Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor Ricker Hamilton, Acting Commissioner

Department of Health and Human Services
Health and Environmental Testing Laboratory
221 State Street
#12 State House Station
Augusta, ME 04333-0012
United States Of America
Phone: (207)287-2727 Fax: (207)287-6832
TTY: 1-800-606-0215

Logged: 3/5/2018 12:25:24PM
Folder #: 1803244

SMITH, BETH R
77 WEDGEWOOD DR
WINTHROP ME 04364

Office Use Only:
Do Not Bill
WALK-IN_S
Private

Released: 3/7/2018

No. of Samples in Folder:(1)

1803244-01

CERTIFICATION

The HETL hereby certifies that all test results for this sample were analyzed by the method listed, including preservation, preparation, and holding times, unless otherwise indicated.

Kenneth G. Pote, PhD., Director Richard French, Quality Assurance Officer

If we can be of further assistance to you, Please Call us at 287-1716

Approved by: Christopher Montagna
Inorganics Supervisor/Chemist III

Continued from Previous Page

Lab Sample#:	*1803244-01*		**Sample Address:**				
Sample Matrix:	Air		**Sample Point:**		**Surface:**		
Description:	77 WEDGEWOOD DR		**Sample Date:**	03/03/2018	**Sample Time:**	08:15:00	

Test (Method)/Analyte	Result	Unit	Qualifiers	+/-	MDC	Analysis Date	Analyst
Radon (HETL RAD411)	3.7	pCi/L		0.21	0.11	03/06/2018 09:52:00	P.B.

☑ **Your sample is considered satisfactory for all tests analyzed and listed above.**
(Does not apply to unanalyzed or rejected samples - See results column and any comments)
The term 'Satisfactory' is based on EPA limits and recommendations (see attached fact sheet).

Continued from Previous Page

RADON AIR-SHORT TERM
These results are expressed as picocuries per liter of air. A picocurie is a standard unit for measuring radioactivity and is one trillionth of a curie. "+/-" represents the 2 sigma uncertainty (95% confidence level) in the result. "MDC" = minimum detectable concentration.
While no level of radiation is considered completely safe, the U.S. Environmental Protection Agency (EPA) recommends corrective action be taken when the radon concentration in air equals or exceeds 4 pCi/L. Please refer to the EPA recommendations below to determine what, if anything, you should do if the result of your test equals or exceeds 4 pCi/L.
We strongly recommend appropriate follow-up measurements be taken before you reach a final decision to initiate major efforts to permanently correct the problem of excessive radon in air. If you begin to occupy a lower level of your home, or if you do extensive modification to your home, the radon level should be rechecked. Furthermore, if your water supply is from a drilled well, you should consider having radon and gross alpha tests performed on the water.
If you desire additional clarification of your report, or for further information concerning methods of corrective action, please contact the Radiation Control Program at 1-800-232-0842.

EPA RECOMMENDS THE FOLLOWING TESTING STEPS:

STEP 1. If your test result is less than 4 picocuries per liter (pCi/L), no follow-up measurements are recommended. If your test result is 4 picocuries per liter (pCi/L) or higher, retesting is recommended (see Step 2) to ensure the results are consistent.
STEP 2. Retest with either a long-term or a second short-term test. For a better understanding of your year-round average radon level, it is recommended you conduct a long-term radon air test. If you need results quickly, a second short-term test should be conducted.
If your short-term test result is about 10 pCi/L or higher - you should take a second short-term test immediately.
STEP 3. If you followed up with a long-term test: Radon remediation should be performed if your long-term test result is 4 pCi/L or more. If you followed up with a second short-term test: Consider remediation if the average of your first and second test result is 4 pCi/L or higher. The higher your short-term results, the more certain you can be that remediation is necessary.
EPA currently does not certify laboratories for radon in air.

Units & Measurement

"**mg/L**" = Milligrams per liter;	"**ug/L**" = Micrograms per Liter;	"**mg/Kg**" = Milligrams per Kilogram;
"**ug/Kg**" = Micrograms per Kilogram;	"**NTU**" = Nephelometric Turbidity Units;	"**pCi/L**" = Picocuries per Liter;

The MCL, Maximum Contaminant Level is listed for comparing your results with recommended levels.
In the "**Qualifier**" column, **an " ** "** is placed to indicate any results that **exceed** this MCL.

If there are no " * " in the "Qualifier" column, your water is considered satisfactory for those tests.

All solid results are reported on a "**Dry Weight**" basis.

RL-Reporting Limit is the lowest concentration which can be reliably reported on a routine basis.
"<" = Less than ">" = Greater than

MCL - Maximum Contaminant Level is the highest level allowed by EPA for public water supplies. Also used here as the maximum advisory limit set by the Maine Centers for Disease Control and Prevention.

Note: Results below the advisory limit, including < and J are considered satisfactory for that parameter.

