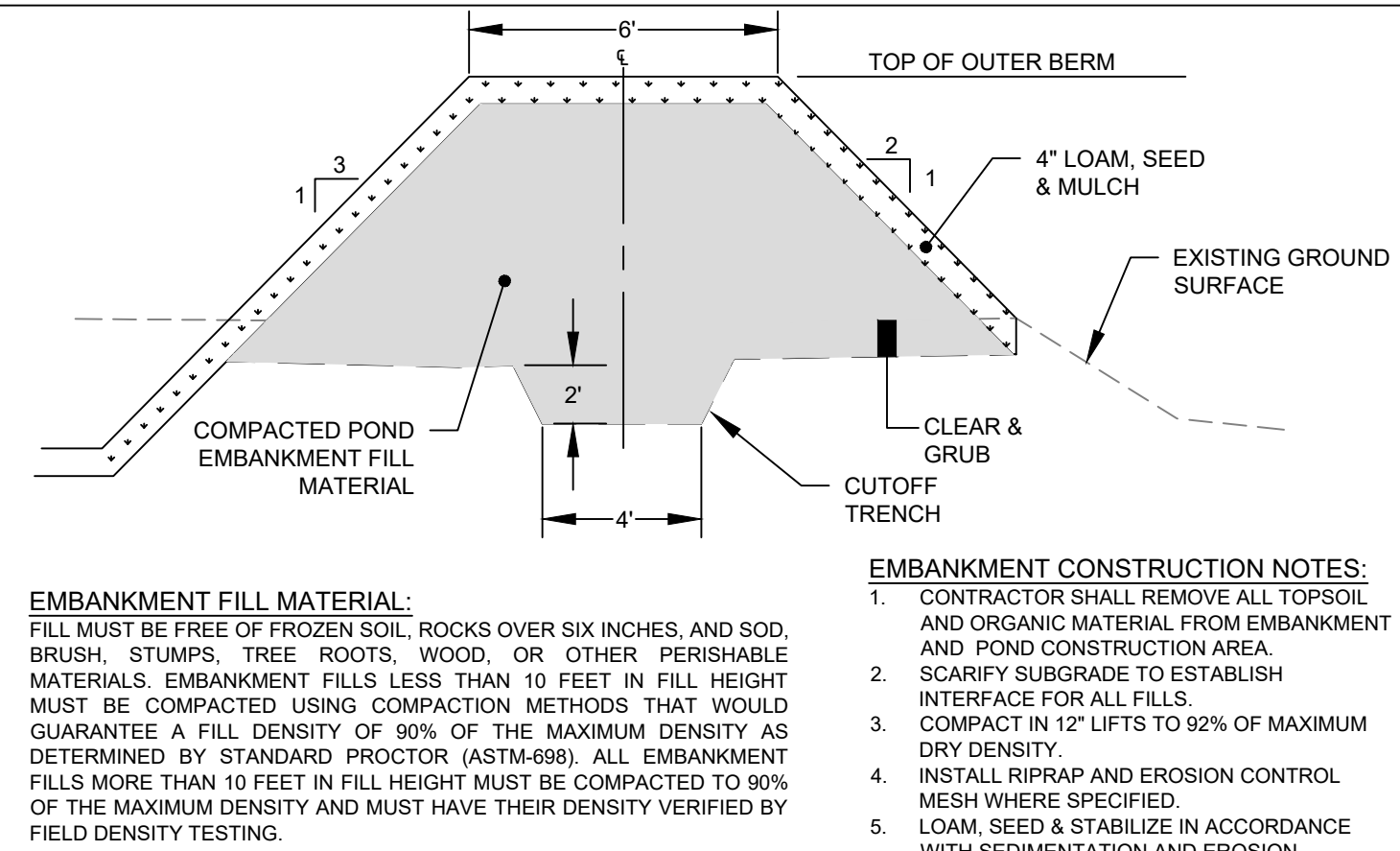
SIDE VIEW & WEIR WALL

- NOTES:
- SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
 - STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
 - CASTINGS SHALL PROVIDE FOR A 24\"/>

SCHEDULE A OUTLET CONTROL STRUCTURE		
ITEM DESCRIPTION	DIMENSION	ELEVATION
A. TOP OF STRUCTURE	87.70	
B. UNDERSIDE OF SLAB	87.20	
C. TOP OF CONCRETE BULKHEAD	84.50	
D. BOTTOM OF STRUCTURE	78.25	

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE



POND EMBANKMENT DETAIL

NOT TO SCALE

CONSTRUCTION INSPECTION NOTES:

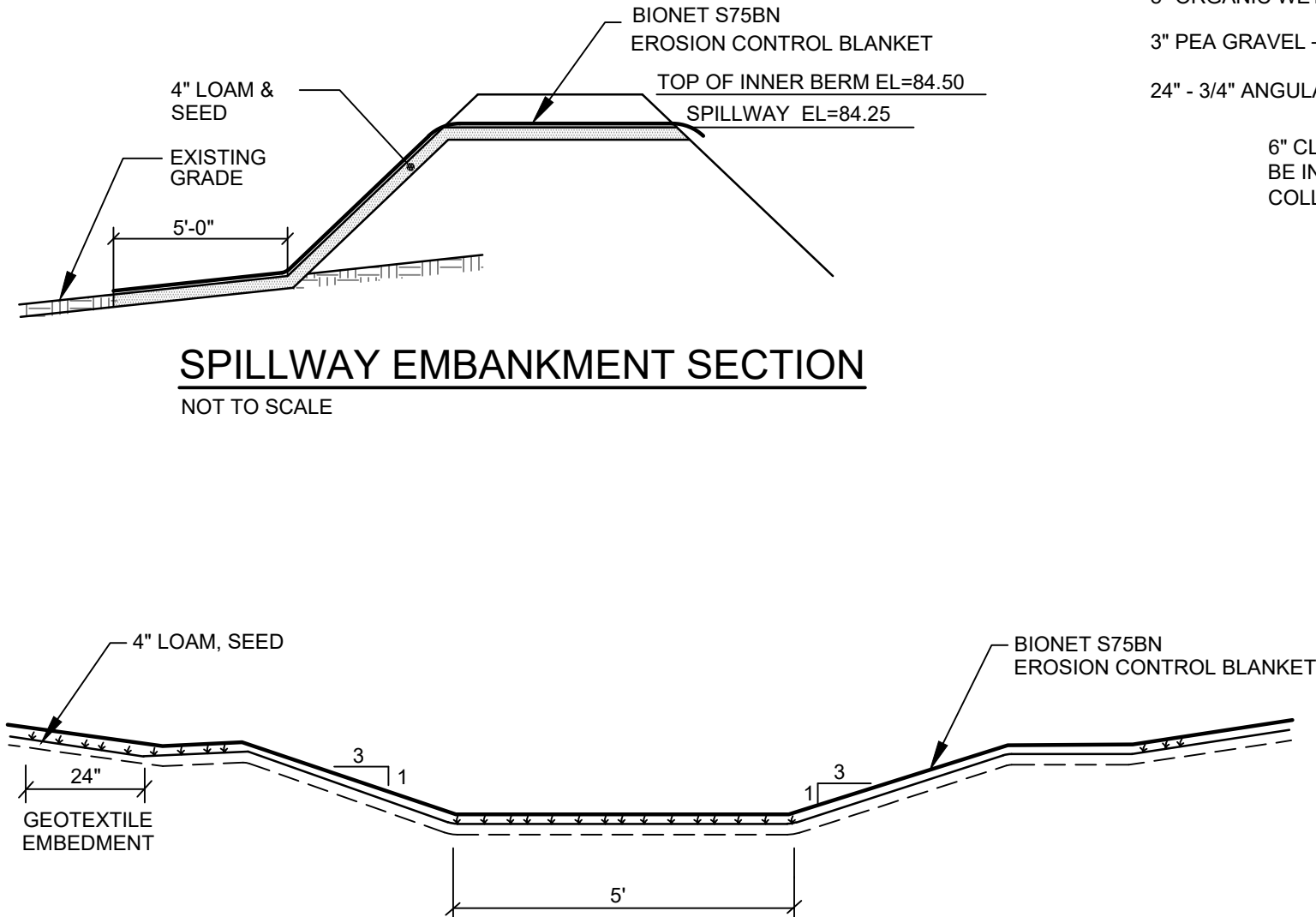
- THE DESIGN ENGINEER SHALL INSPECT THE CONSTRUCTION AND STABILIZATION OF THE GRAVEL WETLAND. INSPECTIONS SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION (FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND) OF THE POND'S EMBANKMENT, STORMWATER INLET, GRAVEL AND FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, LINER INSTALLATION, AND EMERGENCY SPILLWAY. IF NECESSARY, THE INSPECTING ENGINEER SHALL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE THE POND IS CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE CITY WITHIN 14 DAYS TO STATE THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A LOG OF THE ENGINEER'S INSPECTIONS, GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF THE MATERIALS USED. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED BY A PROFESSIONAL ENGINEER ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND. THE ENGINEER SHALL NOTIFY THE CITY AS TO THE OUTLET'S EFFECTIVENESS AND DETERMINE ANY MAINTENANCE ITEMS THAT ARE NEEDED.
- UNTIL SUCH TIME THAT THE STORMWATER FACILITIES ARE OFFERED AND ACCEPTED BY THE CITY, THE APPLICANT SHALL BE REQUIRED TO PERFORM ROUTINE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS OUTLINED IN THE OPERATIONS AND MAINTENANCE MANUAL. DEVELOPMENT SPECIFICALLY FOR THE SITE. A COPY OF THE ANNUAL INSPECTION AND MAINTENANCE REPORT INCLUDING INSPECTION LOG(S) SHALL BE SUBMITTED ANNUALLY (BY JULY 15TH OF EACH YEAR) TO THE CITY PUBLIC WORKS DEPARTMENT.
- THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.
- THERE SHOULD BE A MINIMUM HORIZONTAL POND DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
- VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.
- SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12\"/>
- VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.
- TREATMENT CELL FLOOR TO BE GRADED FLAT.
- BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
- THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.
- THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER, OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.
- GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH 'NEW ENGLAND WETMIX' AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.
- THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.
- THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.
- THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

ORGANIC WETLAND SOIL MIXTURE:

- THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE), BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 2%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

POND DEWATERING NOTES:

- DEWATERING OF THE FOREBAY AND TREATMENT CELLS OF THE POND SHALL BE CONDUCTED SUCH THAT THE POND WILL NOT FILL WITH WATER UNTIL THE FOREBAY & TREATMENT CELL FLOORS ARE COMPLETED.
- DEWATERING PROCEDURES SHALL BE CONDUCTED USING MDEP APPROVED TECHNIQUES AND SHALL INCLUDE THE USE OF A DIRT BAG SYSTEM. THE DIRT BAG SHALL BE USED ACCORDING TO MANUFACTURER INSTRUCTIONS.

