EXHIBIT A: NARRATIVE

Project Description
1 Peaslee Road in Alna, Maine is owned by Shaesby and Catherine Scott. The proposed Project is a remodel of the existing home with an addition, septic tank, lift station, line trench, power pole and power line installation. The plan submitted to the board details the extent of the project.

The scope of this project includes installing a new Elgin In-Drain septic system designed by soil evaluator, Peter MacCready. The main septic bed will be located approximately 22 feet beyond/ outside, the 250' shoreland zone. The plan calls for a distribution box and fill extensions. The distribution box and extensions will be outside the shoreland zone. There are three structures that will be connected to this septic bed. The structures are: large barn, guest cottage and the main house. The septic plan calls for a new 1,500-gallon tank to be installed to service the house along with a 4x4 lift station. The tank and lift station will be installed inside the shoreland zone, along with 1" electrical conduit to power the pumping station. The current septic system and 1000-gallon tank that serves the main house failed the inspection. This tank sits approximately 153' from the highwater mark of the Sheepscot River and is located on the northwest side of the house. The edge of the tank is currently marked with a wood stake with pink flagging. The 150' high water mark is also marked with a wood stake with yellow flagging. This is located 3' below the tank pin on the northwest side of the house. The failed tank will be pumped dry and excavated out. It will be replaced with the new fifteen-hundred-gallon concrete tank. The dimensions for this new tank are roughly 11'x6'x6'. Placement of the tank here will allow us to connect to the existing house septic line and not have to disturb more soil outside of this area. An additional hole will be excavated against the south end of the septic tank to allow for the installation of the 4'x4' lift station. The excavated dirt will be placed in a pile close to the holes and will be reused to backfill the new tank if suitable. If the dirt is unusable it will be trucked off. A small trench will be excavated from the lift station to the northwest side of the foundation. 1" conduit containing electrical wire will be placed in this trench and backfilled. A 24" wide trench will be excavated from the lift station approximately 90' to the outside edge of the shoreland zone. It will then continue on to the septic bed. A 2" pressure line will be buried in the trench to move effluent from the lift station to the field. (Note: See attached architectural drawing depicting total area of disturbance and footprint).

The septic plan also calls for a separate 1000 - gallon tank and 4x4 pump station to be installed to service the barn and guest cottage. The tank, lift station, and trench will be installed between the barn and guest cottage. A 24" trench will be excavated from the cottage to the tank. A holding tank currently located behind the guest cottage will be removed from the property. (Note: See attached architectural drawing depicting total area of disturbance and footprint).

An area along the west side of the garage will be excavated and gravel will be installed to access the garage/parking area. (Note: See architectural drawing depicting total area of disturbance and footprint).

An area on the East side of the house containing a CMP transmission pole will be replaced due to its age. Two trenches will be excavated from the new pole to the house and barn. (Note: see architectural drawing depicting total area of disturbance and footprint).

The failed septic bed is located west of the current tank. This area is currently grass and will not be traveled upon with any machinery. The bed shows no signs of leakage.

There is a small clump of cherry trees, (4), that are located approximately 15 feet south of the old septic tank that will be cut down. The trees are in the lift tank excavation area and the fill extension area of the proposed driveway. The trees are approximately 8”-10” in diameter and are marked with yellow flagging.

NOTE: Marker pins set at 150’ and 250’ on the east and west sides of the main house. All measurements taken from the high- water mark by hand and may have a small margin of error. See attachments. (Measurements requested by planning board to be moved to upland edge of wetland per discussion with town attorney. Joe Waltman drawings to reflect changes).

Septic Applicant - Joe Lefebvre, DBA Coastal Quality Construction 23 Shamrock Lane, Damariscotta, Me. 04543

Contact info:

Joe Lefebvre - qualityconstruction@hotmail.com. cell phone - 207-350-2175.

Septic project name - Peaslee Road Septic
Landowner- Shaesby and Catherine Scott.
Landowner agent / applicant- Joe Lefebvre

Project submitted to town, September 20, 2022

Project Location and Existing Conditions
The proposed Project is located at 1 Peaslee Road between State Route 218 and Dock Road on the parcel known as Map R5, lot 038. The lot encompasses approximately 103.20 acres in size.

Proposed Site Conditions
The Project is located at the existing home site with the area identified on the site plan. Principle access to the site is on Peaslee Road.

Section 12. Non-conformance (Administered by the Planning Board)

Part C. Nothing on the proposed addition is going closer to the wetlands or the river than already exists. Nor does it exceed the building height or square footage increase

that is allowed by the ordinance. Section 15. B provides structure details. Site plan also supports calculations.

Section 15. Land Use Standards

Includes land use standards as it pertains to the excavation and installation of a septic tank, lift station, and effluent line trench in the resource protection area.

A. Minimum Lot Standards

This project proposes excavation and construction within the shoreland zone. This lot contains over 100 acres of land and has excess of 250 feet of shore frontage and meets the minimum lot standards.