Disclaimer

Your report consists of the number of pages listed on the cover page. Any attachments after the last numbered page are for informational purposes only and not part of the formal report.
The results in this report are for the submitted sample(s) only.
This report shall not be reproduced, except in full, without written permission from the Maine Health and

DEPARTMENT OF HEALTH & HUMAN SERVICES
HEALTH & ENVIRONMENTAL TESTING LABORATORY
221 STATE STREET, STATE HOUSE STATION #12
AUGUSTA, MAINE 04333-0012
(207) 287-1716

PAID

MAR 5 2018 PM12:21 GW

SHORT TERM RADON AIR EVALUATION

SMITH, BETH R
77 WEDGEWOOD DR

WINTHROP, ME 04364

RADON_AIR_ST

1803244
WALK-IN_S

NAME: Beth Smith
MAILING ADDRESS: 77 Wedgewood Dr
TOWN / STATE: WINTHROP ME
ZIP CODE: 04364
HOME PHONE: 207-395-4213

THIS BOX SECTION MUST BE FULLY COMPLETED

***START OF SAMPLE DATE:** 3/3/18 **TIME:** 8:15 (AM),PM (circle one)

***END OF SAMPLE DATE:** 3/5/18 **TIME:** 8:15 (AM),PM (circle one)

BE SURE TO FILL IN BOTH START AND END OF SAMPLE DATE AND TIME.
WE CANNOT ANALYZE THE SAMPLE WITHOUT THIS INFORMATION.

***TEST ADDRESS:** 77 Wedgewood Dr

***TOWN/STATE:** Winthrop ME ***ZIP** 04364

***AIR TEST:** (X)INITIAL ( )FOLLOW-UP

***AREA TESTED:** (X)BASEMENT ( )FIRST FLOOR ( )SECOND FLOOR ( ) OTHER_____

TEMPERATURE: (X)Cool <65° ( )Normal ( )Hot >80°
HUMIDITY: ( )Very Dry ( )Normal ( )Very Humid

LABORATORY USE ONLY

DEVICE NUMBER(S): 3467824

RESULTS:AIR RADON:_____ picocuries/liter METHOD: LS VIAL

Condition of Sample upon receipt: _____OK _____NOT OK

Reason Not OK:_____

Returned to Lab by: _____Walked IN _____USPS _____Fed-Ex _____UPS

MAINE HEALTH AND ENVIRONMENTAL
TESTING LABORATORY
221 State Street, Station #12
Department of Health and Human Services
Augusta, Maine 04333
Tel. No. 207-287-1716
Fax. No. 207-287-6832

PUBLIC HETL

BETH SMITH
77 WEDGEWOOD DR
WINTHROP ME 04364 Fax#:

Logged: 12/20/2006 10:14:00AM
Folder/ Invoice # B040829

Office Use Only:
Do Not Bill
WALK-IN
Private

Project Name:

No. of Samples in Folder: 1

Released: 1/3/2007
Case #:

B040829001 TSBA

CERTIFICATION

The HETL hereby certifies that all test results for this sample were analyzed by the method listed, including preservation, preparation, and holding times unless otherwise indicated.

John A. Krueger, Director Richard French, Quality Assurance Officer

If we can be of further assistance to you, Please Call us at 287-1716

Approved by: Thomas Gooby

CC:

1/3/2007 2:00:49PM

Continued from Previous Page HETL Folder Number: B040829

HETL Sample Number: B040829001 Description: FAUCET DW-H20

Matrix: Potable Water Sample Point:

Sampler: GARY SMITH Sample Date: 12/19/2006 Time: 20:30:00

Analyte	Result	Units	Qualifier	High Limit	Low Limit	RL	MCL	Method	Analyst	Analysis Datetime
pH	8.1			8.5	6.0			4500-H+B	nicole.ingalls	12/21/2006, 09:38
Nitrate Nitrogen	<1	mg/L				1	10.0	L-10-107-04-1-J	m_bourdon	12/20/2006, 13:07
Chloride	13	mg/L				3.0	250	L-10-117-07-1-A	kimhurd	12/27/2006
E. coli	Negative							9223 B	johnc	12/20/2006, 11:03
Nitrite Nitrogen	<0.05	mg/L				0.05	1.0	L-10-107-04-1-J	m_bourdon	12/20/2006, 13:07
Total Hardness	78.5	mg/L				.331		200.8	cheryl	12/21/2006
Coliform, Total	Negative							9223 B	johnc	12/20/2006, 11:02
Arsenic	.61	ug/L				.5	10	200.8	cheryl	12/21/2006
Calcium	21	mg/L				.05		200.8	cheryl	12/21/2006
Fluoride	<0.2	mg/L		4.0	0.6	0.2		L-10-109-12-2-A	tmims	12/21/2006
Copper	.017	mg/L				.0005	1.3	200.8	cheryl	12/21/2006
Iron	<.05	mg/L				.05	.3	200.8	cheryl	12/21/2006
Magnesium	6.3	mg/L				.05		200.8	cheryl	12/21/2006
Manganese	.00097	mg/L				.0005	.05	200.8	cheryl	12/21/2006
Uranium	<.5	ug/L				.5	30	200.8	cheryl	12/21/2006

Continued from Previous Page HETL Folder Number: B040829

EXPLANATION OF FLUORIDE RESULTS

This fact sheet is to help you understand what your fluoride test result means for you and your family. Fluoride is a mineral that helps protect teeth against tooth decay when it is present in water in the correct amount. Children benefit the most,but this benefit will continue through life for everyone who drinks fluoridated water.