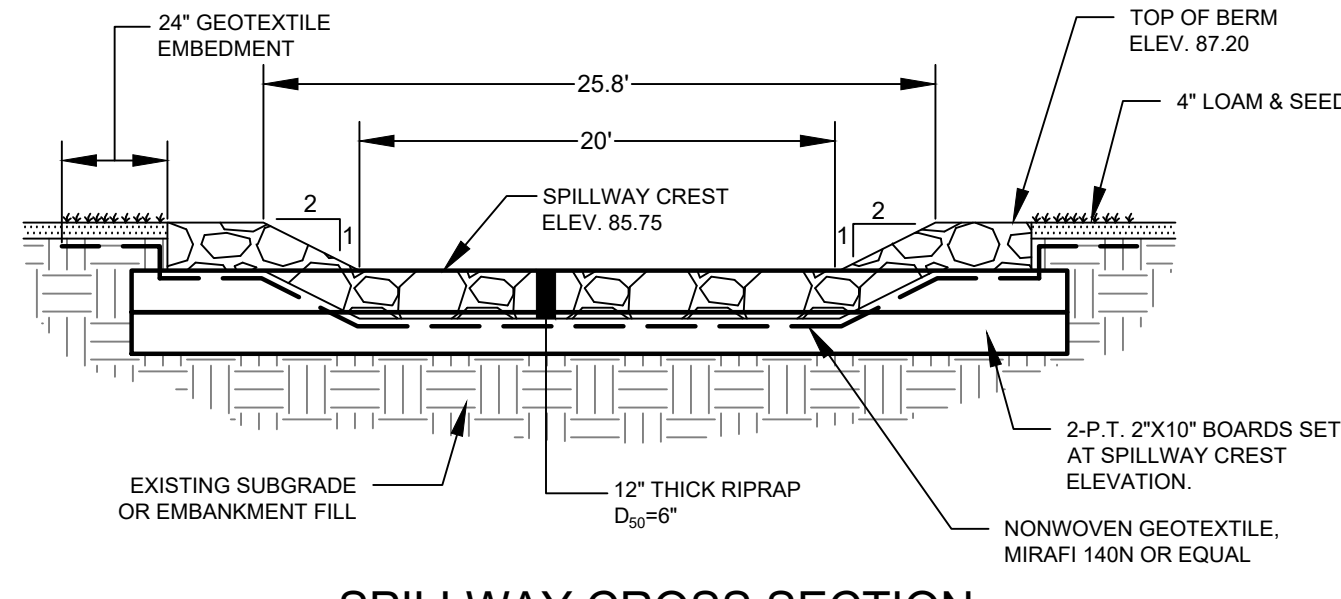


INTERNAL BERM SPILLWAY CROSS-SECTIONS

NOT TO SCALE

CROSS SECTION VIEW - GRAVEL WETLAND

NOT TO SCALE

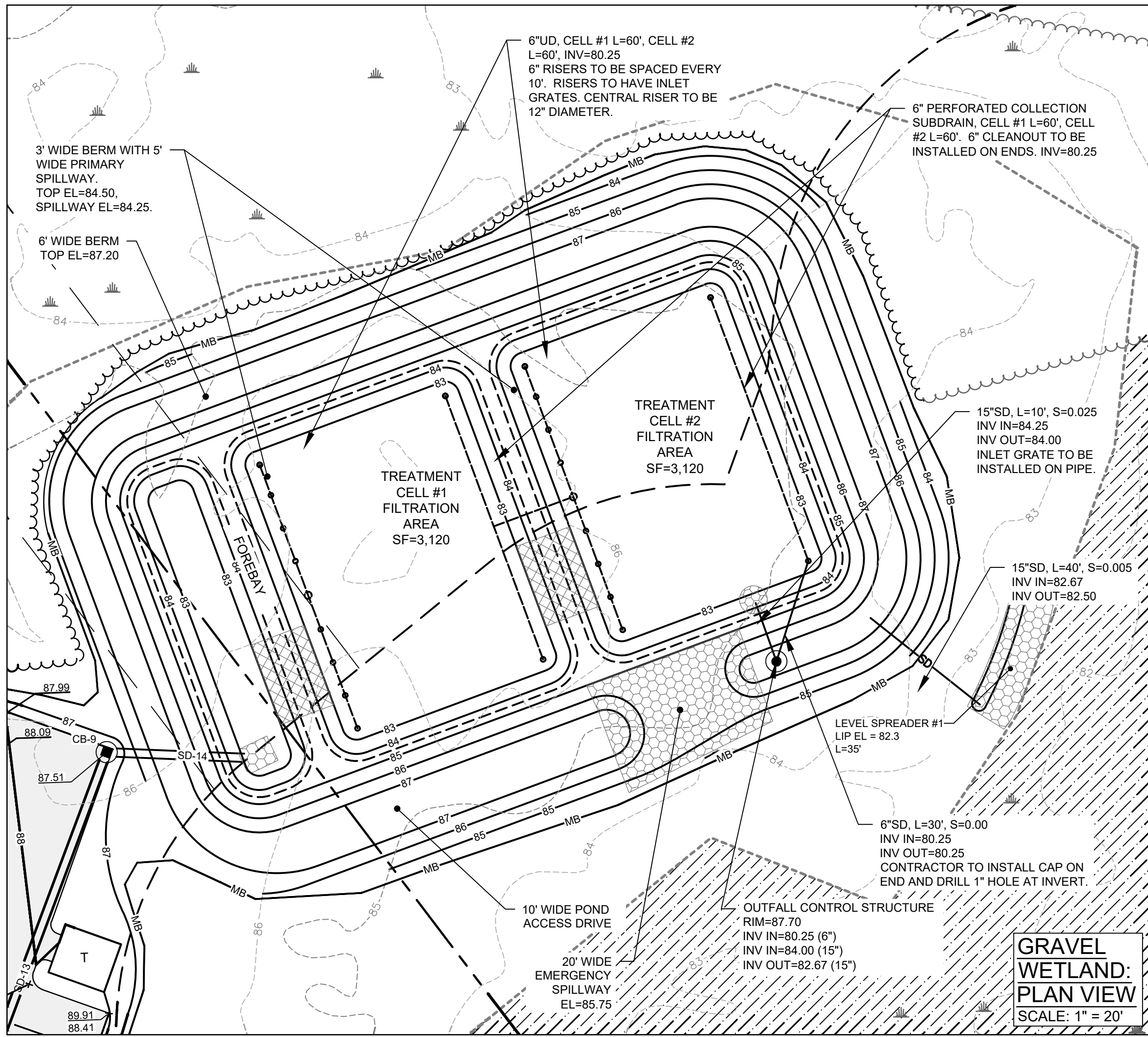


SPILLWAY CROSS SECTION

NOT TO SCALE

GRAVEL WETLAND DETAILS

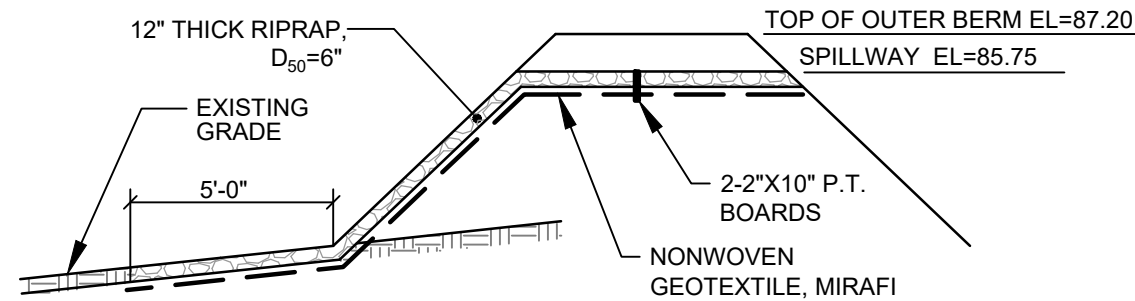
NOT TO SCALE



GRAVEL
WETLAND:
PLAN VIEW
SCALE: 1" = 20'

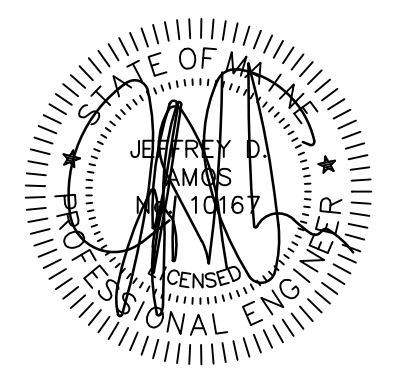
CONSTRUCTION SEQUENCE:

- THE GRAVEL WETLAND SHALL BE EXCAVATED TO FINISHED GRADE ELEVATIONS AND USED AS A TEMPORARY SEDIMENT SUMP DURING CONSTRUCTION OF THE ROAD.
- THE RIPRAP SWALE, RIPRAP FOREBAY, INTERNAL BERM AND SPILLWAY, AND OUTER BERM AND EMERGENCY SPILLWAY SHALL BE CONSTRUCTED PRIOR TO GRUBBING FOR ROAD CONSTRUCTION.
- RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO THE SEDIMENT BASIN DURING ROAD CONSTRUCTION.
- THE CRUSHED STONE, PEA GRAVEL, WETLAND SOIL, AND PIPES SHALL NOT BE INSTALLED UNTIL THE ROAD IS STABILIZED AND SWALES ARE VEGETATED WITH GRASS (AT LEAST 90% CATCH).