B. Principal and Accessory Structures

The existing principal structure, “main house”, is the only non-conforming structure proposed to have changes to volume, square footage of living space, and square footage of lot coverage in the Resource Protection Zone. No portion of any addition will be closer to the wetland or river than any existing portion of the principal structure.

The living space of the principal structure that existed prior to 1989 is, 4,999 sq. ft. The proposed living space will increase the living space will increase the living space by 869 sq. ft. to 5,868 sq. ft., which is an increase of 17%. 30% is allowed.

The cubic footage of the principal non-conforming structure that existed prior to 1989 is 38,410 cu. ft. The proposed cubic footage will increase by 8,867 cu. ft. to 47,067 cu. ft., which is an increase of 22.5%. 30% is allowed.

No structure will exceed the height of the principal structure. The use of the principal structure as a single-family home will not change.

Part 2. Other than the shoreland zone requirements setbacks are complied with.

Part 4. Accessory structures do not exceed the height of the principal structure. Building height of the existing structure is from the existing grade to the ridge is 29’ 9”. The proposed additions will have a maximum height of 26’ 6” from existing grade to the ridge.

Part 6. The total area within the 250’ shoreland zone is 983,045 sq ft. The existing impervious area within the shoreland zone is 12,264 sq ft. The proposed impervious area within the shoreland zone will be 15,072 sq ft. resulting in the impervious coverage being .015%. 20% is allowable.

C. Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or beyond (Waterward) the Normal High-Water Line of a Water Body or Within a Freshwater Wetland because of a Functional Water Dependent Use.

The Project does not propose piers, docks, wharfs, bridges, or other structures extending over water; therefore, this section is not applicable.

D. Campgrounds

The Project does not propose a campground; therefore, this section is not applicable.

E. Individual Private Campsites

The Project does not propose a campground; therefore, this section is not applicable.

F. Parking Areas

The Project does not propose parking areas; therefore, this section is not applicable.

G. Roads, Driveways and Railroads (including part 3)

New roads and driveways are prohibited in the Resource Protection or Stream Protection District except to provide access to permitted uses and structures within that district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway shall be set back as far as practicable from the normal high-water line of a water body or tributary stream or the upland edge of a freshwater wetland. This Project will utilize the existing driveway access road off State Route 218. It will also be adding a gravel entrance to the garage area. (Note: See attached architectural drawing area of disturbance and footprint).

H. Signs

The Project does not propose any signs; therefore, this section is not applicable.

I. Storm Water Runoff

During construction of the project, Winter Best Management Practices will be followed for erosion and sedimentation control as specified by the Maine Department of Environmental Protection. All devices will be set in place prior to any excavation and will remain in place until vegetation is self-sustainable.

J. Septic Waste Disposal

This Project proposes to install a subsurface wastewater disposal system that will service the main house, barn, and guest cottage. It will be installed in conformance with the State of Maine Subsurface Wastewater Rules with the following modifications. The bed slope will be twenty percent or less. The system will be inspected by a Licensed Plumbing Inspector prior to installation. There will be no clearing of woody vegetation

around the bed area. There is a small stand of trees, approximately 4, that will be cut, that are located outside 75 feet horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland.

K. Essential Services

This Project proposes to replace an existing CMP pole that is over 50 years of age on the property. In addition, it proposes to run a new underground conduit from the new pole to the existing house and barn. The new pole will service the house and barn. The existing pole is serviced from the opposite side of the river. Moving the pole to a different location would not be possible without cutting additional trees along the river's edge.

L. Mineral Exploration and Extraction Operations

The Project does not propose mineral exploration or extraction operations; therefore, this section is not applicable.

M. Agriculture

The Project does not propose agricultural use of the property; therefore, this section is not applicable.

N. Timber Harvesting

The Project does not propose timber harvesting; therefore, this section is not applicable.

O. Clearing of Vegetation

This Project does not propose any clearing of vegetation other that what is previously described in the project description; "There is a small clump of cherry trees, (4), that are located approximately 15 feet south of the old septic tank that will be cut down. The trees are in the lift tank excavation area and the fill extension area of the proposed driveway. The trees are approximately 8"-10" in diameter and are marked with yellow flaggin."

P. Erosion and Sedimentation Control

An erosion control plan has been submitted with the original application. The plan calls for a continuous perimeter of hay bales to be double staked around all areas of excavation in the shoreland zone. Hay to be placed prior to any excavation and remain until cover grass is sustainable. All areas of excavation will be covered with loam, seed, and hay. Hay used as mulch will be applied at least one bale per 500 square feet of area.

Q. Soils

Soil description and classification was conducted on September 22, 2022, by State Licensed Soil Evaluator, Peter MacCready. A subsurface wastewater disposal system was designed and submitted to the Town of Alna.

