

City of Westbrook
Attn: Rebecca Spitella, Senior Planner
2 York Street
Westbrook, ME 04092

December 17, 2025

Subject: Site Plan Amendment
Watt Samaki Buddhist Temple Facility

Acorn Engineering, Inc. (Acorn) is partnering with Watt Samaki and Khmer Maine to provide civil engineering and permitting services for tree clearing and stump removal on the approved site for a Community Center and Cambodian Buddhist Temple. The project is located on the northeast side of Cumberland Street in Westbrook, Maine, encompassing approximately 30.8 acres within the Rural District (Tax Map 10, Lot 18 and Tax Map 11, Lot 5).

Proposed Modification to Phase 1: The applicant is requesting a change to **Phase 1** of the project scope. This phase will now include:

- Clearing and de-stumping within the designated treeline for future development areas, including driveways, parking, building footprints, and Best Management Practices (BMPs).
- Backfilling voids created by stump removal with common borrow or onsite material to maintain site stability.
- Installing erosion control berms throughout the site to prevent runoff and downstream erosion during and after clearing activities.

The previously approved phasing plan, as shown on **Sheet C-11**, will remain unchanged for subsequent three phases to be designated Phases 2, 3, and 4.

Purpose of the Change: This modification is intended to make the site accessible and visually clear for fundraising and community engagement efforts. By removing trees and stumps, future donors and stakeholders will be able to walk the property and gain a tangible understanding of:

- The scale and complexity of the proposed development.
- The investment required to bring the Community Center and Temple to completion.

This visibility is critical for building support and securing the necessary funding for the next phases of the project.

Regulatory Compliance: In accordance with §335-13.1 of the City's Land Use Ordinance, applicants may request a change in project phasing by returning to the Planning Board. We respectfully request that this item be placed on the agenda for the next available Planning Board meeting in January for consideration.

Please let us know if additional information or documentation is required. We appreciate your time and consideration of this important community project.

Sincerely,

A handwritten signature in black ink that reads "Craig Burgess". The script is cursive and fluid.

Craig A. Burgess, P.E.
Senior Project Manager
Acorn Engineering, Inc.



**Planning & Code Enforcement**

2 York Street
Westbrook, Maine 04092

Phone: 207-854-0638

Fax: 866-559-0642

PLANNING BOARD APPLICATION

Type of Application☐ Sketch Site Plan☐ Final Site Plan☐ Conditional Use☐ Village Review Overlay Zone☐ Sketch Subdivision Plan☐ Final Subdivision Plan☐ Shoreland Zoning☐ De Minimis Change**Project Information**

Street Address: _____

Tax Map: _____ Lot: _____

Current Zoning: _____ Shoreland Zoning: _____

Description of Project: _____

Owner Information**Applicant Information**

Name: _____ Name: _____

Mailing Address: _____ Mailing Address: _____

Office Phone: _____ Office Phone: _____

Cell Phone: _____ Cell Phone: _____

Email: _____ Email: _____

Engineer Information

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Property Attributes

Existing Use: _____

Lot Size: _____

Lot Frontage: _____

Property Currently Serviced

☐ City Road

☐ Public Sewer

☐ Public Water

☐ Public Trash

☐ Private Trash Hauler

☐ Private Road

☐ Septic System

☐ Private Well

Fees (due at time of application)

Refer to the Master Fee Schedule, Appendix A: Land Use Ordinance.

Attachments

Additional documents may be required at the discretion of the City Planner and Planning Board Chair based on the complexity of the project.

Required Signatures

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application.
- I certify that the information contained in this application and its attachments are true and correct.
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record.
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed complete.

☐ **Project proposed to have 1 acre or more of site disturbance may need to apply for Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of applicant: Craig Burgess Date: 12-17-25

Signature of owner of property: Craig Burgess Date: 12-17-25



Robert W. Libby and Sons Logging and Chipping

172 Main Street Cornish, ME 04020

(207-625-8285)

Harvest Plan for Phase 1 Tree Clearing and Stump Removal

Watt Samaki Buddhist Temple Site, Cumberland Street, Westbrook, Maine

Prepared by: Robert W. Libby Logging - Certified Contractor by Maine DEP, Master Logger Certified, members of Maine Forest Products Council and Professional Logging Contractors of Maine

Date: January 10, 2026

On behalf of: Watt Samaki Khmer Maine (Owner) and Acorn Engineering, Inc. (Applicant)

1. Project Overview and Scope

Robert W. Libby Logging is the contractor for Phase 1, limited to tree clearing and stump removal within approved limits (about 9.2 acres, per Sheet EX-1).