SPILLWAY EMBANKMENT SECTION

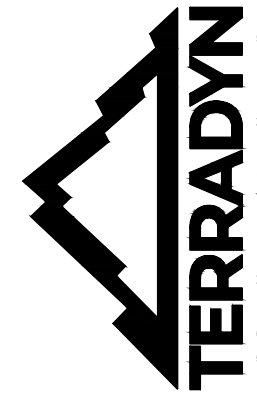
NOT TO SCALE



DATE: 11-25-2025

NO.	REVISIONS	DATE
5	SUBMISSION AMENDMENT	11-25-2025
4	SUBMITTED TO MDEP	04-07-2025
3	SUBMITTED FOR PRELIMINARY REVIEW	10-29-2024
2	MDOT TMP SUBMISSION	08-13-2024
1	SKETCH PLAN SUBMISSION	04-30-2024
NO		

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NEW GLoucester, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
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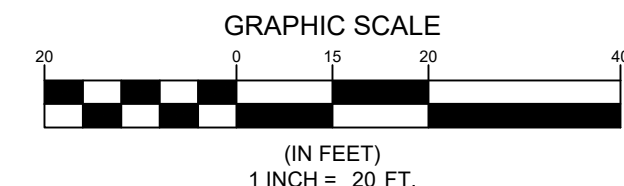
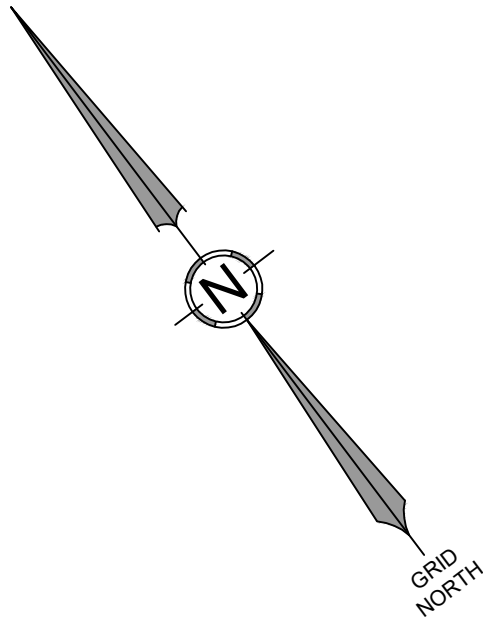
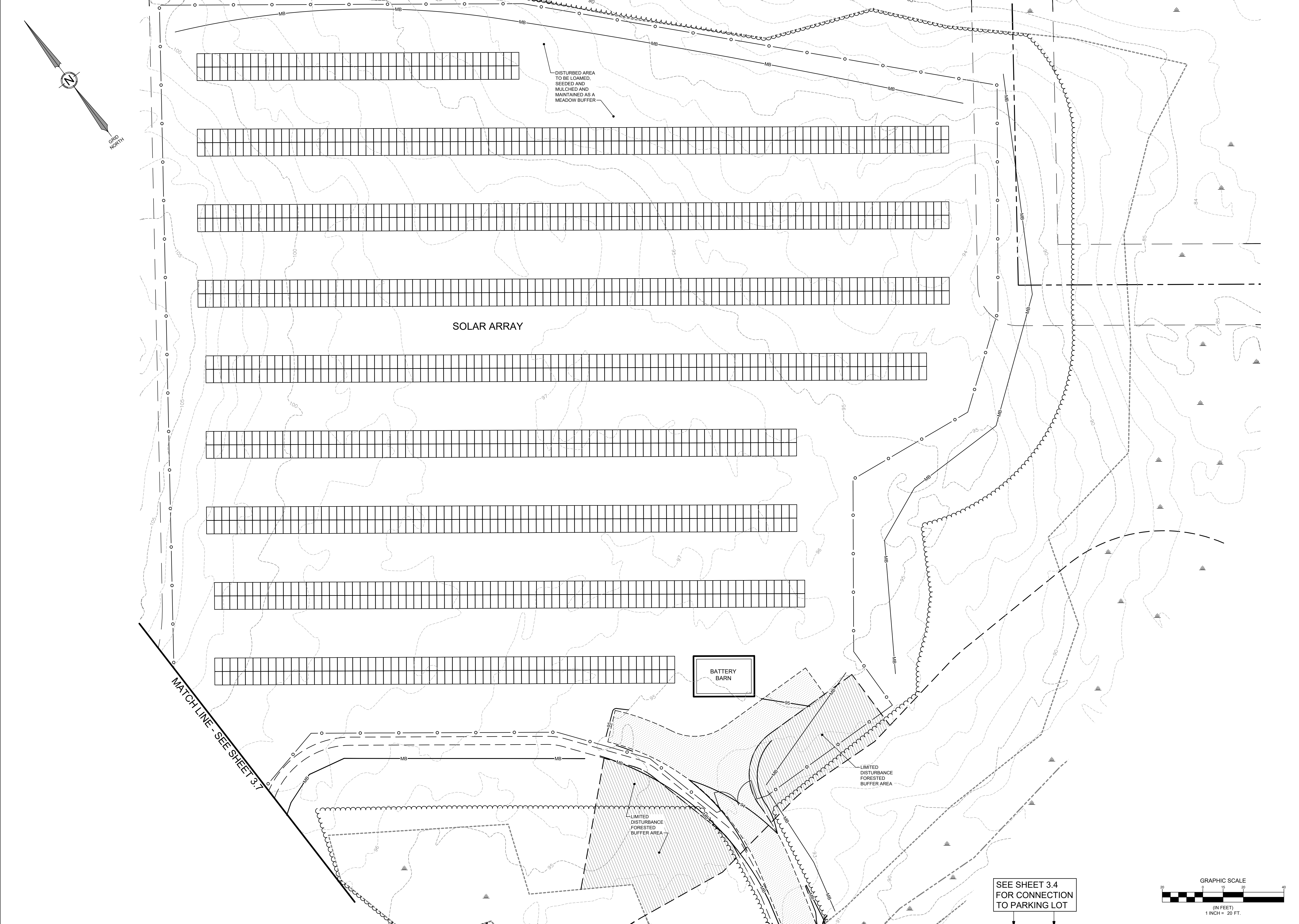
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE: GRAY WETLANDS PLAN

CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6769
SCARBOROUGH, MAINE 04070

DATE: 01-30-2024
SCALE: 1" = 20'
JOB NO: 21-04-1
SHEET: C-3.5



DATE: 11-25-2025

NO.	DATE	REVISIONS
1	04-30-2024	SKETCH PLAN SUBMISSION
2	08-13-2024	MDOT TMP SUBMISSION
3	10-29-2024	SUBMITTED FOR PRELIMINARY REVIEW
4	04-07-2025	SUBMITTED TO MDEP
5	11-25-2025	SUBMISSION AMENDMENT

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE: GRADING & DRAINAGE PLAN

CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04070

DATE: 01-30-2024
SCALE: 1" = 20'
JOB NO: 21-04.1
SHEET: C-3.6

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

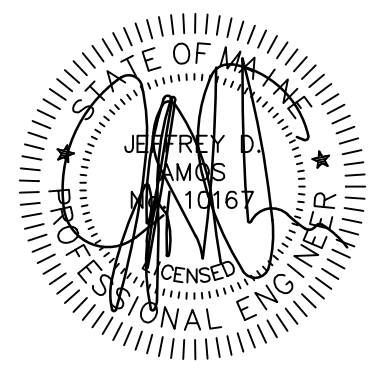
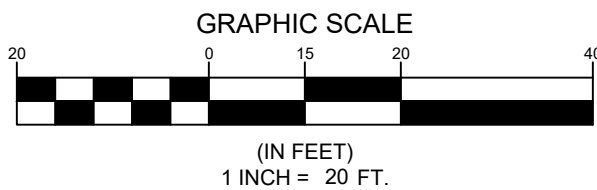
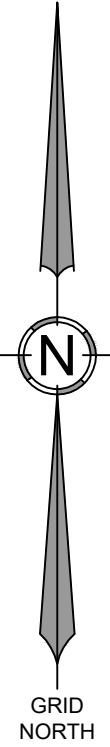
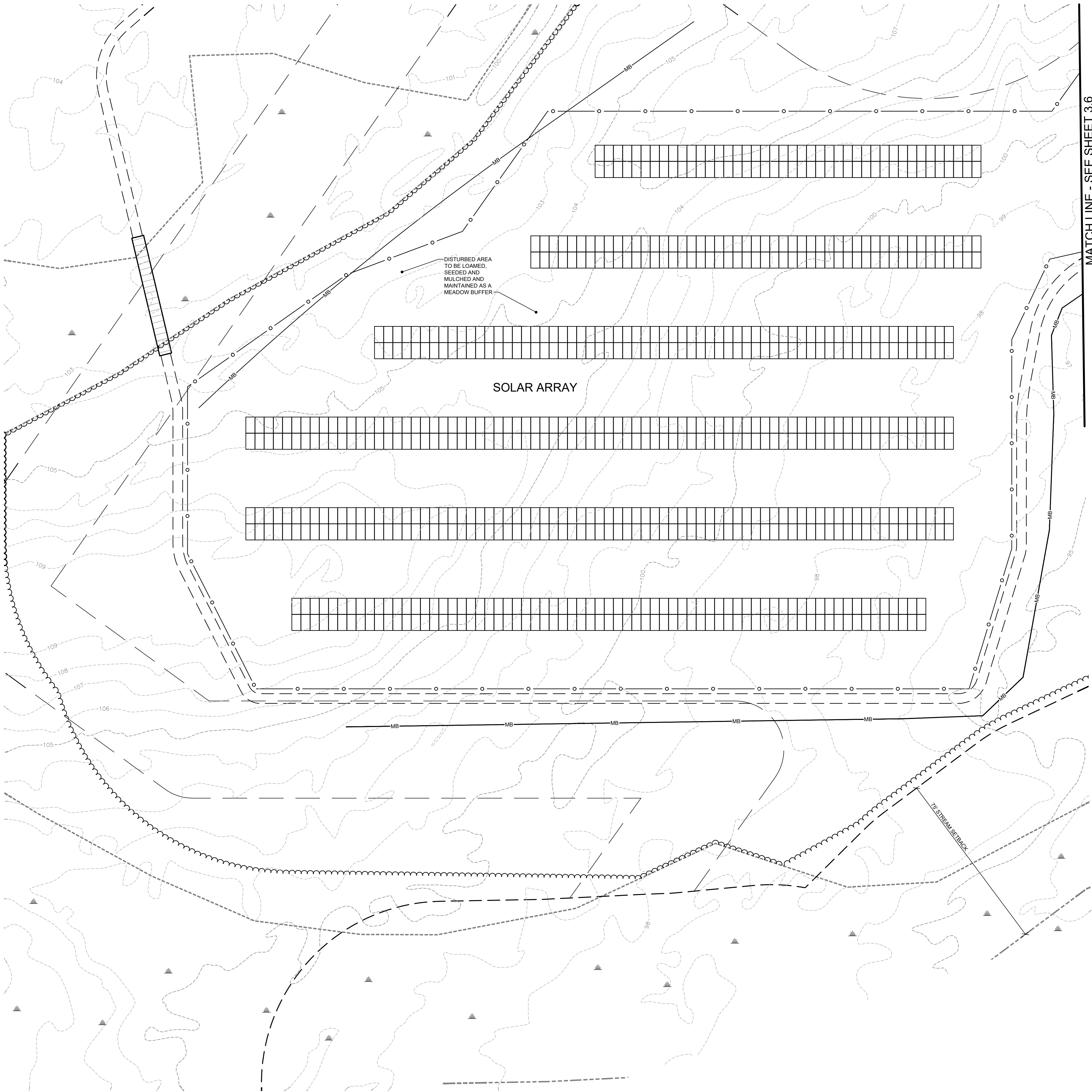
PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

