



Wetlands Investigation and Mapping Report McDermott Property Roosevelt Trail, Falmouth and Windham,

Date: March 30, 2016

To: Claire Langlois

Project Summary:

A wetlands reconnaissance map was made of the property. Wetlands were found and approximately located on the property. All wetland filling and/or disturbances are regulated by the *Natural Resource Protection Act* (the N.R.P.A.).

Some wetlands are *Wetlands of Special Significance*, according to the definitions in the N.R.P.A. These wetlands require no-disturbance buffers as well as regulated direct filling and/or disturbances. Other wetlands on the property are not *Wetlands of Special Significance* and require no buffers of no-disturbance, but do require a permit for filling and disturbance greater than 4,300 square feet.

The total area of wetlands appears to be 22 to 23 acres. A reconnaissance level map was produced, combining field data and historical data, using a survey plan as a base map.

Dates of Investigation: March, 2016.

Location of the Investigation:

The property investigated is located on a southeasterly facing hillside bordering Highland Lake (see Figure 1). The property is described on a survey plan of Wayne T. Wood & Co, titled, *Plan of Land Dow Road and Roosevelt Trail in Windham and Falmouth for Claire Langlois*, dated February 2015. A portion of the property was mapped for topography and wetlands by Sebago

Technics, Inc. on a plan titled, *Final Subdivision Plan of Percy Hawkes Property for John Chase*, dated 4/29/96. Both plans were used in the field during this investigation.

Purposes of the Investigation:

The purposes of the wetland investigation are to identify and describe wetlands on the property on a reconnaissance level according to definitions in the *Natural Resources Protection Act (N.R.P.A.)* to determine if specific alteration and filling permits are required and if there are any setbacks required under the *N.R.P.A.*, and to determine the Maine DEP jurisdictional status of any streams in the wetlands.

Methods of the Investigation:

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

Wetland/upland boundary lines were not flagged, but were traversed as accurately as possible, using a "line function", located by a Trimble Geo XH GPS device. The data was processed for accuracy and added to the plan of Wood in AutoCAD format. Wetlands previously found and delineated by Sebago Technics were photocopied to scale and added to the plan of Wood.

Results of the Wetlands Investigation:

The largest wetland body is part of a large very poorly drained wetland to the southeast of the property that is associated with Highland Lake. The upper poorly drained reaches of this wetland are also found on the subject property and are located at the base of the knoll. Wetlands are Palustrine scrub shrub, emergent and forested type.

There is a small stream that crosses the property, entering the wetlands and draining to the lake. This stream is hydraulically connected to the wetlands located on the portion of the property described as "land conveyed to abutter" on the plan of Sebago Technics. This stream is a "jurisdictional stream" according to the Maine DEP, by virtue of flowing more than six months per year and having a scoured mineral base. No-disturbance buffers adjacent to this stream apply, but can be reduced with a DEP Permit.

The wetlands should be considered "wetlands of special significance" according to the Maine DEP, by virtue of being associated with the lake and the stream. No-disturbance buffers apply to the wetlands, which can be reduced with a DEP Permit.

The stream and the wetlands can be crossed and filled with a Maine DEP Permit.

The constructed ditch crossing the property is not a DEP "jurisdictional stream".

The portion of the property with frontage on Highland Lake, abutting the Hawkes lot could possibly be a buildable lot after further study. There is a woods trail leading to this portion of the lot, which is built through wetlands. The trail leads to a slightly higher area along the lake. There are large trees and a change in the understory that may indicate the land is not part of the wetland. No soil testing was performed, but it appears the site could only be approved for a septic system with a New System Variance. It may be possible to build on this portion of the land after further investigations.

A fairly accurate measure of the size of the wetlands was made in the portion mapped by GPS. The wetlands were calculated to be 15.7 acres in size. An estimate was made of the area of the wetlands mapped by Sebago Technics. This total area is estimated to be 6.3 acres. There appears to be an unmapped portion of wetlands between the two sections, but the unknown area does not appear to be large. A reasonable estimate of total wetlands area is 22 to 23 acres.