If your test result says your water is "Satisfactory" for fluoride,this means that the fluoride level is less than 4.0 parts per million. If your test result says your water is "Unsatisfactory" for fluoride,this means that the fluoride level is greater than 4.0 parts per million. You should compare your test result ("Analytical Results") to the explanations on this page to see what your test result means for you and your family.

If your lab results ("Analytical Results") are:
<.2 - .29 ppm*
Your fluoride test result shows a very small amount of fluoride in your water. This is not enough fluoride to help protect children's teeth against decay. If there are children in your family,you should talk with your family dentist or doctor to get a prescription for fluoride drops or tablets for your child(ren).

.3 - .6 ppm
Your fluoride test result shows that there is some fluoride in your water,but it may not be enough to protect your children's teeth against decay. You should talk with your family dentist or doctor to see if you need a prescription for fluoride drops or tablets for your child(ren).

>.6 ppm or higher*
Your fluoride test result shows that there is enough fluoride in your water to help protect your children's teeth against decay. You should talk with your family dentist or doctor about this result.

* This symbol ("<") means "less than." This symbol (">") means "greater than."
* "ppm" means "parts per million." "Parts per million" is also written "mg/L" which means "milligrams per liter."

Dietary Fluoride Supplementation Dosage Schedule in mg F/day. *+

Age of child (years)	Water fluoride concentration (ppm or mg/L**) Less than 0.30 ppm	0.3 - 0.6 ppm	Greater than 0.60 ppm
6 months - 3 years	0.25	0	0
3 - 6 years	0.50	0.25	0
6 - at least 16 years	1.00	0.50	0

* 2.2 mg. sodium fluoride provides 1 mg. fluoride
+ Recommended by the American Dental Association (1994)
** ppm - parts per million is equivalent to mg./L

For more information contact the Maine Department of Human Services,Bureau of Health Oral Health Program
Tel #: (207) 287-2361; Fax #: (207) 287-4631; TTY#: (207) 287-8015

Continued from Previous Page HETL Folder Number: B040829

The EPA states that pH must be taken immediately,so the laboratory result is an estimate.

The Secondary Drinking Water Standards are set only for aesthetic reasons and the EPA has not updated their approved methods for these parameters to reflect current technologies. Thus Total Hardness by 200.8 is an accredited, but non-approved method.

The Secondary Drinking Water Standards are set only for aesthetic reasons and the EPA has not updated their approved methods for these parameters to reflect current technologies. Thus Calcium by 200.8 is an accredited, but non-approved method.

The Secondary Drinking Water Standards are set only for aesthetic reasons and the EPA has not updated their approved methods for these parameters to reflect current technologies. Thus Magnesium by 200.8 is an accredited,but non-approved method.

The Secondary Drinking Water Standards are set only for aesthetic reasons and the EPA has not updated their approved methods for these parameters to reflect current technologies. Thus Iron by 200.8 is an accredited, but non-approved method.

Continued from Previous Page HETL Folder Number: B040829

Units & Measurement

"mg/L" = Milligrams per liter; "ug/L" = Micrograms per Liter; "mg/Kg" = Milligrams per Kilogram;
"ug/Kg" = Micrograms per Kilogram; "PPM" = Parts per Million; "NTU" = Nephelometric Turbidity Units;

The MCL, Maximum Contaminant Level is listed for comparing your results with recommended levels.
In the "Qualifier" column, an " * " is placed to indicate any results that exceed this MCL.

If there are no " * " in the "Qualifier" column, your water is considered satisfactory for those tests.

All solid results on a "Dry Weight" basis

NC = Not confirmed NQ = Not Quantitated NA = Not Analyzed J = Approximately U = Undetected R = Rejected

RL-Reporting Limit, the lowest concentration which can be reliably reported on a routine basis
"<" = Less than ">" = Greater than

Note: Results below the advisory limit, including < and K are considered satisfactory for that parameter.

Disclaimer

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DEC 1 5 2006

PAID

Revised 3/2006

See back for sampling instructions and when to expect laboratory results.

DEPARTMENT OF HEALTH & HUMAN SERVICES
HEALTH & ENVIRONMENTAL TESTING LABORATORY
(207) 287-1716

DATE REC'D DEC 20 2006 AM10:09

TEMPERATURE AT ARRIVAL 16 C

WALKIN

, ME

TSBA

06-11

Kit # 62816
B040829

WALK-IN

( ) NAME AND ADDRESS (IF NOT ON LABEL)
( ) CHANGE OF NAME OR ADDRESS
( )SEND REPORT TO ADDITIONAL ADDRESS:

NAME: GARY R. SMITH
STREET: 77 WEDGEWOOD DRIVE
TOWN: WINTHROP, ME
ZIP CODE: 04364
PHONE (EVE): 207 395-4213
FAX 207 897-2299

PHONE (DAY): 207 897-2500

PLEASE COMPLETE THIS SECTION

DATE SAMPLED 12-19-06

TIME SAMPLED 8:30 AM (PM)