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DATE: 11-25-2025

NO.	DATE	REVISIONS
5	11-25-2025	SUBVISION AMENDMENT
4	04-07-2025	SUBMITTED TO MDEP
3	10-29-2024	SUBMITTED FOR PRELIMINARY REVIEW
2	08-13-2024	MDOT TMP SUBMISSION
1	04-30-2024	SKETCH PLAN SUBMISSION

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PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE: GRADING & DRAINAGE PLAN

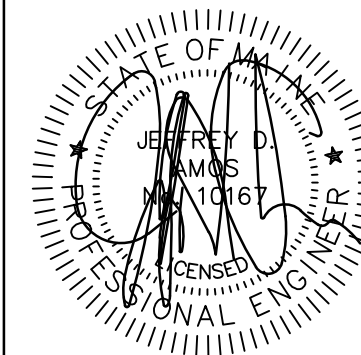
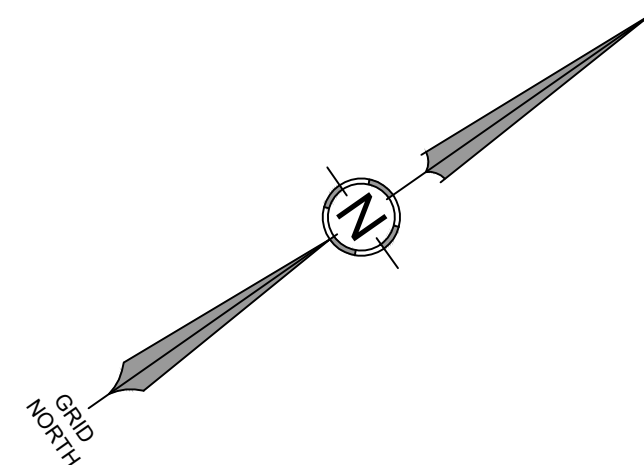
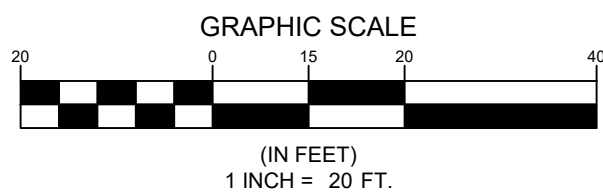
CLIENT: CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6759
SCARBOROUGH, MAINE 04070

DATE: 01-30-2024

SCALE: 1" = 20'

JOB NO: 21-04.1

SHEET: C-3.7



DATE: 11-25-2025

SUBMISSION AMENDMENT
SUBMITTED TO MDEP
SUBMITTED FOR PRELIMINARY REVIEW
MDO TMD SUBMISSION
SKETCH PLAN SUBMISSION
REVISIONS

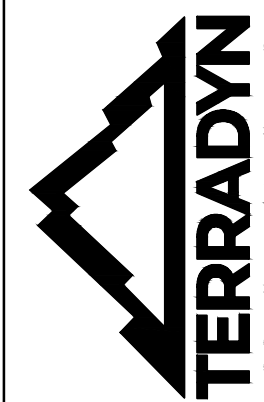
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2
3986 PORTLAND ROAD, SACO, MAINE

SHEET TITLE:
GRADING & DRAINAGE PLAN

CLIENT: CLOVERLEAF DEVELOPMENT, LLC

P.O. BOX 6799
SCARBOROUGH, MAINE 04070

DATE:	01-30-2024
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SCALE: 1" = 20'

JOB NO: 21-04.1

SHEET: C 2 2

C-3.8

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MAINE IN-LIEU FEE WORKSHEET

DEP License #: _____ Issue Date: _____

DEP Project Manager: Phoebe Scott

US Army Corps Permit #: _____ Issue Date: _____

US Army Corps Project Manager: Amanda SaylesName of Project: Cloverleaf Development, Phase 2Name of Licensee/Permittee: Cloverleaf Development, LLCProject Address (Physical): 986 Portland Road, Saco MaineProject Coordinates (Latitude/Longitude): 43.553440/-70.408522County the Project is Located in: YorkILF Service Area/Biophysical Region – Section: Southern MaineSubsection: York CountyWatershed the Project is Located in (8-digit Hydrologic Unit Code (HUC): 01060001

Wetland Impact Table:

List all different resources that are impacted by the project separately by Cowardin classification. List significant wildlife habitats as a distinct resource, separating wetland and upland impacts.

Resource Types	Type of Impact	SF Impacted	Multiplier	Wetland Credits Required*
Emergent	Fill	7,628	2	0.350
Scrub Shrub	Fill	4,827	1	0.111
Stream Crossing	Fill	949	2	0.044
Palustrine (Forested)	Fill	2,920	1	0.067
Total SF Impacts:		16,324	Total Credits:	0.572

Types of Impacts: May include filling, dredging, vegetation conversion (e.g. forested to shrub/scrub), shading

*Wetland Credits Required = SF impact x Multiplier / 43,560

Using the Current ILF Fact Sheet, calculate the cost of Wetland credits to be purchased:

Total Credits required x Wetland Credit by County (project location): \$ 152,736.74

Stream Impact Table:

Name of Stream Impacted	Type of Impact	LF Impacted	Multiplier**	SVAP 2*** (if applicable)	Stream Credits Required***
Unnamed Stream	Crossing	32	1		32
Total LF Impacts:		32		Total Credits:	32

**Use a multiplier of 1 for whole width stream impacts, 0.333 for impacts to 1 bank or the channel, 0.666 for impacts to two banks or one bank and the channel.

***SVAP 2 Stream Condition Multiplier is a stream assessment method used by US Army Corps of Engineers which may adjust the required credit purchase and is determined during the permitting process.

****Stream Credits Required = (LF impact x multiplier) x SVAP 2

Using the Current ILF Fact Sheet, calculate the cost of Stream credits to be purchased:

Total Credits required x Stream Credit cost: \$ 19,200

Wetland Credit costs + Stream Credit Costs = Total Payment

Total Payment: \$ 152,736.74 + 19,200 = 171,936.74

Proof of Payment (list check number / date or DEP Payment Portal receipt / date):