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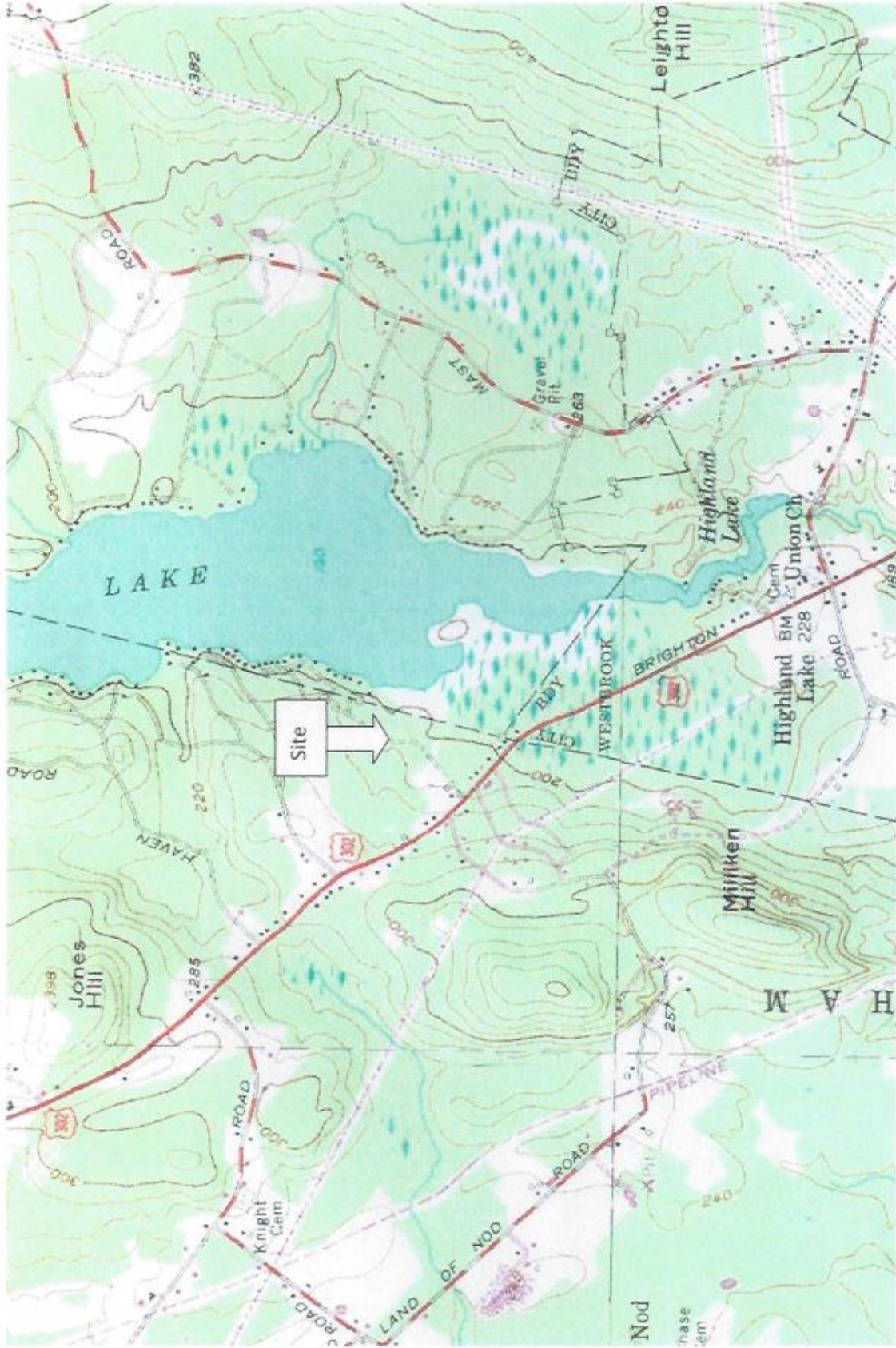


Figure 1
 Topographic Locus Map of McDermott Property, Roosevelt Trail, Windham and Falmouth