

BK 7397 PG 0288

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STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333



DEPARTMENT ORDER

IN THE MATTER OF

DICTAR ASSOCIATES, INC.  
Falmouth & Cumberland, Maine  
FALMOUTH COUNTRY CLUB  
#L-013355-86/30-A-N

) SITE LOCATION, STREAM  
) ALTERATION AND WATER  
) QUALITY CERTIFICATION  
) FINDINGS OF FACT AND ORDER

Pursuant to the provision of Title 38, M.R.S.A., Section 483, and Section 425 and Section 401 of the Federal Water Pollution Control Act, the Department of Environmental Protection has considered the application of DICTAR ASSOCIATES, INC. with its supportive data, staff summary, agency review comments, and other related materials on file and finds the following facts:

1. General

The applicant proposes to develop 417 acres off the Winn Road in Cumberland and Falmouth for a residential golf course consisting of 120 single family residential lots and an 18 hole championship golf course, club house, and related facilities. The area is mostly hay and corn land or woods.

The site is bordered by the East Branch Piscataqua on the east. A Central Maine Power line runs along the northeast side and through a western portion of the project.

The country club includes a championship 18 hole golf course and practice area; a club house with dining and meeting facilities, a pro shop, locker rooms, and lounge; a swimming pool and tennis courts. Most of the club house facilities will be located in Falmouth on the westerly side of the Winn Road, except for a maintenance building and workshop area which will be in Cumberland.

Of the approximately 120 single family residential parcels, 90 will be in Falmouth on 330 acres and the remaining 30 lots will be on 88 acres in Cumberland. The applicant has submitted copies of deeds and options to establish the title right and interest in the property; and information including a letter from a bank showing a willingness to provide the financing to complete the development to establish financial capacity.

2. Water Supply

The water will be provided by the Portland Water District which will extend a watermain to the development. The water system will include a 12 inch main on the Winn Road, 8 inch mains in the development, construction of a pump station, and a 500,000 gallon standpipe system. Reference is made to a water supply study by N. Littlejohn and J. Hewett dated May 1986.

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3. Solid Waste

Domestic solid waste from the operation of the clubhouse and individual households is estimated to be 1480 cubic yards a year. The waste will be picked up by Waste Management of Maine, Inc. which has an agreement with Turnkey Landfill of Rochester, N.H. and Consolidated Waste Services (CWS) in Norridgewock, Maine for disposal. Stumps and grubblings will be buried in small cells along the edge of fairways. Construction waste will also be taken to CWS or Turnkey. CWS is in substantial compliance with DEP Rules and Regulations.

4. Roads and Traffic

A traffic impact study for the development has been submitted showing the existing street system has the capacity for the additional traffic generated by the development and can operate at its present level of service. Approximately 23,500 feet of roads will be built to town standards, typically paved, 24 foot wide with 4 foot shoulders. The site distances for the five entrances and existing intersections meet or exceed Department of Environmental Protection guidelines for roads. The applicant will be implementing additional recommendations for safety including signs for a pedestrian crossing, a railroad crossing, and farm equipment; lowering the speed limit from 45 to 35 m.p.h. on the Winn Road. Golf cart and pedestrian crossings will be specifically marked for safety, and shoulders on interior roads will be paved and may be marked in lieu of sidewalks.

5. Erosion Control, Drainage, and Stormwater Control

An erosion control plan has been submitted which includes limiting the disturbed areas during construction, stabilization of topsoil stockpiles, use and maintenance of silt fencing, hay bale check dams, and sediment basins. Lime, fertilizer and seed specifications have been included. Five watershed subareas have been identified; each has a detention basin to limit post development flows to pre development levels or below. Stormwater management and control meets or exceeds Department of Environmental Protection stormwater standards.

6. Sewage Disposal

The applicant proposes two cluster subsurface waste disposal systems as follows:

- A. Club house facilities. The clubhouse subsurface waste disposal system has been designed for approximately 6,950 gallon/day flows based on the seating capacity of a lounge and restaurant, the showers and locker room, and laundry. An area of 15,000 square feet of Deerfield soils (classified as 5C in the State Plumbing Code) was identified as suitable; the chamber system will only require 9035 square feet. The system includes 288 disposal chamber, a pump system, grease and lint traps, and a 5,000 and 2,000 gallon septic tank in series. A hydrologic study shows the clubhouse system is isolated from the residential system and will meet Department of Environmental Protection ground water standards.

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The conclusions of the clubhouse geohydrologic study are:

- 1) Ground water from the area of the proposed club house moves east to the East Branch Piscataqua River.
- 2) The proposed waste water disposal system is not located on a significant aquifer. There does not appear to be a significant aquifer northwest of Winn Road.
- 3) Ground water flow to the south is prevented by shallow bedrock which also terminates the sand and gravel in this direction.
- 4) Projected nitrate levels in the ground water will be less than 10 mg/l at distances of 300 to 400 feet from the proposed waste water disposal system. These distances are within the boundaries of the proposed development.
- 5) Off-site ground water is estimated to remain potable. Based on the interpreted ground water flow direction, no existing domestic supply wells are downgradient of the system.

- B. Residential Facilities. The residential subsurface system consists of individual septic tanks for 120 housing units, a sewer system, pumps, leach bed pump holding tanks with a 4,000 gallon capacity, and a disposal bed of 132 chambers. The soils for the residential system were identified as sandy loams, mostly classified as 5c or 8c in the State Plumbing Code. Modelling and hydrogeologic studies have been submitted showing the extent and nature of the ground water pollution. Part of the project site is on a mapped aquifer. However, hydrogeologic studies and testing indicate geologic conditions that significantly limit the subsurface disposal area hydrolic connections to any significant aquifer. Reference is made to geohydrologic studies made by Sevee and Mahar Engineers, dated December 2, 1986, March 12, 1986 (revised on March 19, 1986), June 6, 1986, and June 18, 1986.

The clustered residential system is designed for approximately 21,000 gallons/day flow in an area 204 feet by 280 feet. Any ground water contamination will be limited to the project site. Ground water will discharge to the surface approximately 3000 feet from the disposal bed and be piped to the east branch of the Piscataquis River. The studies indicate the ground water contamination off site or to the river will not exceed State Drinking Water standards. Plans have been submitted for a discharge outfall into the East Branch of the Piscataquis. (Reference is made to discharge license application W007165-41-A-N). An operations and maintenance plan has been submitted for the waste disposal system. Studies and monitoring of ground and surface water quality will be submitted periodically to the Department for review. Additional modelling to further confirm the contamination estimates is being done.

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7. Buffer Strips and Wildlife

A 250 foot wide buffer will be maintained along the east branch of the Piscataqua River. Restrictions include no structures within the buffer and limitations on cutting trees or clearing. The buffer will provide a wildlife travel lane, protect aquatic habitat and allow access to the river for fishing.

BASED on the above findings of fact, the Department makes the following conclusions,

- A. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.
- B. The applicant has made adequate provision for solid waste disposal, the control of offensive odors, and the securing and maintenance of sufficient and healthful water supplies.
- C. The applicant has made adequate provision for traffic movement of all types into, out of or within the development area.
- D. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character or natural resources in the municipality or in neighboring municipalities provided the continued water studies are submitted for review by the Department.
- E. The proposed development will be built on soil types which are suitable to the nature of the undertaking.
- F. The proposed development will not pose an unreasonable risk that a discharge to a significant ground water aquifer will occur provided the continued water studies are submitted for review by the Department.

THEREFORE, the Department APPROVES WITH THE ATTACHED CONDITIONS the application of DICTAR ASSOCIATES INC. to construct an 18 hole championship golf course and develop 120 house lots on 417 acres as described in the findings above in Falmouth, Maine in accordance with the following conditions:

1. The Standard Conditions of Approval, a copy attached.
2. Within 60 days, the results of further modelling and geohydrolic studies shall be submitted for review and approval of the Commissioner. Continued ground and surface water studies and monitoring shall also be submitted annually to the Department.
3. Prior to construction on the residential lots, the applicant shall obtain approval for the waste discharge license application W-007165-41-A-N.

DONE AND DATED AT AUGUSTA, MAINE, THIS 5th DAY OF AUGUST, 1986.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: K.C. Young  
Kenneth C. Young, Jr., Commissioner

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES...

A TRUE COPY

ATTEST: Paula M. Clark  
for Hollis A. McGlauffin, Director  
Bureau of Land Quality Control

RECEIVED  
RECORDED REGISTRY OF DEEDS

1986 SEP 26 PH 1:28

CUMBERLAND COUNTY

James J. Walsh

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