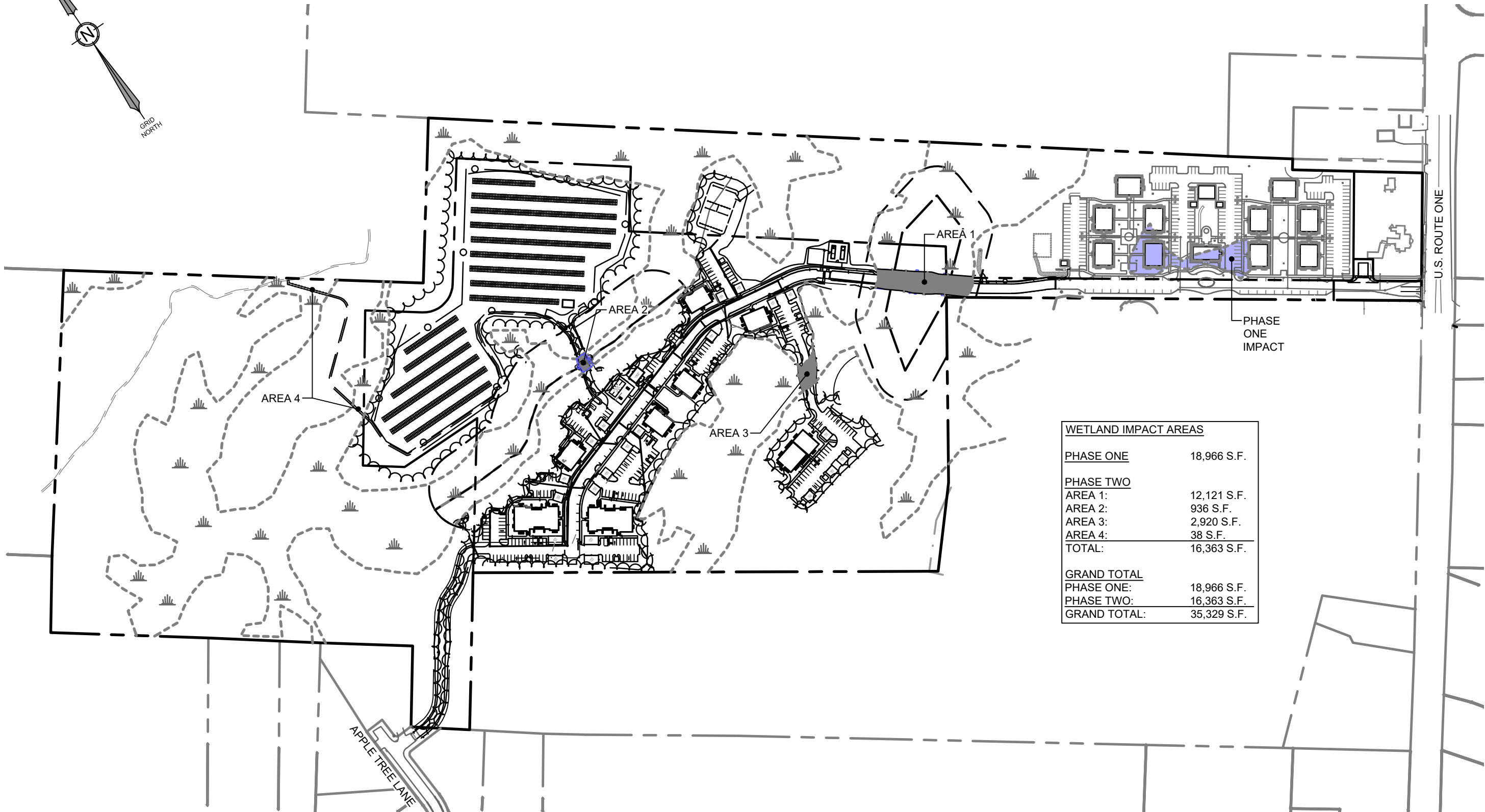
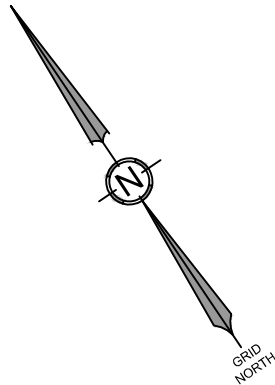
Payment of ILF must be made prior to the start of construction. Your payment will not be accepted unless you submit the following items:

1. A completed copy of this form
2. Copies of applicable DEP & US Army Corps permits
3. Location map with project area highlighted
4. Proof of Payment

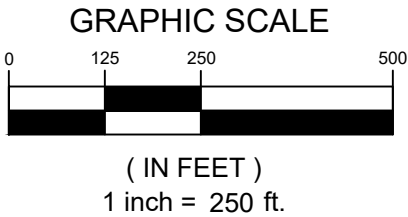
(To be filled in by DEP)

DEP Invoice #: _____

Date Payment Received: _____



WETLAND IMPACT AREAS	
PHASE ONE	18,966 S.F.
PHASE TWO	
AREA 1:	12,121 S.F.
AREA 2:	936 S.F.
AREA 3:	2,920 S.F.
AREA 4:	38 S.F.
TOTAL:	16,363 S.F.
GRAND TOTAL	
PHASE ONE:	18,966 S.F.
PHASE TWO:	16,363 S.F.
GRAND TOTAL:	35,329 S.F.



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FIGURE 1 - IMPACT MAP & PHOTOS
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04070

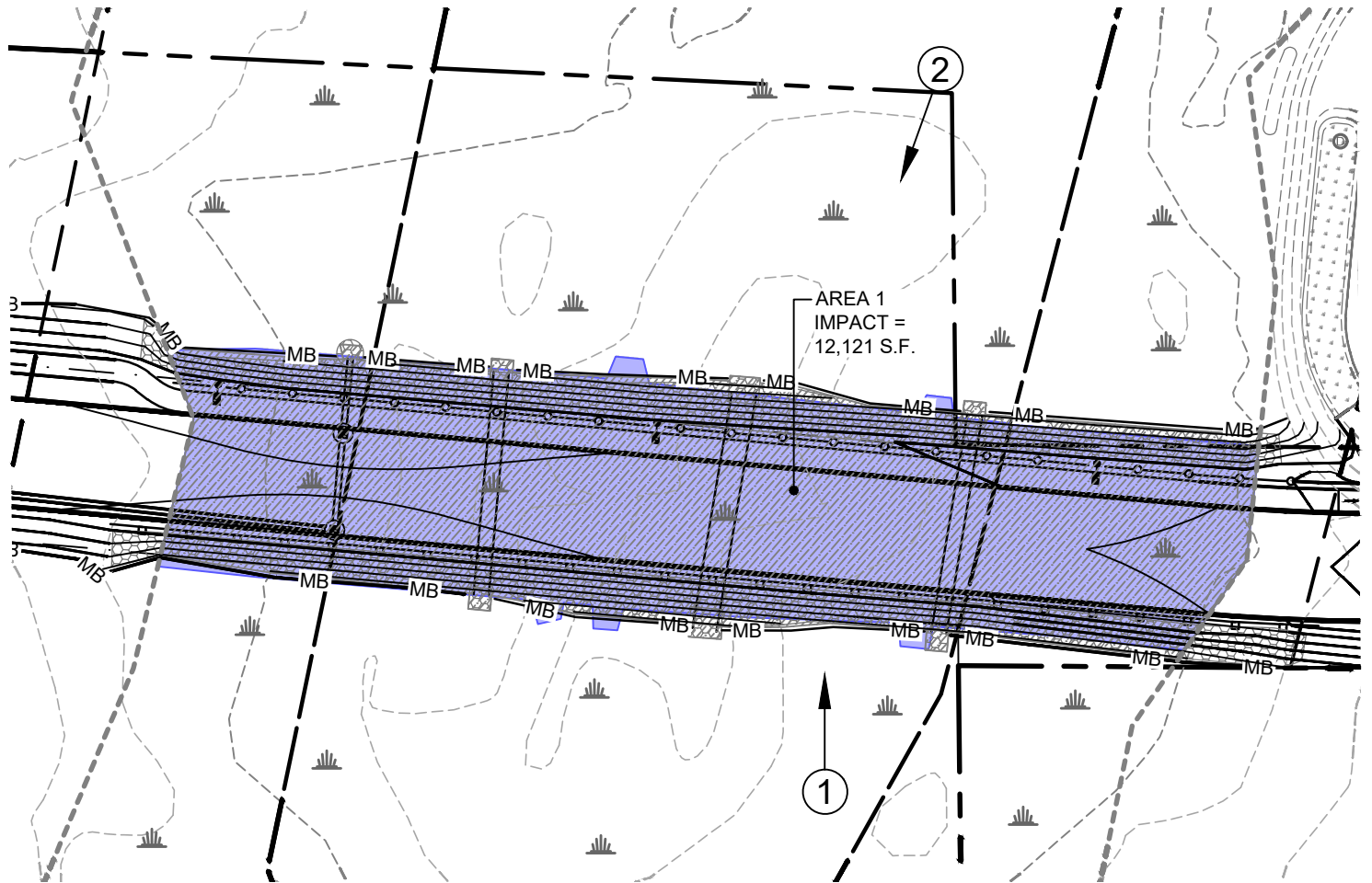
JOB NO:
21-04.1

DATE:
07-18-2024

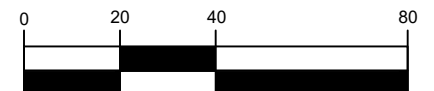
SCALE:
1" = 250'

SHEET:
1

OF:
9



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
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PROJECT NO.

21-04.1

DATE

07-18-2024

SCALE

1" = 40'

SHEET

2

OF

9



VIEW 1



VIEW 2

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

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PROJECT NO.

21-04.1

DATE

07-18-2024

SCALE

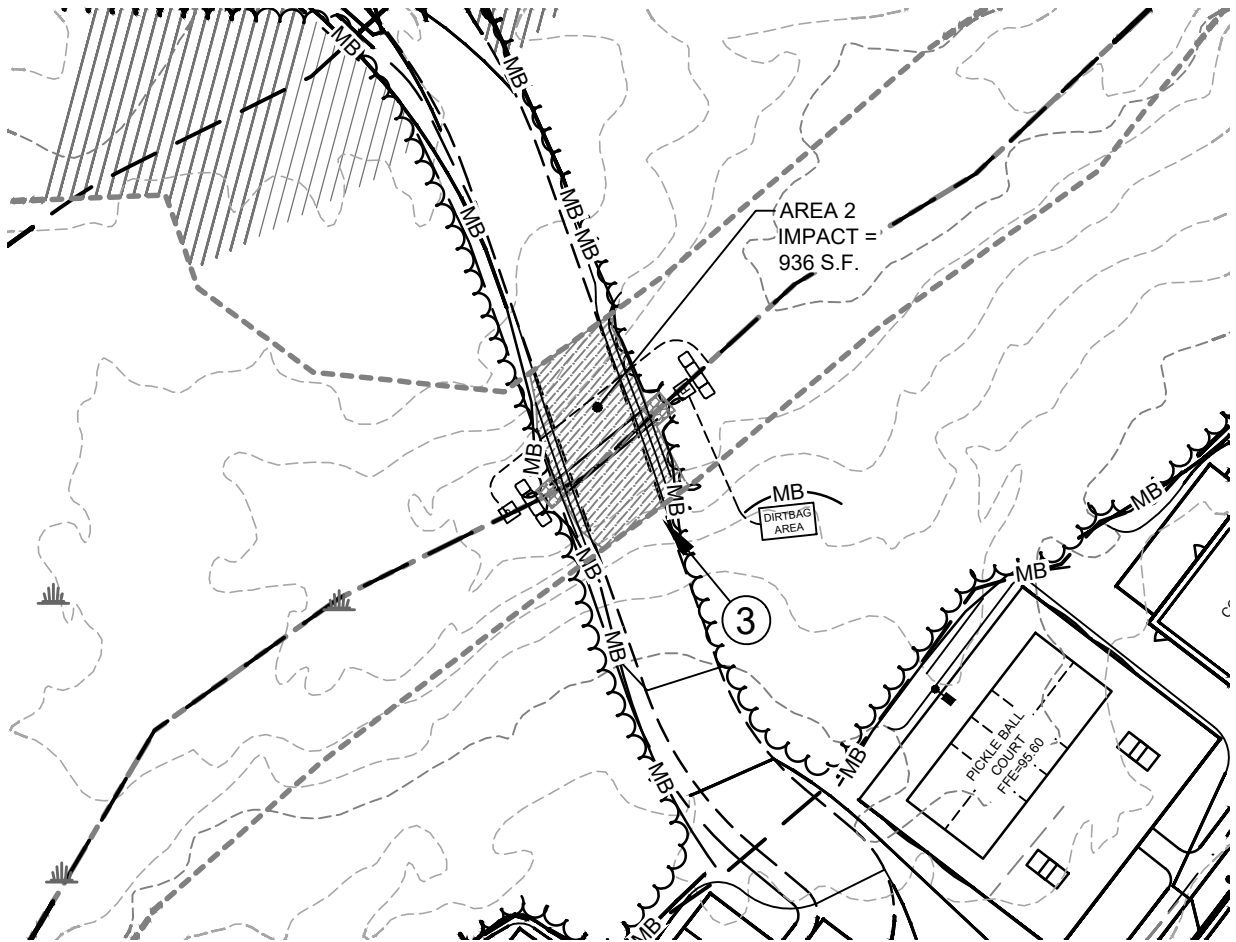
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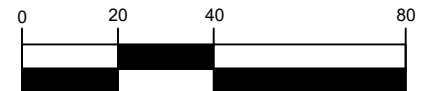
3