SAMPLED BY GARY SMITH
(PERSON TAKING SAMPLE

SUPPLY LOCATION Winthrop
(CITY OR TOWN)

STATE Maine

SAMPLE POINT
(X) FAUCET
( ) GRAB
( ) PAIL
( ) HAND PUMP
( ) FOLLOW UP

( ) BEFORE FILTER
( ) BETWEEN FILTER
( ) AFTER FILTER
( ) INITIAL
( ) OTHER _____

TREATMENT TYPE
( ) CHLORINATOR
( ) IODINATOR
( ) SOFTENER
( ) PH CONTROL
(X) IRON REMOVAL

( ) ULTRA VIOLET
( ) CHARCOAL FIL
( ) NONE
( ) PUBLIC WATER
( ) OTHER _____

SAMPLE SOURCE

( )DUG WELL
(X) DRILLED WELL
IF WELL PLEASE INDICATE
DEPTH 150'±
( ) SPRING
( ) LAKE
( ) OTHER
( ) PUBLIC

WATER USED BY

( ) EATING PLACE
( ) LODGING PLACE
( ) REC CAMP
( ) BOARDING HOME
(X) PRIVATE HOME
( ) PUBLIC WATER
( ) FOSTER CARE CHILDREN
( ) FOSTER CARE ADULT
( ) NURSERY SCHOOL

( ) BOTTLING PLANT
( )MOBILE HOME PARK
( ) SCHOOL
( ) DAY CARE
( ) FEDERAL HOUSING LOAN
( ) VA LOAN
( ) OTHER
( ) FARMER'S HOME
( ) RESIDENTIAL ADULT

10 COMMENTS (Please indicate any problems you are having with your water. Examples: taste, odor, color or staining. If you are aware of a suspected contaminant, please indicate.)

Iron content - occasional black particles present - No odor (filter used)

PLEASE RECORD AND KEEP YOUR SAMPLE NUMBER FROM THE BARCODE FOR YOUR RECORDS

EXAMPLE: B123456 DO NOT REMOVE BARCODED LABEL FROM THIS FORM OR BOTTLES

SAMPLE NUMBER B040829001 ~~B04~~

05326

REAL HORIZONS COMPANY
A Maine Partnership
Kezar Pond Acres Subdivision
Map No. D-80020 Kennebec Registry of Deeds
Covenants and Restrictions
Applicable to all Lots

1. No mobile homes or house trailers shall be placed on any of the lots in the Kezar Pond Acres Subdivision.

2. Except as otherwise herein provided no lot hereby conveyed shall be subdivided by the grantees, their heirs or assigns. Lot 25, subject to any and all required municipal and state approvals, may be further subdivided for purposes of single or multi-family dwellings, cluster or condominium residential dwellings for rental or individual ownership. Any such subdivision, if for cluster or condominium housing, shall maintain a 100 foot natural buffer zone between any structures and adjacent residential lot lines in the Kezar Pond Acres Subdivision. Lot 24 may remain as a residential duplex dwelling.

3. Lots 1 through 23 shall be used only as single family residence purposes. There shall not exist on any of said Lots 1-23, at any time, more than one single family residence and no commercial or industrial buildings or uses shall be erected or maintained on Lots 1-25. No garages, storage sheds or outbuildings or dwellings shall be erected or constructed on the premises within 25 feet on a side line and 50 feet from any road line unless otherwise approved by Real Horizons Company or assigns, and the exterior shall be finished with materials aesthetically consistent or complimentary to the existing approved residence dwelling. The said lots and structures shall be maintained in a neat and orderly fashion and no accumulation of trash or other debris shall be permitted.

4. For the purpose of further insuring the development of Lots 1-23 in Kezar Pond Acres as an area of high quality all plans for construction of all residential dwellings to be erected on any of said lots, and the proposed location thereof upon any lot shall require the approval in writing of Real Horizons Company or its assigns of a Subdivision Lot Owners Association. All future additions to said dwellings, garages, outbuildings, or fences shall be architecturally and aesthetically consistent with the original approved dwelling and structures. Neither Real Horizons Company nor its assigns shall be responsible for any structural or other defects of dwellings constructed by reason of their approval as required herein. The exterior finish of all structures shall be completed within one (1) year from commencement of construction.

5. A 250 foot buffer strip shall be maintained bordering Kezar Pond and the area defined as "Beaver Flowage" on Kezar Pond Acres plan dated August, 1979, as per DEP regulation, Chapter 375.9. With the following exceptions: (a) thinning of vegetation within 250 feet of pond and flowage is allowable only as necessary for maximizing solar heat gain, as determined by using the "Maine Solar Site Evaluation", and shall be conducted so as to maintain a natural understory; (b) between 200 and 250 feet from the pond and flowage, building structures may be located with disturbance of the natural environment limited to a 10 foot space around the foundation perimeters, a minimal access lane, and the space necessary for sewerage disposal. Septic systems on lots #18 and 19 may be located within 200 feet of the pond and flowage.

a) Building structures may be located between 150 and 200 feet from the pond and flowage if approved by the Winthrop Town Planning Board and DEP.