The goal is to remove trees and stumps while minimizing ground disturbance, keeping existing topography, and using erosion and sediment controls to protect wetlands, streams, and nearby properties. No major grading, cuts, or fills beyond backfilling stump holes with onsite or borrowed material to restore grades.

This plan addresses City concerns from Rebecca Spitella (Jan 6, 2026) and Jennie Franceschi (Jan 8, 2026):

- Erosion control on steep slopes and hilltop.
- Permanent stabilization if no further phases.
- Protection of wetlands, streams, buffers.
- Avoid unnecessary topography changes.

Work complies with:

- Westbrook Land Use Ordinance (§335, erosion/sedimentation BMPs).
- Maine DEP Chapter 500 Stormwater Management (Basic Standards).
- Maine Erosion and Sediment Control BMPs (DEP Manual, 2016).
- Maine Forestry BMPs for water quality (2017).

2. Sequence of Operations

Work proceeds in phases to limit exposed soil:

1. Pre-Work Preparation (1-2 days)
 - Notify Acorn Engineering and City staff 48 hours before starting.
 - Install erosion controls (silt fence, hay bales, berms) per plan.
2. Tree Felling and Removal (2-4 weeks, weather dependent)
 - Fell trees directionally to reduce ground impact.
 - Use low-ground-pressure equipment (e.g., tracked feller-bunchers).
 - Extract trees using temporary skid trails- some slope changes will be necessary on the current access road/trail to the top to allow access for machines.
 - Work from hilltop down to reduce runoff.
 - Limit active clearing to 2-3 acres at a time for quick stabilization.
3. Stump Removal and Backfilling
 - Use excavator or grinder to remove stumps.
 - Backfill holes immediately with clean onsite material or approved borrow, compacted to match grades.
 - No net topography change; minor smoothing to prevent ponding.
4. Site Stabilization
 - Apply permanent measures right after backfilling in each area.
 - See Section 4 for details.
5. Site Cleanup and Demobilization
 - Remove debris and equipment.
 - Final inspection by Acorn Engineering and City staff.

3. Erosion and Sediment Control Measures During Operations

- Use Best Management Practices set forth by the State of Maine
- Perimeter Controls and Slope Stabilization: Use ECM berms and compost socks on steep slopes and near wetlands/streams; hay bales or berms at flow points. (see map for berm locations)
- Slope Stabilization: Apply erosion control mix (ECM, shredded bark/wood fiber, 4-6 inches) on exposed areas, especially hilltop and slopes >15%.
- Equipment Restrictions: Use mats in wet areas; avoid saturated conditions.
- Water Diversion: Temporary water bars on any skid trails.
- Dust/Tracking: Stabilized entrance from Cumberland Street; sweep streets if needed.
- Winter: Stop during thaws; use frozen ground if stable.

Measures inspected weekly (or after storms) and maintained until stabilization.

4. Final Site Stabilization (Permanent Condition)

City requires permanent stabilization as if Phase 1 is final. Loam/seed/hay alone insufficient due to slopes, exposure, and downstream resources.

Proposed BMP:

- In key areas (steep slopes, terrain): Thick ECM (shredded bark, stump grindings, or wood fiber, min 6 inches) for flow control. Include ECM berms (2 feet by 2 feet) that will surround the area post logging. (See map for berm locations)
- Hilltop and high-flow areas: Extra ECM (8-12 inches) or riprap in swales if needed post-inspection.
- Conservation seed mix will be spread across the cleared area to promote revegetation.