OF

9



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
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PROJECT NO.

21-04.1

DATE

07-18-2024

SCALE

1" = 40'

SHEET

4

OF

9



VIEW 3

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
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PROJECT NO.

21-04.1

DATE

07-18-2024

SCALE

N.T.S.

SHEET

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OF

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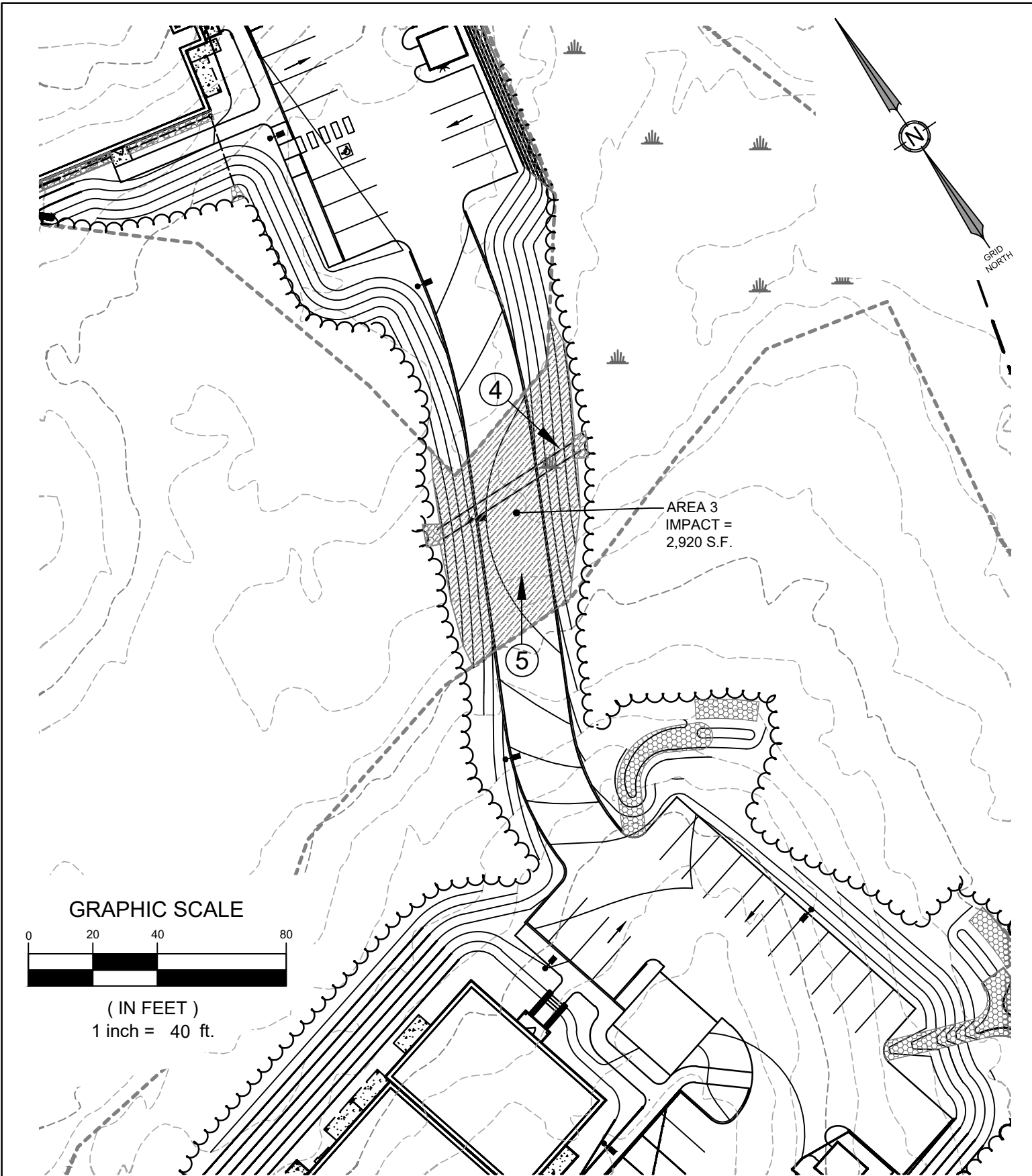


FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
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PROJECT NO.

21-04.1

DATE

11-25-2025

SCALE

1" = 40'

SHEET

6

OF

9



VIEW 4



VIEW 5

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
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P.O. BOX 6799
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PROJECT NO.
21-04.1

DATE
11-25-2025

SCALE
N.T.S.

SHEET
7

OF
9

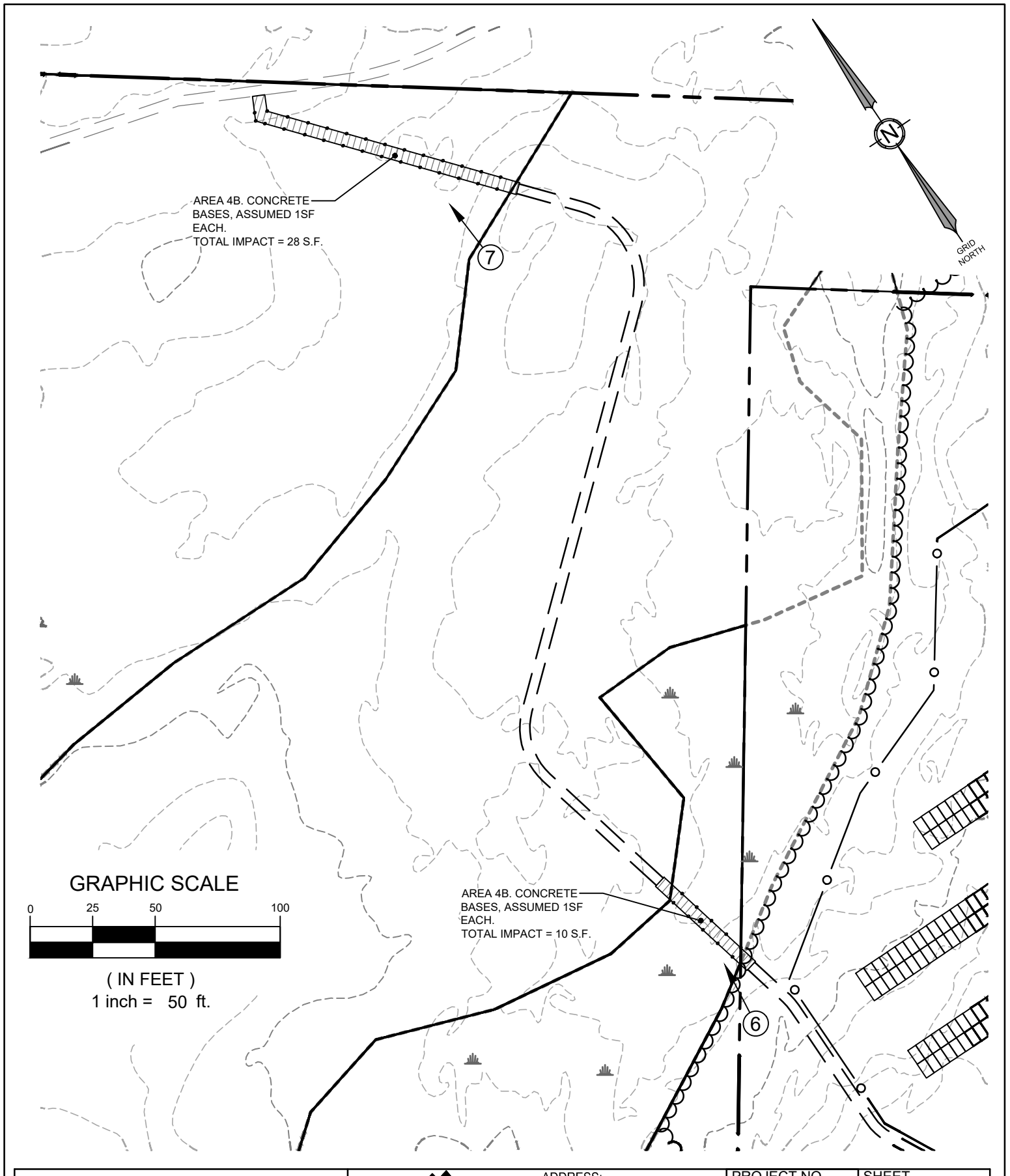


FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
CLOVERLEAF DEVELOPMENT, LLC
P.O. BOX 6799
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PROJECT NO.