6. Subject to paragraph 5 applicable to Lots 15-20, except for the purposes of construction of the dwellings and appurtenant structures, ingress or egress or for solar energy, garden, reasonable lawn, pool, or recreation areas or to protect existing structures or to cut firewood for personal use, the natural growth of the various lots 15-20 shall not be removed, destroyed or altered.

7. Specific erosion controls during construction on lots 15-20 shall include temporary diversion of all upslope drainage from the site until exposed areas are permanently stablized including mulching and seeding to minimize any sedimentation erosion.

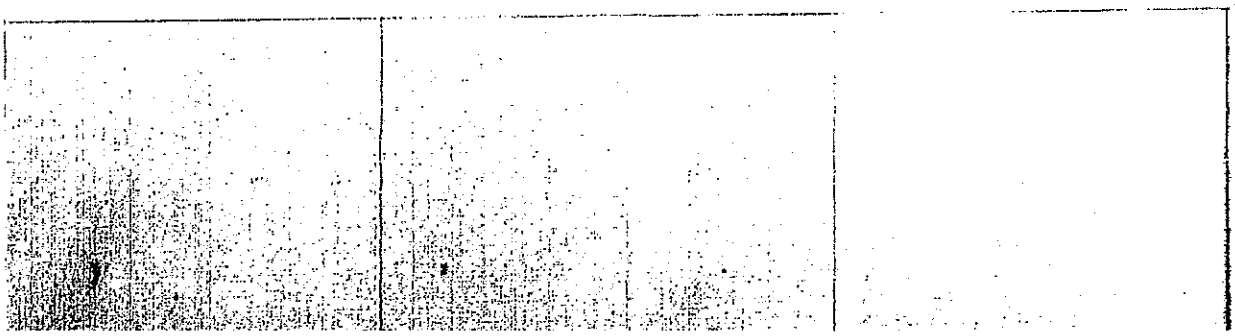
8. During construction on all lots erosion control measures shall be followed including hay bale dikes at least at 100 foot intervals in all drainage or swales down to slope of construction. Any areas not stablized by October 31 shall require additional erosinn control measures. Drainage through Lot 20 along either side of trolley line along natural flows, with right to maintain existing ditches, is reserved to Real Horizons Company or its assigns.

9. No boats, canoes nor other floatation devices shall be used on Kezar Pond by reason of access through the lots or open space areas in Kezar Pond Acres unless propelled by human, wind, battery, solar or similar non-polluting and quiet sources of power. Care shall be taken at all times to protect and promote co-existence with the natural habitat.

10. No livestock shall be placed or kept upon the Lots 1-25. All pets shall be sufficiently controlled so as not to be considered a nuisance. Horses may be considered pets but none shall be housed within Lots 15-20.

11. No inorganic or agriculture manure fertilizers shall be utilized on Lots 15-20 within the 250 foot buffer zone provided for in paragraph 5.

12. Each lot shall have assigned to it one share of stock of a subdivision lot owners association corporation which shall be conveyed with the ownership of the lot and can be owned only by the record lot owners. The corporation shall hold title to the open space area of Kezar Pond Acres for access by all lot owners to the outlet stream and Kezar Pond for recreation purposes subject to the restrictions set forth in paragraph 9. Such lot owner and shareholder shall be subject to such assessment for taxes, insurance, or other reasonable maintenance expenses of the open space and pond access area. A vote of two-thirds of the lot owner shareholders shall be required to approve any improvements on the open space pond access area, such improvements and open space pond access area shall be only for recreation purposes for the benefit of lot owner shareholders of Kezar Pond Acres and their permitted guests. The corporation can adopt such rules and regulations as shall be necessary for the maintenance and control of the open space pond access area and promote and protect the natural habitat. If lot 25 is subdivided, each lot owner may be entitled to one share subject to the same restrictions herein.



13. There are hereby reserved, for the purpose of installing and maintaining municipal and public utility facilities or lines for such other purposes incidental to the development of the property, rights to maintain pole or underground lines or pipes along and within the lines of any streets or roads or other utility line, easement or drainage areas shown on the filed subdivision map. Rights to trim trees or remove growth by other than chemical means may be reserved to such utilities that shall provide services or may be assigned to such utilities by Real Horizons Company or its assigns. Such slope easements or drainage easements as may be required for flow of surface water shall be set forth in any individual lot conveyances, or as shown on the filed plan.

14. For a violation or breach of any of the covenants and restrictions by any lot owner, Real Horizons Company, its assigns, any lot owner or any lot owners severally, shall have the right to proceed in law or in equity by injunction or damages to compel compliance with the terms hereof or to prevent a violation or breach thereof. The failure to promptly enforce any of the covenants and restrictions shall not constitute a waiver. The invalidation of any one or more of the covenants and restrictions shall not invalidate any of the other covenants and restrictions which shall remain in full force and effect.

15. These covenants and restrictions may be recorded separately and incorporated by reference into the deed of each lot owner with an acknowledgment and assumption of the terms and conditions of the covenants and restrictions by grantees accepting the deed and share of stock and recording the deed to the premises.