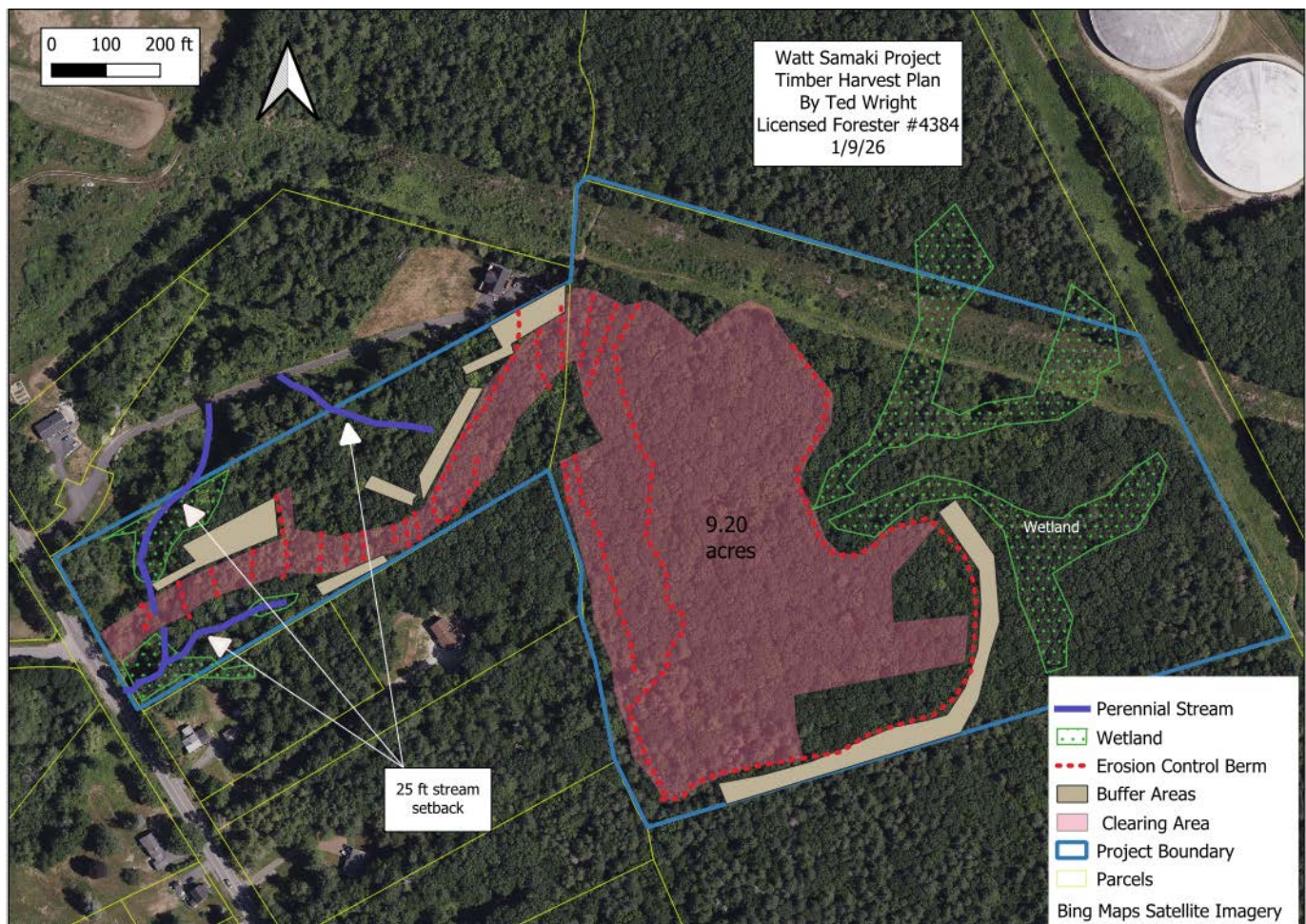
After logging, general site activities will involve some measures to ensure stability over time, including natural processes and minimal upkeep as things settle. This provides permanent protection without maintenance, controls hill flow, and minimizes impacts.

5. Monitoring, Maintenance, and Contingencies

- Weekly inspections by Robert W. Libby licensed forester; logs to Acorn Engineering.
- Fix ruts, erosion, or failures immediately.
- If grading needed, pause and consult Acorn Engineering.
- Post-completion: Site stable through one growing season (performance period).

This plan ensures safe completion with minimal topography change and full stabilization exceeding City/DEP standards. Ready to discuss adjustments based on feedback.

Harvest Plan Map: Each operator will have a geo-referenced map on their tablets.



Map based on Acorn Consulting map and field visit. Use Acorn map for more detailed specifications.



ECM berm example following contours



ECM berm example protecting wetland