21-04.1

DATE

11-25-2025

SCALE

1" = 50'

SHEET

8

OF

9



VIEW 6



VIEW 7

FIGURE 1 - IMPACT MAP & PHOTOS

PROJECT:
CLOVERLEAF DEVELOPMENT, PHASE 2
986 PORTLAND ROAD, SACO, MAINE

PREPARED FOR:
CLOVERLEAF DEVELOPMENT, LLC
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(207) 926-5111
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PROJECT NO.

21-04.1

DATE

11-25-2025

SCALE

N.T.S.

SHEET

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OF

9



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 4431
Phone: (207) 469-7300 Fax: (207) 902-1588



In Reply Refer To:
Project code: 2024-0142188
Project Name: Clover Leaf Phase II

03/20/2026 16:39:39 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Technical assistance for 'Clover Leaf Phase II'

Dear tim michaud:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on March 20, 2026, for 'Clover Leaf Phase II' (here forward, Project). This project has been assigned Project Code 2024-0142188 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	NLAA
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	May affect
	Endangered	

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Consultation with the Service is necessary. The project has a federal nexus (e.g., Federal funds, permit, etc.), but you are not the federal action agency or its designated (in writing) non-federal representative. Therefore, the ESA consultation status is incomplete and no project activities should occur until consultation between the Service and the Federal action agency (or designated non-federal representative), is completed.

As the federal agency or designated non-federal representative deems appropriate, they should submit their determination of effects to the Service by doing the following.

1. Log into IPaC using an agency email account and click on My Projects, click "Search by record locator" to find this Project using **906-178483696**. (Alternatively, the originator of the project in IPaC can add the agency representative to the project by using the Add Member button on the project home page.)

2. Review the answers to the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key to ensure that they are accurate.
3. Click on Review/ Finalize to convert the 'not likely to adversely affect' technical assistance letter to a concurrence letter. Download the concurrence letter for your files if needed.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Maine Ecological Services Field Office and reference Project Code 2024-0142188 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Clover Leaf Phase II

2. Description

The following description was provided for the project 'Clover Leaf Phase II':

Apartment Building Development

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.557514850000004,-70.41147290251683,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

13. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

14. Will the action result in effects to a culvert or tunnel at any time of year?

No

15. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

16. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

17. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

18. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

19. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent? **Note:** If forested areas exist in the project area, but will be removed as part of the project, contiguous forest areas should only be considered if roads will cross through forest patches that are remaining on the landscape after tree cutting activities have been conducted. "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

Yes

20. For every 1,000 feet of new road that crosses between contiguous forest patches, will there be at least one place where bats could cross the road corridor by flying less than 33 feet (10 meters) between trees whose tops are at least 66 feet (20 meters) higher than the road surface?

Yes

21. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

23. Will the action include drilling or blasting?

No

24. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

25. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

26. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

27. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable forested northern long-eared bat or tricolored bat roosting habitat? **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

28. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

Yes

29. Will the action use only downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting) when installing new or replacing existing permanent lights?

Or for those transportation agencies using the Backlight, Uplight, Glare (BUG) system developed by the Illuminating Engineering Society, will all three ratings (backlight, uplight, and glare) be as close to zero as is possible, with a priority of "uplight" of 0?

Yes

30. Will the action direct any temporary lighting away from suitable northern long-eared bat or tricolored bat roosting habitat when bats may be present?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

31. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

32. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

33. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

34. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

35. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

36. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

37. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

38. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

39. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

No

40. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

41. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

42. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

43. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

44. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

45. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

46. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

47. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥ 3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

48. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects](#).

No

49. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

50. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

51. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

52. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

53. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

54. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

14

If tree cutting will be part of the proposed action, at what time of year will tree cutting be conducted?

October 1 to April 14

Can the proposed action be modified to ensure that tree cutting will be conducted outside of the season when bats will be present and roosting in trees?

yes

IPAC USER CONTACT INFORMATION

Agency: Private Entity

Name: tim michaud

Address: 41 Campus Drive Ste 301

City: New Cloucester

State: ME

Zip: 04260

Email: tim@terradyconsultants.com

Phone: 2079395970

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Maine Ecological Services Field Office

P. O. Box A

East Orland, ME 4431

Phone: (207) 469-7300 Fax: (207) 902-1588



In Reply Refer To:

03/20/2026 15:48:10 UTC

Project Code: 2024-0142188

Project Name: Clover Leaf Phase II

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office

P. O. Box A
East Orland, ME 4431
(207) 469-7300

PROJECT SUMMARY

Project Code: 2024-0142188
Project Name: Clover Leaf Phase II
Project Type: Commercial Development
Project Description: Apartment Building Development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.557514850000004,-70.41147290251683,14z>



Counties: York County, Maine

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper

Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

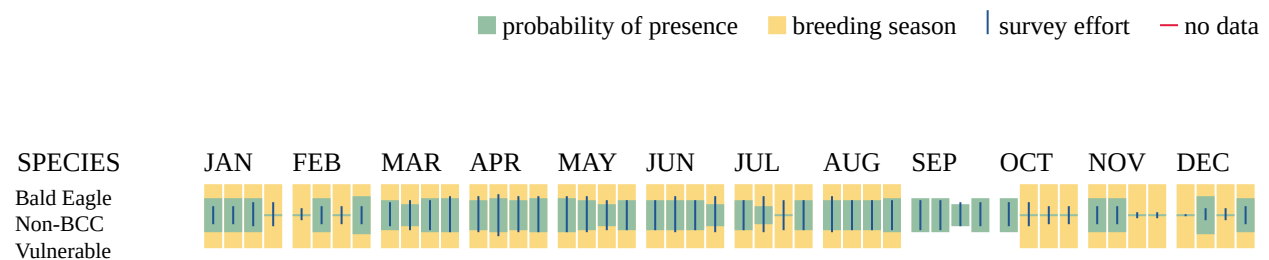
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler <i>Vermivora cyanoptera</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9509	Breeds May 1 to Jun 30
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

NAME	BREEDING SEASON
Eastern Whip-poor-will <i>Antrastomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Hudsonian Godwit <i>Limosa haemastica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9482	Breeds elsewhere
Least Tern <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Saltmarsh Sparrow <i>Ammospiza caudacuta</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
Scarlet Tanager <i>Piranga olivacea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11967	Breeds May 10 to Aug 10
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Whimbrel <i>Numenius phaeopus hudsonicus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11991	Breeds elsewhere
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

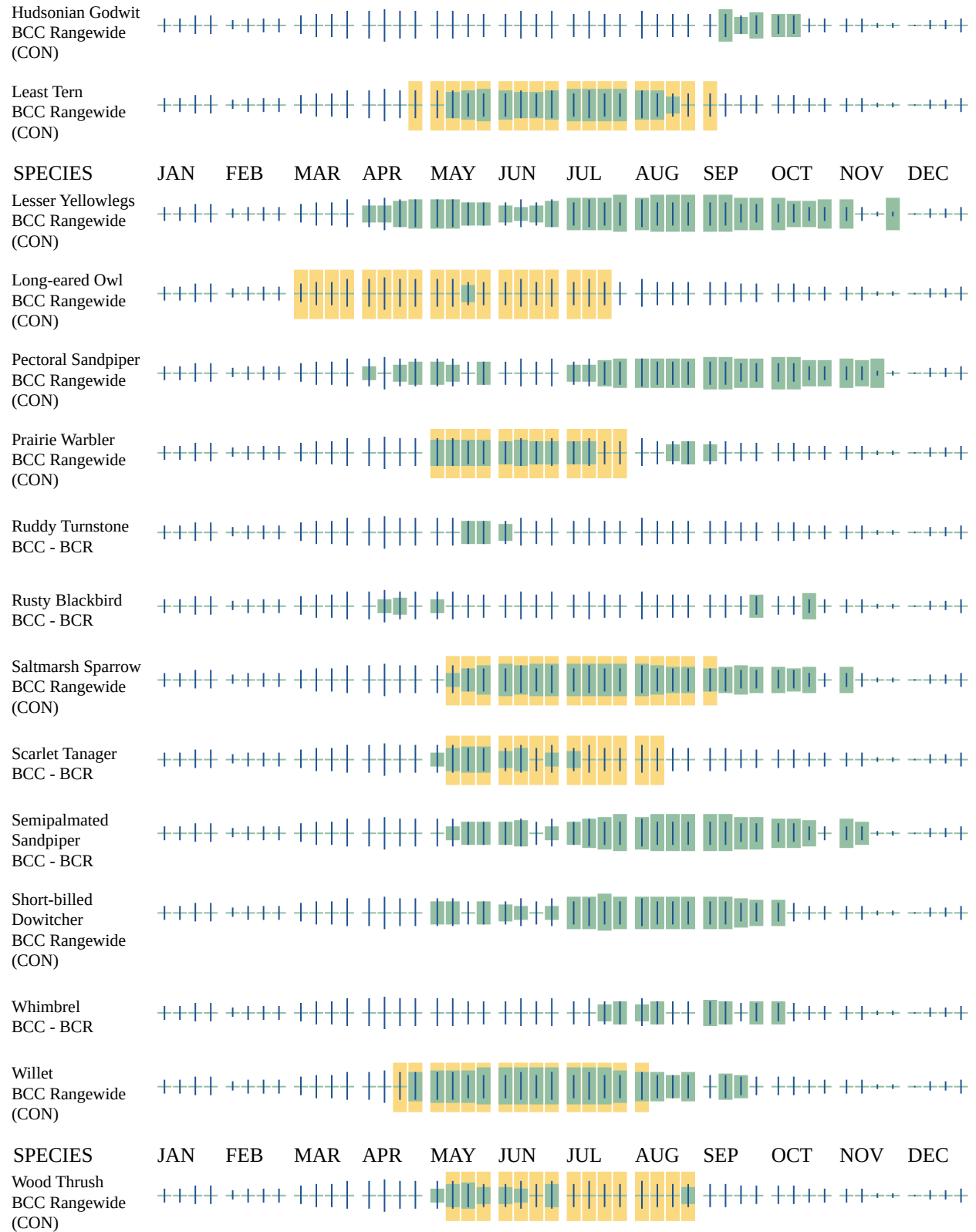
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1/4E
- PSS1E
- PSS1C
- PSS1Eh

RIVERINE

- R2UBH
- R4SBCx
- R4SBAx
- R4SBA

FRESHWATER EMERGENT WETLAND

- PEM1Ed
- PEM1Cd
- PEM1C
- PEM1Eh
- PEM1Bd

FRESHWATER POND

- PUBHh

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: tim michaud
Address: 41 Campus Drive Ste 301
City: New Cloucester
State: ME
Zip: 04260
Email: tim@terradyconsultants.com
Phone: 2079395970

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

February 8, 2021

2104

Kirk F. Mohny, Director
Maine Historic Preservation Commission
55 Capitol Street, 65 State House Station
Augusta, ME 04333-0065

REQUEST FOR PROJECT REVIEW
Clover Leaf Development
989 Portland Road, Saco, ME

Dear Kirk:

Terradyn Consultants, LLC has been retained by Clover Leaf Development, LLC, to prepare civil-site plans and permit applications for a proposed 120-unit apartment complex to be located at 989 Portland Road (Route 1) in Saco, Maine. Attached is an excerpt of the USGS topographic map for the project site.