16. These covenants and restrictions may be amended by Real Horizons Company with the written consent of all lot owners at the time of the amendment provided the same do not alter or amend conditions imposed by the Department of Environmental Protection or Town of Winthrop.

REAL HORIZONS COMPANY

April 17, 1980

By William F. Hufnagel
Partner

Personally appeared the above named William F. Hufnagel and acknowledged the foregoing instrument to be his free act and deed as partner of REAL HORIZONS COMPANY.

Notary Public
April 30, 1980

SEAL

KENNEBEC SS: MAY 1 1980
RECEIVED 9 H.- M. A M.
AND RECORDED FROM ORIGINAL

00542

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

BOARD ORDER

IN THE MATTER OF

REAL HORIZONS COMPANY Winthrop, Maine, Kennebec County KEZAR POND SUBDIVISION #86-6292-11290	)	Site Location Order FINDINGS OF FACT AND ORDER

After reviewing the project file which includes the application with its supportive data, agency review comments, staff summary, comments from the public, public hearing transcript of 11/20/79 and other related materials on file with regard to the above noted project, under provisions of Title 38, M.R.S.A. Sec. 483, the Board finds the following facts:

1. The project involves a subdivision of 24 lots ranging in size from 0.6 acres to 8.3 acres; existing duplex dwelling to be used on Lot #24, other lots for single family residential use.

2. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.

3. 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.

4. The applicant has made adequate provision for traffic movement of all types out of or into the development area.

5. 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 no development occurs within 200 feet and limited development to 250 feet in a strip bordering Kezar Pond and area defined as "Beaver Flowage" on Kezar Pond acres plan dated August, 1979.

6. The proposed development will be built on soil types which are suitable to the nature of the undertaking.

THEREFORE, The Board approves the application of Real Horizons Company to create a residential subdivision of 24 lots on 70.4 acres subject to the following terms and conditions:

1. The Standard Conditions of Approval, a copy attached.

2. A 250 foot buffer strip shall be maintained bordering Kezar Pond and the area defined as "Beaver Flowage" on Kezar Pond Acres plan dated August, 1979, as per D.E.P. regulation, Chapter 375.9, (copy attached), with the following exceptions:

   a. Thinning of vegetation within 250 feet of pond and flowage is allowable only as necessary for maximizing solar heat gain, as determined by using the "Maine Solar Site Evaluator", and shall be conducted so as to maintain a natural understory.

b. Between 200 and 250 feet from the pond and flowage, building structures may be located with disturbance of the natural environment limited to a 10 foot space around the foundation perimeters, a minimal access lane, and the space necessary for sewage disposal.

c. Septic systems on Lots #18 and 19 may be located within 200 feet of the pond and flowage.

Applicant shall submit copy of deed covenants for the buffer strip on Lots 15 through 20 and the Open Space area. This covenant shall be reviewed and must be approved by the Commissioner prior to any construction activity or the sale of any lots.

DONE AND DATED AT AUGUSTA, MAINE, THIS 2ND DAY OF JANUARY, 1980.

BOARD OF ENVIRONMENTAL PROTECTION

BY: _____
Henry E. Warren, Chairman

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES....

A TRUE COPY
ATTEST: _____
Hollis A. [illegible], Jr., Director
Bureau of [illegible]

Revised November 1, 1979

STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans and proposals contained in said documents not approved by this order is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.

2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate. In the case of housing and related projects, the applicant shall receive approval from the appropriate municipality under the provisions of The Municipal Subdivision Law, Title 30, Sec. 4956, of the Maine Revised Statutes.

3. The applicant shall submit all reports and information requested by the Board or the Commissioner demonstrating that the applicant has complied or will comply with all conditions of this approval.

4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.

5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.

6. The applicant shall exercise his best efforts to enforce restrictive deed conditions specified in the conditions of this approval or in the application and supporting documents submitted by the applicant whenever he becomes aware of violations or whenever such violations are reported to the applicant by this Department.

7. In addition to any specific erosion control requirements set forth in the order, the applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in noticeable erosion of soils on the site during the construction and operation of the project covered by this approval.

8. Should the project be found, at any time, not to be in compliance with any of the conditions of this approval, or should the applicant construct or operate this development in any way other than specified in the application or supporting documents, as modified by the conditions of this approval, then the terms of this approval shall be considered null and void.

Additionally, new wells can cause a lowering of the ground water supply to the point where existing wells run dry, particularly during the late summer and early fall.

B. Scope of Review. In determining whether the proposed development will have an unreasonable adverse effect on ground water quantity, the Board shall consider all relevant evidence to that effect, such as evidence that:

1. The quantity of water to be taken from ground water sources will not substantially lower the ground water table, cause salt water intrusion, cause undesirable changes in ground water flow patterns, or cause unacceptable ground subsidence.

C. Submissions. Applications for approval of proposed developments shall include evidence that affirmatively demonstrates that there will be no unreasonable adverse effect on ground water quantity, including information such as the following, where appropriate:

1. Estimates of the quantity of ground water to be used by the proposed development.

2. In areas where salt water intrusion, the lowering of the ground water level, or land subsidence have been or can reasonably be expected to be a problem, a report by a duly qualified person addressing the potential effects of ground water use by the proposed development.

D. Terms and Conditions. The Board may, as a term or condition of approval, establish any reasonable requirement to ensure that there will be no unreasonable adverse effect on ground water quantity, such as requiring that:

1. A development obtain its water from a surface water source, public community supply, or utility.

2. Wells in the surrounding area be monitored to determine the effect of the development on ground water levels.

3. People in the surrounding area, whose wells are adversely affected by the development, be provided with new wells or another source of potable water for their use and consumption.

9. Buffer Strips

A. Preamble. The Board recognizes the importance of natural buffer strips in protecting water quality and wildlife habitat. The Board also recognizes that buffer strips can serve as visual screens which can serve to lessen the visual impact of incompatible or undesirable land uses. The width and nature of buffer strips, if required, shall be determined by the Board on a case-by-case basis.

B. Scope of Review. In determining whether the developer has made adequate provision for buffer strips, when appropriate, the Board shall consider all relevant evidence to that effect, such as evidence that:

1. Water bodies within or adjacent to the development will be adequately protected from sedimentation and surface runoff by buffer strips.

NOTE: The following GUIDELINES address the width of buffer strips which should be established between water bodies and operations to extract natural resources or borrow pit operations.

- No portion of any ground area disturbed by the extraction of natural resources or sand, fill or gravel on land sloping toward the water should be closer to the normal high water mark of a flowing, standing, or tidal body of water than is indicated by the following table:

Average slope of land Between Exposed Mineral Soil and Normal High Water Mark (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark (Feet Along Surface of the Ground)
0	50
10	90
20	130
30	170
40	210
50	250
60	290
70	330

2. Buffer strips will provide adequate space for movement of wildlife between important habitats.

3. Buffer strips will shield adjacent uses from unsightly developments and lighting.

a. Developments involving the excavation of natural resources and borrow pit operations will retain a minimum buffer strip of 150 feet from all property lines. If written permission of the abutter is obtained, a buffer strip of no less than 25 feet may be allowed. The working edge of an extractive activity will be no closer than 150 feet to any public road or way.

NOTE: The following GUIDELINES should be considered in establishing visual buffer strips.

1. Plant materials used in the screen planting will be at least four feet high when planted and be of such evergreen species as will produce ultimately a dense visual screen at least eight feet high. Alternatively, a six-foot high wooden fence, without openings wider than 1", may be substituted.

2. The screen will be maintained permanently, and any plant material which does not live will be replaced within one year.

3. Screen planting will be so placed that at maturity it will be no closer than three feet from any street or property line.

4. The screen will be broken only at points of vehicular or pedestrian access.

5. Fencing and screening will be so located within the developer's property line to allow access for maintenance on both sides without intruding upon abutting properties.

C. Submissions. Applications for approval of proposed developments shall include evidence that affirmatively demonstrates that adequate provision of buffer strips, when appropriate, will be made, including information such as the following:

1. The location and width of all natural buffer strips to be retained.

2. The nature, location, width, and height of all vegetative buffer strips or architectural screens to be established.

3. Legal provisions for the maintenance of all buffer strips and architectural screens.

D. Terms and Conditions. The Board may, as a term or condition of approval, establish any reasonable requirement to ensure that the developer has made adequate provision for the establishment of buffer strips, such as requiring:

1. The maintenance of existing vegetation as a natural buffer strip, which shall remain as a permanent feature of the landscape.

2. The incorporation of buffer strip maintenance into deed covenants in projects where deed transfers of property to the general public are contemplated.

3. Written permission of the Department of Environmental Protection for activities which may adversely affect a body of water or wildlife habitat protected by a natural buffer strip, such as: removal of live trees, stump and root systems, and the displacement of rocks, topsoil and similar activities which would cause or allow increased soil erosion.

4. The establishment of particular species of vegetation.

5. The use of particular materials, colors, and styles in the construction of architectural screens.

10. Control of Noise

A. Preamble. The Board recognizes that certain types of industrial and commercial developments, mining operations and roads may cause excessive levels of noise which result in physiological, psychological or economic damage.

KENNEBEC SS: JAN 14 1980
RECEIVED 9 H. M.
AND RECORDED FROM ORIGINAL

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

STAFF ORDER
IN THE MATTER OF

REAL HORIZONS COMPANY
Winthrop, Maine, Kennebec County
KEZAR POND SUBDIVISION
#86-6292-11290

Site Location Order
Condition Removal
FINDINGS OF FACT AND ORDER

Applicant has submitted additional information concerning compliance with special condition #2 of the approved Board Order dated January 2, 1980. Special condition pertains to:

2. A 250 foot buffer strip shall be maintained bordering Kezar Pond and the area defined as "Beaver Flowage" on Kezar Pond Acres plan dated August, 1979, as per D.E.P. regulation, Chapter 375.9, with the following exceptions:

   a. Thinning of vegetation within 250 feet of pond and flowage is allowable only as necessary for maximizing solar heat gain, as determined by using the "Maine Solar Site Evaluator," and shall be conducted so as to maintain a natural understory.

   b. Between 200 and 250 feet from the pond and flowage, building structures may be located with disturbance of the natural environment limited to a 10 foot space around the foundation perimeters, a minimal access lane, and the space necessary for sewage disposal.

   c. Septic systems on Lots #18 and 19 may be located within 200 feet of the pond and flowage.

   Applicant shall submit copy of deed covenants for the buffer strip on Lots 15 through 20 and the Open Space area. This covenant shall be reviewed and must be approved by the Commissioner prior to any construction activity or the sale of any lots.

This is to certify that Real Horizons Company has satisfied the above mentioned special conditions.

If reference is made concerning this project, please contact Don Witherill, staff member of Bureau of Land Quality Control.

January 11, 1980.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: James S. Tudor, Deputy
Henry E. Warren, Commissioner

A TRUE COPY
ATTEST: Hollis A. McGlauflin
Hollis A. McGlauflin, Director
Bureau of Land Quality Control

KENNEBEC SS: MAY 6 1980
RECEIVED H. M.
AND RECORDED FROM ORIGINAL

05486

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

STAFF ORDER
IN THE MATTER OF

REAL HORIZONS COMPANY
Winthrop, Maine, Kennebec County
KEZAR POND SUBDIVISION
#86-6292-11290

) Site Location Order
)
)
) FINDINGS OF FACT AND ORDER

After reviewing the project file which includes the application with its supportive data, agency review comments, comments from the public, staff summary and other related materials on file with regard to the above noted project, under provisions of Title 38, M.R.S.A., Sec. 483, the Department finds the following facts:

1. On January 2, 1980 the Board of Environmental Protection approved the application of Real Horizons Company to create a residential subdivision of 24 lots on 70.4 acres, subject to the condition that a 250 foot buffer strip be maintained bordering Kezar Pond and the area defined as "Beaver Flowage" on Kezar Pond Acres Plan dated August, 1979, as per D.E.P. regulation, Chapter 375.9.

   The applicant now proposes to move the location of Wedgewood Drive along 700 feet bordering Lots #5, 8, 9, 17, 18, and 19 creating a maximum shift of 50 feet to the northwest. The applicant also proposes adjustments in lot borderlines affecting Lots #5, 6, 7, 8, 9, 15, 16, 17, 18, and 19.

   The applicant further proposes to change the deed restriction prohibiting the use of fertilizer on all of Lots #15 through 20 to a prohibition of fertilizer only within the 250 foot buffer strip located on Lots #15 through #20.

2. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.

3. 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.

4. 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.

5. The applicant has made adequate provision for traffic movement of all types out of or into the development area.

6. The proposed development will be built on soil types which are suitable to the nature of the undertaking.

THEREFORE, the Department approves the application of Real Horizons Company to change the location of Wedgewood Drive, adjust the lot borderlines on Lots #5, 6, 7, 8, 9, 15, 16, 17, 18, and 19, and change the prohibition on fertilizer to include only the area within the 250 foot buffer strip on Lots #15 through 20, subject to the following terms and conditions:

1. Standard Conditions of Approval, a copy attached.

DONE AND DATED AT AUGUSTA, MAINE, THIS 11TH DAY OF JANUARY, 1980.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: David E. Tudor Deputy
Henry E. Warren, Commissioner

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES....

A TRUE COPY
ATTEST: Hollis A. McGlauflin
Hollis A. McGlauflin, Director
Bureau of Land Quality Control

Revised November 1, 1979

STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans and proposals contained in said documents not approved by this order is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.

2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate. In the case of housing and related projects, the applicant shall receive approval from the appropriate municipality under the provisions of The Municipal Subdivision Law, Title 30, Sec. 4956, of the Maine Revised Statutes.

3. The applicant shall submit all reports and information requested by the Board or the Commissioner demonstrating that the applicant has complied or will comply with all conditions of this approval.

4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.

5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.

6. The applicant shall exercise his best efforts to enforce restrictive deed conditions specified in the conditions of this approval or in the application and supporting documents submitted by the applicant whenever he becomes aware of violations or whenever such violations are reported to the applicant by this Department.

7. In addition to any specific erosion control requirements set forth in the order, the applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in noticeable erosion of soils on the site during the construction and operation of the project covered by this approval.

8. Should the project be found, at any time, not to be in compliance with any of the conditions of this approval, or should the applicant construct or operate this development in any way other than specified in the application or supporting documents, as modified by the conditions of this approval, then the terms of this approval shall be considered null and void.

KENNEBEC SS: MAY 6 1980
RECEIVED 9 H. _ M.
AND RECORDED FROM ORIGINAL

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

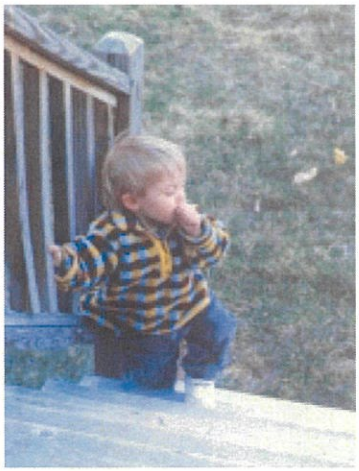
TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.