R. Water Quality

No activity shall deposit on, or into the ground or discharge to the waters of the state any pollutant that, by itself or in combination with other activities or substances will impair designated uses or the water classification of the water body. The failed septic tank in the resource protection area will be pumped empty of all liquid material and liquid material will be removed from the property by licensed septic tank pumping company. The tank has failed but does not currently leak. All erosion control devices will be in place prior to any excavation of the failed tank and remain in place while the new tank and lift station are installed as provided above. The failed tank currently resides approximately 153 feet from the high- water mark of the river and is buffered by a heavily vegetated area. No pollutants of any kind will enter into or be deposited into the ground or waters of the state by these activities.

S. Archaeological and Historic Sites

1 Peaslee Road, Alna, Me is not listed on the National Register of Historic Places. There are no known archaeological sites on this property.

Adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.- Fisheries Biologist Jason Seiders of the Maine Department Of Inland Fisheries and Wildlife was contacted about potential fish spawning habitat in the Sheepscot River in the area of 1 Peaslee Road in Alna. Biologist Seiders was not aware of any fish spawning grounds in this area. Seiders recommended a follow up call with State Marine Scientist Paul Christman. Marine Scientist Paul Christman was contacted about potential fish spawning ground in the area of 1 Peaslee Road in Alna. Christman indicated that he looked the site over and did not anticipate any impacts to Atlantic Salmon in this area. (Note: see attached email).

Wildlife Biologist Becca Settele, of the Maine Department of Inland Fisheries and Wildlife was contacted about potential impact of bird or other wildlife habitat. Biologist Settele, replied that the department has not mapped any essential or significant wildlife habitat that would be directly affected by our project. (Note: see attached letter). Wildlife Biologist Kendall Marden, of the Maine Department of Inland Fisheries and Wildlife was also contacted about potential impact of bird or other wildlife habitat. Biologist Marden reviewed the area and indicated that there was a type of turtle in the river that nested in the spring of the year. He asked if the project could be started after October and be completed prior to April. (Note: see attached email from Biologist Marden).

The scope of this project is in conformance with the provisions of Section 15, Land Use Standards.

T. Pond Construction

The Project does not propose pond construction; therefore, this section is not applicable.

U. Limited Light Commercial/Institutional Usage

The Project does not propose limited light commercial/institutional use within the Shoreland Zone; therefore, this section is not applicable.

Section 16. Administration

1. Will maintain safe and healthful conditions.

The Project will maintain safe and healthful conditions during construction and operation.

2. Will not result in water pollution, erosion, or sedimentation to surface waters.

The project will not result in water pollution or erosion or sedimentation to surface waters. During project construction and operation, Best Management Practices will be followed for erosion and sedimentation control in accordance with Maine Department Of Environmental Protection Agency, Soil erosion and sedimentation control practices.

3. Will adequately provide for the disposal of all wastewater

During Project construction and operation, no wastewater will be produced.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

The Project is not expected to have any adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat. Maine Department of Inland Fisheries and Wildlife Biologist Jason Seiders was contacted about potential fish spawning habitat in the Sheepscot River in the area of Peaslee Road in Alna. Biologist Seiders was not aware of any fish spawning grounds in this area. Seiders recommended a follow up call with State Marine Scientist, Paul Christman. Christman indicated that he looked the site over and did not anticipate any impacts to fish in this area. (Note: See attached email). Wildlife Becca Settele, of the Maine Department of Inland Fisheries and Wildlife was contacted about potential impact of bird and other wildlife habitat in this area. Biologist

Settele stated that the department has not mapped any essential or significant wildlife habitat that would be directly affected by our project. (Note: See attached).

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters.

The Project will not impact shore cover or access to inland waters.

6. Will protect archaeological and historic resources as designated in the comprehensive plan.

The Project will not impact archaeological and historic resources.

7. Will not adversely affect existing commercial alewife fishing.

The Project will not adversely affect existing commercial alewife fishing.

8. Will avoid problems associated with flood plain development and use.

The project will avoid problems associated with flood plain development and use by avoiding impact to the flood plain.

9. Is in conformance with the provisions of Section 15, Land Use Standards.

As stated above, The proposed Project is in conformance with the provisions of Section 15, Land Use Standards.

Part D. The Permit Application was originally filed on September 20th, 2022. The Planning Board on-site inspection took place on October 19th, 2022. We believe the proposed plans for the use and structure conform with the purposes and provisions of the ordinance (reference attached plans).

The following conditions will be met and no local ordinance or regulation of any State law which the Town of Alna is responsible for enforcing will be violated.

1. Will maintain safe and healthful conditions
2. Will not result in water pollution, erosion, or sedimentation to surface water;
3. Will adequately provide for the disposal of all wastewater;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
5. Will consider shore cover and visual, as actual, points of access to inland waters;
6. Will protect archaeological and historic resources as designated in the comprehensive plan;
7. Will not adversely affect existing commercial alewife fishing
8. Will avoid problems associate with flood plain development and use; and
9. Is in conformance with the provisions of Section 15, Land Use Standards.

1 Peaslee Road Project