The development will cover approximately 10 acres of the 67-acre property. The forested site is located immediately north of the Aquaboggan Waterpark. The property is shown as Lot 3-1 on the City of Saco Tax Map 63. The property is located within the MU-3 zone but will soon be reclassified to the Portland Road District.

The development will consist of the creation of ten 12-unit apartment buildings to be accessed off Route 1 by approximately 1000 feet of proposed new road. Each building will 3,500 SF (50'x70') and three stories tall. The applicant also proposes to create an out-parcel along the Portland Road frontage. The out-parcel will be approximately 1.2 acres. The site is served by City water & sewer. Main lines are located within the Portland Road right of way along the site frontage. A boundary and topographic survey is being prepared by Owen Haskell, Professional Land Surveyors. Site wetlands were delineated by Mark Hampton, C.S.S. of Mark Hampton & Associates.

We anticipate that the apartment complex and outparcel will drain to the rear of the development, where a gravel wetland will be constructed. Roof drain filter strips will be installed along the edge of each building in an effort to both encourage infiltration opportunities of stormwater runoff and to reduce the size of the stormwater pond. The project will result in approximately 3.5 acres of new impervious area. This means that the project will require a Maine DEP Site Location of Development Permit. There is wetland area located near the midpoint of the development area. This wetland is proposed to be filled. This activity will require a Tier 2 wetland alteration permit.

We are requesting that the Commission review available information to determine if the project will have an impact on historic structures or archaeological resources. The information will be provided to the Maine DEP as part of the Site Location of Development application process.

Please notify me if you have any questions or require additional information to complete your review.

Sincerely,

TERRADYN CONSULTANTS, LLC



Tim Michaud
Project Engineer

Enc. - USGS Topographic Map



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

February 17, 2021

Mr. Tim Michaud
Terradyn Consultants LLC
565 Congress Street
Suite 201
Portland, ME 04101

Project: MHPC #0251-21 Clover Leaf Development, LLC; 989 Portland Road
120 Unit Apartment Complex
Town: Saco, ME

Dear Mr. Michaud:

In response to your recent request, I have reviewed the information received February 10, 2021 to initiate consultation on the above referenced project in accordance with the requirements of Maine Department of Environmental Protection.

In order to continue our review, please provide a preliminary site plan and photographs of any buildings, 50 years or older, located on or adjacent to the proposed project. Please key the photographs to a location map. In addition, please confirm if any buildings located on the proposed project parcel will be demolished as part of this project.

We look forward to continuing consultation with you. If you have any questions regarding above-ground properties, please contact Megan M. Rideout of this office at megan.m.rideout@maine.gov.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION **Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): _____

2. PROPERTY NAME (OTHER): _____

3. STREET ADDRESS: 133 Flag Pond Road4. TOWN: Saco5. COUNTY: York

6. DATE RECORDED: _____

7. SURVEYOR: _____

8. OWNER NAME: Marilyn Ives

ADDRESS: _____

9. PRIMARY USE (PRESENT):

- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER | | | |

10. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE / / **ARCHITECTURAL DATA**

11. PRIMARY STYLISTIC CATEGORY:

- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER <u>Cape Cod</u> | |

12. OTHER STYLISTIC CATEGORY:

- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER _____ | |

13. HEIGHT:

- ☐ 1 STORY ☒ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY
- ☐ 5 STORY ☐ OVER 5 ()

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

- ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 ()

15. APPENDAGES:

- ☐ SIDE ELL ☒ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:

16. PORCH: ☐ ATTACHED ☐ ENGAGED ☒ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER _____
18. PRIMARY STRUCTURAL SYSTEM:
☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____
19. CHIMNEY PLACEMENT:
☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____
20. ROOF CONFIGURATION:
☒ GABLE SIDE ☒ GABLE FRONT ☒ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER _____
21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☒ ASBESTOS ☐
22. EXTERIOR WALL MATERIALS:
☐ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☒ ALUMINUM/VINYL
☐ OTHER _____
23. FOUNDATION MATERIAL:
☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____
24. OUTBUILDINGS/FEATURES:
☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: 1865
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION:
☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____
33. HISTORIC CONTEXT(S):
☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL _____
34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☐ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): ☐ N ☐ S ☐ E ☐ W ☐ NE ☐ NW ☐ SE ☐ SW

=====

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____
- DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I
- ASSOCIATED INVENTORY NUMBERS: _____

MHPC USE ONLY

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION **Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 269 Flag Pond Road
4. TOWN: Saco 5. COUNTY: York
6. DATE RECORDED: _____ 7. SURVEYOR: _____
8. OWNER NAME: James H. & Edna M. Leary ADDRESS: _____
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
10. CONDITION: ☐ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|--|---|---|--|
| ☒ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☒ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY ☐ 5 STORY ☐ OVER 5 ()
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15. APPENDAGES: ☐ SIDE ELL ☒ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



16. PORCH: ☒ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER _____
18. PRIMARY STRUCTURAL SYSTEM:
☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____
19. CHIMNEY PLACEMENT:
☒ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____
20. ROOF CONFIGURATION:
☒ GABLE SIDE ☐ GABLE FRONT ☒ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER _____
21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☐ ASBESTOS ☐
22. EXTERIOR WALL MATERIALS:
☒ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____
23. FOUNDATION MATERIAL:
☐ FIELDSTONE ☒ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____
24. OUTBUILDINGS/FEATURES:
☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: 1800
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION:
☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____
33. HISTORIC CONTEXT(S):
☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL _____
34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☐ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): ☐ N ☐ S ☐ E ☐ W ☐ NE ☐ NW ☐ SE ☐ SW

=====

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____
- DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I
- ASSOCIATED INVENTORY NUMBERS: _____

MHPC USE ONLY

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION **Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): Building 1
3. STREET ADDRESS: 986 Portland Rd
4. TOWN: Saco 5. COUNTY: York
6. DATE RECORDED: _____ 7. SURVEYOR: _____
8. OWNER NAME: Sherry Mitchell & Pamela Consiglio ADDRESS: 115 US RT 2 South, Alburgh, VT 05440
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☒ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
10. CONDITION: ☐ GOOD ☐ FAIR ☒ POOR ☐ DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☒ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY ☐ 5 STORY ☐ OVER 5 ()
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 ()
15. APPENDAGES: ☐ SIDE ELL ☒ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



16. PORCH: ☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER _____
18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____
19. CHIMNEY PLACEMENT: ☐ INTERIOR ☒ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☒ EXTERIOR
☐ OTHER _____
20. ROOF CONFIGURATION: ☒ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER _____
21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☒ ASBESTOS ☐
22. EXTERIOR WALL MATERIALS: ☒ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____
23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☒ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____
24. OUTBUILDINGS/FEATURES: ☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: 1900
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____
33. HISTORIC CONTEXT(S): ☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL _____
34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☐ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

=====

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____
- DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I
- ASSOCIATED INVENTORY NUMBERS: _____

MHPC USE ONLY

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION **Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): Building 2
3. STREET ADDRESS: 986 Portland Rd
4. TOWN: Saco 5. COUNTY: York
6. DATE RECORDED: _____ 7. SURVEYOR: _____
8. OWNER NAME: Sherry Mitchell & Pamela Consiglio ADDRESS: 115 US RT 2 South, Alburgh, VT 05440
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☒ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
10. CONDITION: ☐ GOOD ☐ FAIR ☒ POOR ☐ DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
13. HEIGHT: ☒ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY
☐ 5 STORY ☐ OVER 5 ()
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 ()
15. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



16. PORCH: ☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER _____
18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____
19. CHIMNEY PLACEMENT: ☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____
20. ROOF CONFIGURATION: ☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER _____
21. ROOF MATERIAL: WOOD ☐ METAL ☒ TILE ☐ SLATE ☐ ASPHALT ☐ ASBESTOS ☐
22. EXTERIOR WALL MATERIALS: ☒ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____
23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____
24. OUTBUILDINGS/FEATURES: ☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: 1971
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____
33. HISTORIC CONTEXT(S): ☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL _____
34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☐ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): ☐ N ☐ S ☐ E ☐ W ☐ NE ☐ NW ☐ SE ☐ SW

=====

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____
- DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I
- ASSOCIATED INVENTORY NUMBERS: _____



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

June 10, 2021

Mr. Tim Michaud
Terradyn Consultants LLC
565 Congress Street
Suite 201
Portland, ME 04101

Project: MHPC #0251-21 Clover Leaf Development, LLC; 989 Portland Road
120 Unit Apartment Complex
Town: Saco, ME

Dear Mr. Michaud:

In response to your recent request, I have reviewed the information received May 24, 2021 to continue consultation on the above referenced project in accordance with the requirements of the Maine Department of Environmental Protection.

Based on the information submitted, I have concluded that there will be no historic properties (archaeological or architectural) affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer