

**Planning Board Meeting
January 22, 2019 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, January 22, 2019
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

January 8, 2019

COMMUNICATIONS

OLD BUSINESS

Minor Subdivision Application – 1484 Maine Street – Mark Lopez and Greg Washburn
– Map 15 Lot 18B

NEW BUSINESS

Formal Shoreland Zoning Application – Waterhouse Brook Dam on Poland Corner Road
– Town of Poland Conservation Committee – Map 10 Lot 28 Sublot 1

Formal Shoreland Zoning Application – 283 Jordan Shore Drive – Leonard and Patsy Adams
– Map 29 Lot 3

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
January 8, 2019
Approved on _____, 2019

CALL TO ORDER – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, Stephanie Floyd, Scott Neal, Code Enforcement Officer, and Sarah Merrill present.

MINUTES – December 11, 2018 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Findings of Fact and Conclusions of Law for:
Formal Shoreland Zoning Application – Dennis and Susan Ackroyd
– 261 Jordan Shore Road – Map 29 Lot 8

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 4- yes 0- no

Formal Shoreland Zoning Application – Gerald and Margaret Dugal
– 49 Mountain View Drive – Map 49 Lot 31

Member Greenwood moved to approve the Findings of Fact. Member Floyd seconded the motion. Discussion: None Vote: 4- yes 0- no

Formal Shoreland Zoning Application – Mary Gresik – 265 Jordan Shore Road
– Map 29 Lot 7

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 4- yes 0- no

Application for Road Name – Elizabeth Carr

The Board discussed the three choices for naming the road and decided upon the second name. The Board was concerned that the applicants first choice would be rejected by the Board of Selectpersons.

Proposed CLUC Changes

- Specify business days
The Board is concerned that there will need to be too many changes made in the CLUC. Ms. Merrill will do more research to find the best way to make this change.
- Definitions: Replace – to put something new in place of, i.e. 50% or more is being changed. Repair – to restore by replacing a part or putting together what is torn or broken., i.e. 49% or less is being changed.
The Board thinks these would be good changes to make.

POLAND PLANNING BOARD
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- Fix discrepancy in the sign rules – state allows signs on right of ways we don't. In prohibited signs – we need to make an exception to political signs.
The Board wants to make sure that the Town rules match the State rules.
- Overlay of limited residential with underlying zone – which one wins?
The Board would like clarification from the third-party reviewer and or the Town attorney on this issue.
- Time limit for when LED type business signs can be on – Sue Peters, Poland Corner Road, from the Public Hearing on July 24, 2018
This issue is already covered in the CLUC on page 87 §508.18 (l)(3)(h) – Sign Illumination.
- Definition for Business primary
The Board doesn't think this can really be nailed down at this time.
- Take properties on the lake out of farm and forest or make limited residential the dominant zone.
This issue was discussed above regarding overlay of limited residential with an underlying zone.
- Agriculture definition needs to specifically exclude marijuana
The Board thinks this is an important change to make.
- Downtown district standards need a full review – should all buildings need to meet the standard?
The Board thinks CEDC should be involved with any changes to this section. Ms. Merrill has been asked to reach out the CEDC Chair to start the conversation with them.

ANY OTHER BUSINESS –

Karen Hespe and Albert Tibbets of 404 Hardscrabble Road spoke to the Board about a zoning issue they're having. They own an old farm house that has an in-law apartment aka accessory apartment, but the zone they are now in doesn't allow accessory apartments.

Ms. Hespe and Mr. Tibbetts wanted to know what they're options were for getting the accessory apartment allowed. The Board went through the process of getting a zone change for their property on the warrant for the Town Meeting.

Ms. Hespe and Mr. Tibbetts asked if they could be grandfathered in somehow. The Board said that question would need to be asked of the Town Manager and the Executive Assistant because consent decrees were the purview of the Board of Selectpersons.

ADJOURN – Member Floyd moved to adjourn the meeting at 8:08 pm. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD
MINUTES OF MEETING
January 8, 2019
Approved on _____, 2019**

Planning Board

, Chairperson

James Porter, Vice - Chairperson

George Greenwood, Secretary

Mark Weinberg, Member

Stephane Floyd, Member

, Alternate

January 11, 2019

Mr. Scott Neal, Code Enforcement Officer
Town of Poland
1231 Maine Street
Poland, ME 04274

Poland Self Storage, Route 26, Poland
Site Plan Application

Dear Mr. Neal:

On behalf of Mr. Mark Lopez, we are pleased to submit eight (8) copies of the revised Site Plan for the Poland Self Storage project. We have revised the project to adhere to the Downtown District Standards. The storage buildings have been rotated 90 degrees so that the gable ends face Maine Street. The front facing end of the storage buildings will feature a 5:12 roof pitch, windows & a false door. The new plan features 8 storage buildings, totaling 42,400 SF and a 3,200 SF rental office. The exterior of the self-storage area will be surrounded by a stockade fence.

We believe that these revisions will allow for this project to meet the Downtown District Standards. We hope to discuss these standards at the next planning board meeting before proceeding with additional design effort. We've listed the standards below for your use.

- A. The following design standards are applicable to all new and expanded non-residential structures and residential structures that are converted to non-residential use.
 - 1. Pitched roofs with a minimum pitch of 5/12 shall be used for new construction or expansions of existing buildings that result in an increase of 100% or more in floor area. If the structure is too large to accommodate a pitched roof, the Planning Board shall allow use of roof treatments to provide the appearance of a pitched roof if the Board determines that such treatment fulfills the intent of this subsection to the maximum practical extent.
 - 2. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage. Neon lighting or fixtures shall be limited to internal signage.
 - 3. Exterior building materials shall be of comparable aesthetic quality on all sides. Building

materials such as glass, brick, tinted and decorative concrete block, wood, and exterior insulation and finish systems (EIFS) shall be used. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.

4. Public entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details.
 5. The building's architecture shall reflect traditional New England building forms such as pitched roofs, dormers and windows (rather than undifferentiated plate glass). Freestanding accessory structures, such as ATM's, gas pump canopies, sheds, etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site.
 6. All trash collection areas that are not within an enclosed building or underground must be screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties and meet the minimum setback for accessory structures.
 7. Chain link or wire mesh fencing, including vinyl covered metal fencing, may not be used for security, access control or screening.
 8. Loading docks must be screened from surrounding roads and developed properties by walls matching the building's exterior or fully opaque landscaping.
 9. Interconnections between adjacent properties shall be developed where feasible to encourage pedestrian movement and reduce vehicular trips onto the roadway network.
- B. The following additional design standards are applicable to retail sales establishments that exceed twenty-five hundred (2,500) sq. ft. of gross floor area, a non-residential development that exceeds ten thousand (10,000) sq. ft. of gross floor area, a non-residential development with a drive-thru facility or outdoor fuel sales, or a formula restaurant but does not include agricultural buildings, except those that are accessory to a retail or wholesale sales establishment, or commercial greenhouses and nurseries that are accessory to a retail or wholesale sales establishment.
1. Building facades that exceed seventy-five (75) feet in length shall include a repeating pattern that includes no less than three (3) of the following elements: (i) color change,

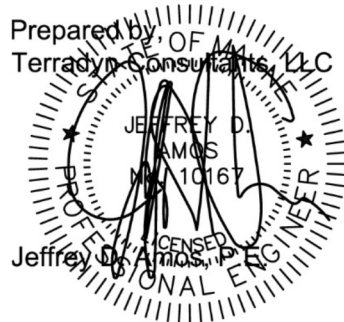
- (ii) texture change, (iii) material module change, (iv) expression of architectural or structural bay through a change in plane no less than twenty-four (24) inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
2. Any rear or side building facade that is visible from a public street, residential neighborhood or property within a residential district shall be designed to complement the architectural treatment of the primary façade.
 3. Ground floor facades that face public streets shall have one or more of the following along no less than fifty percent (50%) of their horizontal length: arcades, display windows, entry areas, awnings, or other similar features. The integration of windows into building design is required, and shall be glass between three (3) to eight (8) feet above the walkway along any façades facing a public street. If large areas of plate glass are proposed, the Planning Board may require the applicant to demonstrate that glare from such glass will not create safety concerns for vehicle.
 4. Ground floor facades of retail buildings that face public streets or contain the principal access to the building and which exceed one hundred and fifty (150) feet in length shall be designed to appear as a series of attached, individual storefronts even though the building itself may consist of a single retail occupancy.
 5. Where additional stores will be located in the principal building, each additional store that exceeds twenty-five hundred (2,500) sq. ft. in floor area shall have at least one exterior customer entrance that shall conform to the above requirements.
 6. All commercial uses shall provide safe, convenient and attractive parking. Lots shall be designed to serve the adjacent buildings, the site and the commercial corridor without becoming a dominant visual element. Every effort shall be made to break up the scale of parking lots by reducing the total amount of paved surface visible from the road and subdivide the lots into smaller components.
 7. Parking lots shall utilize the minimum amount of land necessary for day to day operations. Applicants shall propose ways to achieve less lot coverage through shared parking, reserved landscaped areas, off-site parking and other techniques that are appropriate to the particular use.
 8. Parking lots shall be designed as inviting, pedestrian-friendly places by careful attention to landscaping, lighting and walkways. With proper planning, parking lots can balance the needs of both the vehicle and the pedestrian.

9. The development application shall include a site landscaping plan that presents the location and quantity of all project plantings and a planting schedule keyed to the site landscaping plan that lists the botanical and common names, size at planting and quantity of all project plantings. Landscaping shall be considered an integral component of the approved project. The applicant shall replace within sixty (60) days, or as seasonally required by the species, any landscaping that dies, is removed or otherwise requires replacement. Such replacement landscaping shall be equivalent in species and size to the original landscaping unless the applicant can demonstrate to the satisfaction of the Planning Board that site conditions require an alternative species of comparable size.
10. Where the building site abuts property with at least one residence, the Planning Board may require berms, plantings, fencing or other improvements, either singly or in combination, to provide effective visual separation between the proposed use and residences. Fencing is limited to wood or vinyl materials and must be used in combination with one or more other improvements approved by the Board.
11. The maximum height of freestanding lights shall be the same as the principal building, but shall not exceed (20) feet. Lighting fixtures including poles shall be compatible with the design of the principal structure.
12. The applicant shall demonstrate to satisfaction of the Planning Board that the proposed lighting is appropriate for the intended use. The Planning Board shall consider the hours of operation, characteristics of the neighborhood and the specific activities proposed in making its determination. When the activity is not in use, non-security lighting shall be turned off unless there is a demonstrated need for illumination as determined by the Planning Board.
13. Lighting shall be located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split. Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards. Lighting shall also comply with the provisions of section 508.26.
14. Ground- and wall-mounted mechanical equipment, refuse containers and permitted outdoor storage must be fully concealed from on- and off-site ground level views with materials identical to those on building exterior.
15. Except for solar energy panels and support structures, rooftop equipment must be screened by parapets, upper stories or exterior walls from view from public streets within one thousand (1,000) feet (exempts rooftop solar energy panels from screening requirements so that solar access is not affected).

Mr. Scott Neal
January 11, 2019

Closure

The required application & fees are attached, and the applicant respectfully requests to be placed on the Planning Board's agenda on January 22, 2019. Please contact me at (207) 926-5111 or jeff@terradync consultants.com if you have any questions or require additional information.



Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 1 / 22 / 2019 Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map 15 Lot 18B Sub-lot

Applicant's Name: Mark Lopez
Mailing Address: 48 Commons Drive
Town, State, Zip: Bridgton, Maine 04009
Home Phone: (603) 479-9095 Hours:
Work Phone: Hours:

Type of application: Sketch Plan ☒ Site Review Shoreland Subdivision Informational
Road location for project:
Zoning: Downtown Village Lake Watershed: NA Nature of
business to be discussed (Brief description): Site plan application for Poland Self Storage.

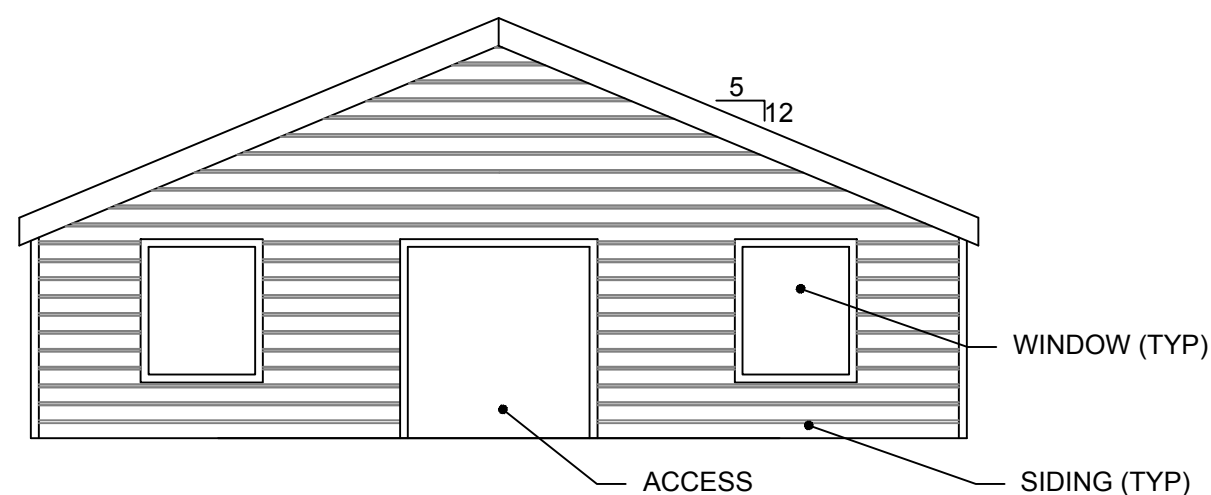
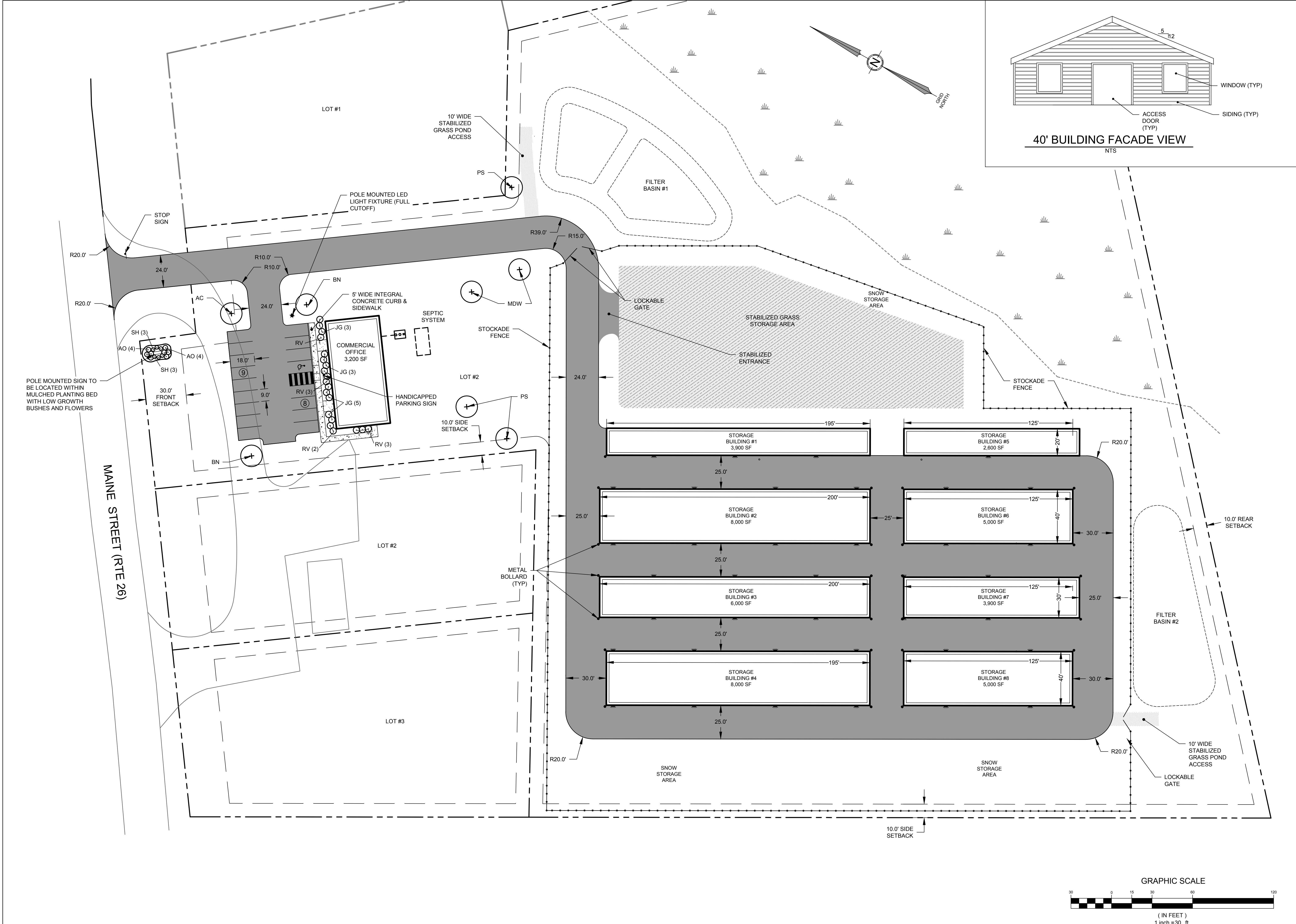
IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus seven copies, a digital PDF copy, and appropriate fees by Friday at 1:00 p.m., eleven days before the stated meeting.

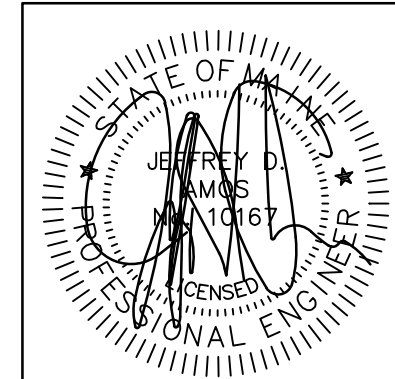
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature:  Date: 1 / 11 / 2019

OFFICE USE ONLY:
Request Taken By: Date: / / Time: : a.m. p.m.



40' BUILDING FACADE VIEW
NTS



SIGNATURE DATE: 1/11/2019

NO.	DATE	REVISED BUILDING ORIENTATION	REVISIONS	APP'D BY
4	1/11/2019			

41 Campus Drive, Suite 101
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradynconsultants.com

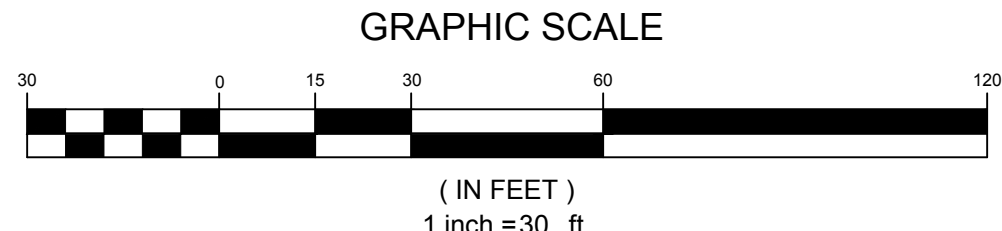
TERRADYN
CONSULTANTS, LLC

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
**POLAND SELF STORAGE
POLAND, MAINE
SITE LAYOUT & LANDSCAPING PLAN**

PREPARED FOR
MR. MARK LOPEZ
438 COMMONS DRIVE
BRIDGTON, MAINE 04009

DATE: 7/13/2018
SCALE: 1"=30'
DESIGNED: JDA
JOB NO: 1811
FILE: 1811B.DWG
SHEET **C-2.0**



TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Meetings are normally conducted from 7:00 to 9:00 pm in the Town Office Conference Room on the second and fourth Tuesday of each month.

1 / 22 / 2019

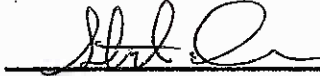
Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Town of Poland Conservation Committee
Mailing Address:	1231 Maine Street
Town, State, Zip:	Poland, Maine 04274
Phone Number:	998-4604

Type of Application:	<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Review	<input checked="" type="checkbox"/> Shoreland	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informational
Map, Lot:	Map 10 - Lot 28-1				
Road Location:	Poland Corner Road				
Zoning:	Shoreland - Limited Residential		Lake Watershed:	Waterhouse Brook	
Project Description:					

IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:		Date: 1-9-19
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SHORELAND ZONING APPLICATION

PREPARED FOR:
Town of Poland Conservation Committee
1231 Maine Street
Poland, Maine 04274

Regarding portion of Town property located at

Poland Corner Road
Poland, Maine 04274

Shoreland Zoning Application
Waterhouse Brook Park Improvements

Prepared by:
DAVIS LAND SURVEYING

Stuart A. Davis
Professional Land Surveyor #2208
64 Old County Road – Oxford, Maine 04270
990 Minot Avenue - Auburn, Maine 04210

January 22, 2019

Table of Contents:

Exhibit 1	Application
Exhibit 2	Tax Map 10
Exhibit 3	Deed Book 1134, Page 76
Exhibit 4	Topo Map
Exhibit 5	Abutters List
Exhibit 6	Permit- By- Rule
Exhibit 7	FEMA Flood Hazard Map – 23001C0292E
Exhibit 8	Proposed Bridge Sketch

Project Plans:

Exhibit A	Site Plan
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Davis Land Surveying, LLC
64 Old County Road – Oxford, Maine 04270
990 Minot Avenue - Auburn, Maine 04210

(207) 345-9991 office
(207) 782-3685 office
(207) 240-9949 cell
Email: stuart@davislandsurveying.net
www.davislandsurveying.net

Planning Board
Town of Poland
1231 Maine Street
Poland, Maine 04274

January 22, 2019

Re: Shoreland Zoning Application – Town of Poland Conservation Committee Poland, Maine

Dear Members of the Board:

Enclosed please find a copy of a Shoreland Zoning Application (Exhibit A) and supporting documents. The scope of the project is to improve an existing Public Park known as Waterhouse Park and build a pedestrian bridge over the existing dam that will allow for connecting an existing 2-mile circular trail system with the big safety concern being, of currently having pedestrians go out onto Poland Corner Road and cross an existing narrow bridge while encountering traffic. The proposed pedestrian bridge would eliminate that safety concern.

Other planned improvements will include the placement of 4'x8' granite blocks along the shores edge to allow for easy access for small water craft launching. One block in part, will more than likely be below the low water mark and the others placed/staggered on top. Proposing at least 2 blocks of granite, possibly 3, to be determined at time of construction. The placement of the granite will also aid in correcting an existing minor erosion situation in the area as shown and being the area where currently people use as a spot for ingress and egress to gain another access to Lower Range Pond and beyond, along being able to enjoy the full experience of the waterway and all the wildlife and recreational opportunities it offers.

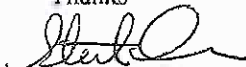
They are also proposing adding 3 additional parking spaces (see Site Plan) outside the 75' setback, which was measured from the existing highwater mark of Waterhouse Brook as opposed to the centerline, as well as the addition of two (2) uncovered picnic tables as shown on said Site Plan. All the proposed improvements will be taking place on land now owned by the Town of Poland, see Town of Poland Tax Map 10 - Lot 28-1 and being a portion of property as described in Deed Book 1134, Page 76.

The Town has hired an Engineer to check on the integrity of the existing dam and what if any impacts the proposed bridge would have. A copy of said report will be on file at the Poland Town Office. The proposed bridge is being designed such that it will be able to be removed with relative ease in order to accommodate any necessary repairs to the existing dam in the future. Any or all recommendations made by said Engineer, will be considered and implemented into the scope of project.

We have filed a Permit-By-Rule Permit/Application (Exhibit 6) to the Maine Department of Environmental Protection for the proposed construction activity adjacent to Waterhouse Brook. Either silt fence and or erosion control mulch barriers will be installed before construction and will remain and be maintained throughout the course of construction phase.

We look forward to any feedback and or suggestions to help make this project come together.

Thanks



Stuart Davis - ME PLS #2208

Formal Shoreland Zoning Application



Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

INSTRUCTIONS:

1. Please complete pages two through eleven. Obtain or get copies of information as required by the application on these pages.
2. Use the checklist on pages five and six to make sure submission requirements are met. The checklist is a summary of the standard requirements in the Comprehensive Land Use Code.
3. All waiver requests will require a written statement.
4. Make seven copies of the application and required submissions as well as **one digital PDF copy**. Please submit **these copies and the original application as well as any fees (see fee schedule) to the Code Enforcement Office by 1:00 pm seven days prior to the stated meeting.**

Applicant Name: Town of Poland Conservation Committee

Date of Board Review: January 22, 2019

Application

PARCEL INFORMATION:

Parcel ID:	Tax Map 10 -- part of Lot 28-1		
Lake Watershed:	Waterhouse Brook		
Road Location:	Poland Corner Road		
Lot Size:	p/o larger parcel (sq. ft.)	Year Created:	na
Shore Frontage:	NA (ft.)	Road Frontage:	NA (ft.)
Zone:	Shoreland/Limited Residential	Flood Zone:	X&AE - 23001C0292E
Aquifer Overlay:	None	Current Use:	Public Park

OWNER INFORMATION:

Name:	Town of Poland Conservation Committee
Mailing Address:	1231 Maine Street
Phone #:	998-4604

APPLICANT INFORMATION:

Applicant Is:	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>
Name:	Same
Mailing Address:	
Phone #:	

THIS APPLICATION IS FOR:

<input checked="" type="checkbox"/>	New Development
<input type="checkbox"/>	Change of Use
<input type="checkbox"/>	Expansion of Use
<input type="checkbox"/>	Expansion/Replacement of Structure(s)
<input type="checkbox"/>	Resumption of Use

Existing Lot Conditions

1. GENERAL

A. Does this lot have any development? <i>(If no, go to proposed development)</i>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
B. Is there an existing well?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
C. Is there an existing Septic System?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

A. Size of lawns:	See Site Plan	(sq. ft.)
B. Size of fields:	None	(sq. ft.)
C. Size of driveways/roads:	±1,936.2	(sq. ft.)
D. Size of paths or other non-vegetated areas:	±1,657	(sq. ft.)
E. Size of wetlands already filled	None	(sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	NA (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	NA (sq. ft.)
C. Road frontage setback:	NA (ft.)
D. Side setback:	NA (ft.)
E. Rear setback:	NA (ft.)
F. Distance to Great Pond:	NA (ft.)
G. Distance to stream:	NA (ft.)
H. Distance to wetlands:	N/A (ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures:	NA
B. Total ground footprint:	NA (sq. ft.)
C. Total floor space:	NA (sq. ft.)
D. Closest road setback:	NA (ft.)
E. Closest side setback:	NA (ft.)
F. Closest rear setback:	NA (ft.)
G. Distance to Great Pond:	NA (ft.)
H. Distance to Streams:	NA (ft.)
I. Distance to Wetlands:	NA (ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	3,593.0 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	NA % *This number cannot exceed 15%

Proposed Development

1. WETLANDS TO BE IMPACTED:	N/A (sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)	
A. Changes in lawn size:	See Site Plan (sq. ft.)
B. Changes in buffers:	NA (sq. ft.)
C. Changes in naturally wooded areas:	NA (sq. ft.)
D. Total opening in forest canopy:	NA (sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	NA (sq. ft.)
B. Changes in driveway/roadway:	540 (sq. ft.)
C. Changes in patios, walkways, etc:	NA (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	540 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	NA % *This number cannot exceed 15%

Required Submissions

Attach drawings and/or statements describing the following items if applicable:

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.

- Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.
- Show names of roads and water bodies
- Provide site plan(s) of your lot with proposed development and its dimensions shown (may be combined on existing development drawing).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, www.polandtownoffice.org. Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

Please list all state and federal approvals, permits, and licenses required for the project:

Permit-By-Rule for doing work within 75' from a natural resource

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA 101 Life Safety Code, 2009*.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is stated prior to the issuance of the certificate.
8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to **Violation Notices** and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.
11. I understand that all **state and federal permits** are my responsibility as the applicant and/or owner.

Applicant Signature:

 - Albert

Date: 1-22-19

Submissions Checklist

The following list is the information required by section 508.30 and 509.8 of the Comprehensive Land Use Code for the Town of Poland. Please check in the column on the left if the information has been provided, a waiver has been requested, or you believe the information is not applicable to your application. If a waiver has been requested, or the information is not applicable, a written explanation is required.

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
X			Site Plan drawings				
X			Signed copy of application				
X			Name & Address of owner				
X			Name & Address of all abutters within 500 feet of your lot				
X			Map of general location				
X			Show all adjacent properties				
X			Name, Map & Lot numbers on drawings				
X			Copy of Deeds & Agreements				
X			Name of designer on plans				
			<u>Section 508.30 Shoreland Areas</u>				
X			Structure & Site Plan drawing				
		X	New structure set back 100' from lake, 75' from streams & wetlands				
X			Water dependant structures indicated				
X			Setbacks or structures shown in drawings				
X			Show all structures				
X			Side and road setbacks shown				
		X	Need for larger than required setbacks				
X			Steep slopes shown				
		X	Multiple Principle Structures have required land area				
			<u>Piers, Wharves, Bridges</u>				
X			Shore access soils described				
X			Locations of development and natural beaches shown				
		X	Affect on fish & wildlife				
			Dimensions of structures shown				
		X	Superstructure on piers				
		X	Use of pier superstructures				
X			Permanent structures have DEP permit				
			<u>Individual Private Campsites</u>				
		X	Show land area for each site				
		X	Campsite setbacks are shown				
		X	Type of development for sites				
		X	Amount of clearing for vegetation				
		X	Sewage disposal plan				
		X	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
X		X	Parking areas setbacks shown				
X		X	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				

		X	Setbacks as required				
X			State reasons for location in Resource Protection				
X			Culverts				
			<u>(Part two) Road Only</u>				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				
		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		X	Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
TBD			Cutting of vegetation < 100' from shoreline				
TBD			Preservation of buffer strip				
		X	Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
TBD			Preservation of vegetation < 3' high				
TBD			Pruning of limbs on lower 1/3 of trees				
TBD			Plan of removal and replacement of dead and diseased trees				
		X	Tree removal plan > 100' and < 250' from shoreline				
X			Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held in Common</u>				
X			Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				
		X	No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
X			Location of all improvements				
		X	Slopes < 20%				
X			Development 1 ft. above 100 year floodplain				
		X	Development outside floodplain				
		X	Total ground footprint < 1500 sq. ft.				
X			Structures > 150 ft. from waterline				
			<u>Phosphorus Calculations</u>				
			<u>Copies of state, federal permits (if applicable)</u>				



Phosphorus Calculation Form



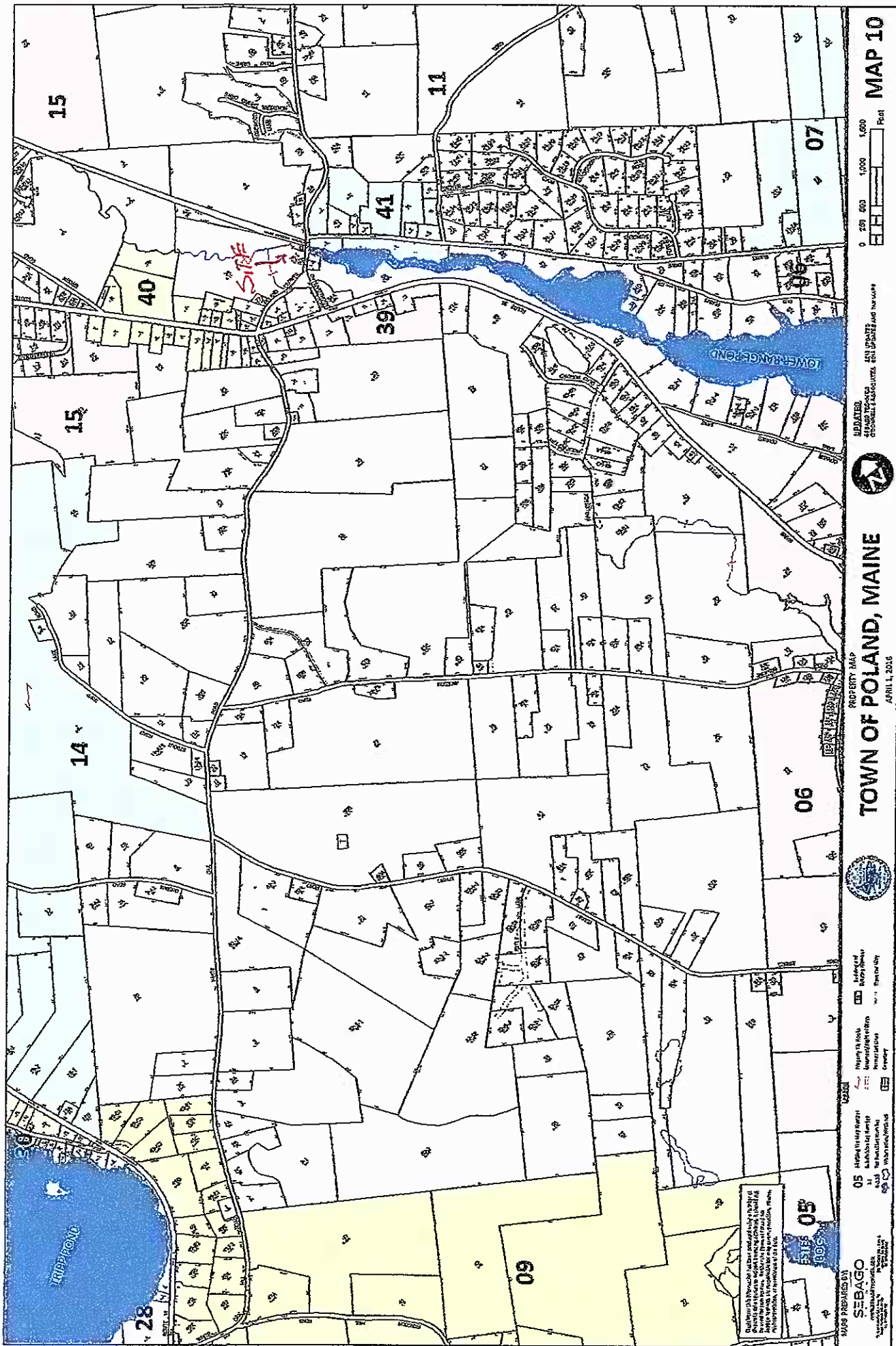
The Code Enforcement Officer or Planning Board shall review and approve a Phosphorus Management Control Application based on one of the following methods.

POINT SYSTEM

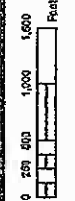
The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)		POINTS ALLOWED (By CEO or Planning Board)
<input checked="" type="checkbox"/>	10 Points for correcting an existing erosion problem on the project site.	
<input type="checkbox"/>	10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
<input checked="" type="checkbox"/>	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
<input checked="" type="checkbox"/>	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
<input type="checkbox"/>	20 Points for a 50 foot wide buffer.	
<input type="checkbox"/>	25 Points for a 75 foot wide buffer.	
<input checked="" type="checkbox"/>	30 Points for a 100 foot wide buffer.	
TOTAL		

Authorized Signature:	Date:
	<i>Code Enforcement Officer or Planning Board Chair</i>



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TOWN OF POLAND, MAINE



PROPERTY MAP
APRIL 1, 2015

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1:10,000,000,

Know all Men by these Presents,

That MARCAL PAPER MILLS, INC. A N
O F F I C I A L O F F I C I A L
a corporation organized and existing under the laws of the State
of New Jersey ~~and having a place~~ and having a place
of business in Mechanic Falls in the County of Androscoggin, State of Maine,
~~in the County of Androscoggin, State of Maine.~~
in consideration of One Dollar (\$1.00) and other valuable consideration, A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

paid by the TOWN OF POLAND, a body corporate and politic, located in
Androscoggin County and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said TOWN OF POLAND, its successors

~~wherein~~ and assigns forever,

~~successors and assigns forever.~~

Two (2) parcels of land situated in said Poland and shown as Parcels D and E
on a plan of the Poland Paper Company as recorded in the Androscoggin County
Registry of Deeds in Plan Book No. 4, Volume 2, Pages 129 and 130, to which
Plan reference is made for a more particular description.

Excepting and reserving to the Grantor herein, its successors and assigns,
the dam and the land on which said dam is located at the outlet of Lower Ranga
Pond, together with the flowage rights appurtenant to the dam, including the right
to flood the premises herein conveyed to the present height of the dam. Also
excepting and reserving to the Grantor herein, its successors and assigns,
an easement to enter upon the premises conveyed with men, vehicles, machinery
and equipment to inspect, maintain, repair and replace said dam as may be needed.
Being a portion of the premises conveyed to the Grantor herein by International
Paper Company by deed dated January 17, 1966 and recorded in the Androscoggin
County Registry of Deeds in Book 953, Page 545.

This conveyance is made subject to taxes for the year 1974 which the Grantee
herein by its acceptance of this deed hereby assumes and agrees to pay.

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EXX 1134 PAGE 77

To have and to hold, the aforegranted and bargained premises
with all the privileges and appurtenances thereof to the said

TOWN OF POLAND, its successors and assigns

~~and its assigns~~, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the
said Grantee, its ^{successors} ~~heirs~~ and assigns, that it is lawfully seized
in fee of the premises, that they are free of all incumbrances;

except as aforesaid;

that it has good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that it and its successors,
shall and will WARRANT AND DEFEND the same to the said Grantee, its
successors ~~heirs~~ and assigns forever, against the lawful claims and
demands of all persons, except as aforesaid and except, however, the
liability of the Grantor herein, its successors and assigns, under any and all
of the covenants and warranties contained in this deed shall not exceed in
the aggregate \$39,000.00.

NOT NOT
In Witness Whereof, the said MARCAL PAPER MILLS, INC.
OFFICIAL OFFICIAL
has caused this instrument to be sealed with its corporate seal
COPY COPY
and signed in its corporate name by Robert L. Marcalus

NOT . its President NOT
thereunto duly authorized, this 30th day of August
in the year OF F E F I C I A L one thousand nine hundred and O F F E F I C I A L seventy-four.
COPY COPY
Signed, Sealed and Delivered
in presence of

MARCAL PAPER MILLS, INC.

Robert L. Marcalus

By *R. L. Marcalus*
President

(CORPORATE SEAL)

STATE OF NEW JERSEY

~~NOTARY PUBLIC~~

County of *Bergen*

25. August 30th 1974

Then personally appeared the above named Robert L. Marcalus,

President of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument
to be his free act and deed in his said capacity, and the free act
and deed of said corporation.

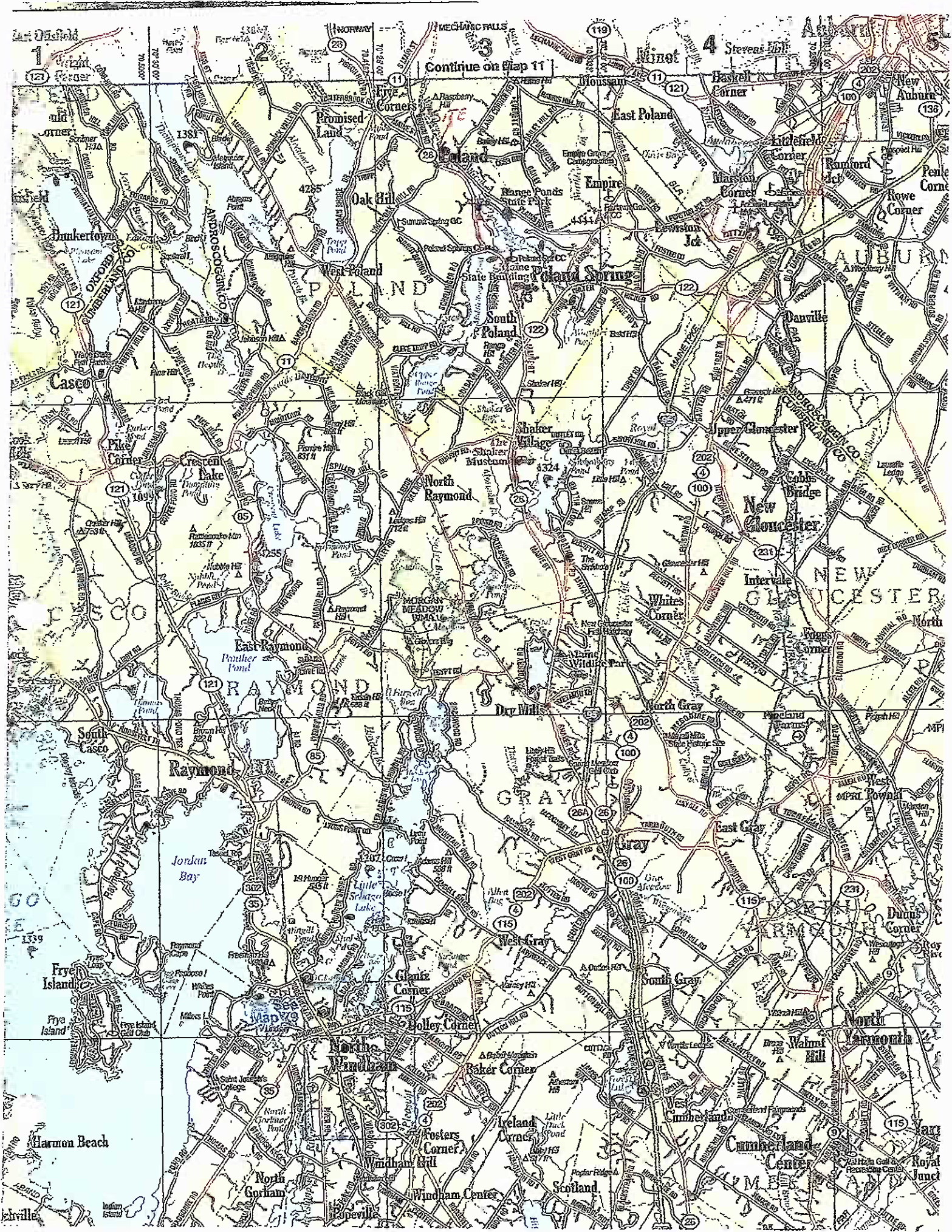
Before me,

Florence E. Noren

FLORENCE E. NOREN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 10, 1978

Notary Public
[notary seal]
FLORENCE E. NOREN
NOTARY PUBLIC
NEW JERSEY

RECEIVED DEC - 9 1974 11. AM. DE.
and recorded from the original





500 foot Abutters List Report

Poland, ME

January 09, 2019

Subject Property:

Abutters:

Parcel Number: 0007-0021 CAMA Number: 0007-0021 Property Address: BAILEY HILL RD.	Mailing Address: HUNTRESS, FRED A., JR. 67 STROUT RD. POLAND, ME 04274
Parcel Number: 0007-0021 CAMA Number: 0007-0021-0006 Property Address: BAILEY HILL RD.	Mailing Address: HUNTRESS, FRED A., JR. 67 STROUT RD. POLAND, ME 04274
Parcel Number: 0010-0027A CAMA Number: 0010-0027A Property Address: 15 POLAND CORNER RD.	Mailing Address: PETERS, SUSAN G. 15 POLAND CORNER RD. POLAND, ME 04274
Parcel Number: 0010-0054 CAMA Number: 0010-0054 Property Address: MAINE ST.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0010-0054A CAMA Number: 0010-0054A Property Address: 3 AGGREGATE RD.	Mailing Address: REGIONAL SCHOOL UNIT #16 3 AGGREGATE RD. POLAND, ME 04274
Parcel Number: 0011-0002 CAMA Number: 0011-0002 Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF P. O. BOX 38 POLAND, ME 04274
Parcel Number: 0011-0003 CAMA Number: 0011-0003 Property Address: POLAND CORNER RD.	Mailing Address: MULLEN, ROBERT D. 25 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0011-0004 CAMA Number: 0011-0004 Property Address: 65 POLAND CORNER RD.	Mailing Address: MULLEN, ROBERT D. 25 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0011-0004-0001 CAMA Number: 0011-0004-0001 Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0011-0004A CAMA Number: 0011-0004A Property Address: POLAND CORNER RD.	Mailing Address: POLAND, TOWN OF 1231 MAINE ST. POLAND, ME 04274
Parcel Number: 0011-0005A CAMA Number: 0011-0005A Property Address: 99 POLAND CORNER RD.	Mailing Address: HAGGETT, MICHAEL A. 99 POLAND CORNER RD. POLAND, ME 04274



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1/9/2019

Page 1 of 5



500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0011-0042
CAMA Number: 0011-0042
Property Address: 644 PLAINS RD.

Mailing Address: LIBBY, E. BEULAH
1642 WEST SHORES RD.
MELBOURNE, FL 32935

Parcel Number: 0039-0001
CAMA Number: 0039-0001
Property Address: 1202 MAINE ST.

Mailing Address: MOODY, MICHAEL I.
10 HINES RD.
POLAND, ME 04274

Parcel Number: 0039-0002
CAMA Number: 0039-0002
Property Address: 1198 MAINE ST.

Mailing Address: ROSE, CHARLOTTE
1198 MAINE ST.
POLAND, ME 04274

Parcel Number: 0039-0003
CAMA Number: 0039-0003
Property Address: 7 POLAND CORNER RD.

Mailing Address: DAVIGNON, SPRING D.
7 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0004
CAMA Number: 0039-0004
Property Address: 11 POLAND CORNER RD.

Mailing Address: BEACH, PETER A.
11 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0005
CAMA Number: 0039-0005
Property Address: 46 POLAND CORNER RD.

Mailing Address: JEWELL, DALE K.
P. O. BOX 36
POLAND, ME 04274

Parcel Number: 0039-0006
CAMA Number: 0039-0006
Property Address: 30 POLAND CORNER RD.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0039-0007
CAMA Number: 0039-0007
Property Address: 12 POLAND CORNER RD.

Mailing Address: HOLT, CLYDE F.
12 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0039-0008
CAMA Number: 0039-0008
Property Address: 1184 MAINE ST.

Mailing Address: MMAM, LLC
544 PARK AVE.
AUBURN, ME 04210

Parcel Number: 0039-0009
CAMA Number: 0039-0009
Property Address: 1178 MAINE ST.

Mailing Address: MMAM, LLC
544 PARK AVE.
AUBURN, ME 04210

Parcel Number: 0039-0018
CAMA Number: 0039-0018
Property Address: 1161 MAINE ST.

Mailing Address: LEATHERS, PAUL L., JR.
P. O. BOX 1682
AUBURN, ME 04211

Parcel Number: 0039-0019
CAMA Number: 0039-0019
Property Address: 1171 MAINE ST.

Mailing Address: GRAND FALLS MORTGAGE CORP.
133 BIRCH DRIVE
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0039-0021
CAMA Number: 0039-0021
Property Address: 1175 MAINE ST.

Mailing Address: PULSIFER, JANET L.
% CINDY ROWE 149 SUMMIT SPRING
RD.
POLAND, ME 04274

Parcel Number: 0039-0022
CAMA Number: 0039-0022
Property Address: 1185 MAINE ST.

Mailing Address: PETERSON, GLENN P.
P. O. BOX 128
POLAND, ME 04274

Parcel Number: 0039-0023
CAMA Number: 0039-0023
Property Address: 6 WHITE OAK HILL RD.

Mailing Address: G W PROPERTIES, LLC
41 GABRIEL WOODS RD.
NEW GLOUCESTER, ME 04260

Parcel Number: 0039-0029
CAMA Number: 0039-0029
Property Address: 1195 MAINE ST.

Mailing Address: RELIC, LLC
P. O. BOX 144
CASCO, ME 04274

Parcel Number: 0039-0030
CAMA Number: 0039-0030
Property Address: 1197 MAINE ST.

Mailing Address: RELIC, LLC
47 COOK RD.
OTISFIELD, ME 04270

Parcel Number: 0039-0031
CAMA Number: 0039-0031
Property Address: 1199 MAINE ST.

Mailing Address: BODY DYNAMICS, INC.
13 OLD TIGER HILL RD.
POLAND, ME 04274

Parcel Number: 0040-0001
CAMA Number: 0040-0001
Property Address: 1207 MAINE ST.

Mailing Address: MAINE TELEPHONE COMPANY
ATTN: ACCOUNTS PAYABLE P. O. BOX
199
DODGE CITY, KS 67801

Parcel Number: 0040-0002
CAMA Number: 0040-0002
Property Address: 1211 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0003
CAMA Number: 0040-0003
Property Address: 1217 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0003A
CAMA Number: 0040-0003A
Property Address: 1219 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0004
CAMA Number: 0040-0004
Property Address: 1231 MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0005
CAMA Number: 0040-0005
Property Address: 1237 MAINE ST.

Mailing Address: MATTHEWS, LOUISE C.
P. O. BOX 87
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0040-0006
CAMA Number: 0040-0006
Property Address: MAINE ST.

Mailing Address: SCHMITZ, LENA B.
506 WILLIAMS RD.
SABATTUS, ME 04280

Parcel Number: 0040-0007
CAMA Number: 0040-0007
Property Address: 1247 MAINE ST.

Mailing Address: PRIME TYME PROPERTY
MANAGEMENT, LLC
% LENA SCHMITZ 506 WILLIAMS RD.
SABATTUS, ME 04280

Parcel Number: 0040-0013
CAMA Number: 0040-0013
Property Address: 1250 MAINE ST.

Mailing Address: REGIONAL SCHOOL UNIT #16
1146 MAINE STREET
POLAND, ME 04274

Parcel Number: 0040-0013A
CAMA Number: 0040-0013A
Property Address: MAINE ST.

Mailing Address: POLAND, TOWN OF
1231 MAINE STREET
POLAND, ME 04274

Parcel Number: 0040-0014
CAMA Number: 0040-0014
Property Address: 1230 MAINE ST.

Mailing Address: ST. MARY'S REGIONAL MEDICAL
CENTER
P. O. BOX 291
LEWISTON, ME 04240

Parcel Number: 0040-0015
CAMA Number: 0040-0015
Property Address: 1220 MAINE ST.

Mailing Address: HOLT, SANDRA J. (JT)
1220 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0016
CAMA Number: 0040-0016
Property Address: 1216 MAINE ST.

Mailing Address: ELLIS, MICHAEL E.
1216 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0017
CAMA Number: 0040-0017
Property Address: 1212 MAINE ST.

Mailing Address: POLAND COMMUNITY CHURCH
1212 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0017
CAMA Number: 0040-0017-ON
Property Address: 1208 MAINE ST.

Mailing Address: POLAND COMMUNITY CHURCH
1212 MAINE ST.
POLAND, ME 04274

Parcel Number: 0040-0018
CAMA Number: 0040-0018
Property Address: MAINE ST.

Mailing Address: LOCUST CEMETERY

POLAND, ME 04274

Parcel Number: 0041-0001
CAMA Number: 0041-0001
Property Address: 70 POLAND CORNER RD.

Mailing Address: JARVIS, CLARK J.
70 POLAND CORNER RD.
POLAND, ME 04274

Parcel Number: 0041-0007
CAMA Number: 0041-0007
Property Address: 627 PLAINS RD.

Mailing Address: CONNOR-CROUCH, PAULA
P. O. BOX 268
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0041-0008
CAMA Number: 0041-0008
Property Address: 645 PLAINS RD.

Mailing Address: CROUCH, JOHN E.
P. O. BOX 268
POLAND, ME 04274

Parcel Number: 0041-0009
CAMA Number: 0041-0009
Property Address: 69 POLAND CORNER RD.

Mailing Address: MARTIN, PATRICK M.
112 BIRCH DRIVE
POLAND, ME 04274

Parcel Number: 0041-0010
CAMA Number: 0041-0010
Property Address: 77 POLAND CORNER RD.

Mailing Address: BOSTON, KENT R.
77 POLAND CORNER RD.
POLAND, ME 04274



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1/9/2019

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11/14/2013

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NRPA PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act—Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	Poland Conservation Committee	Name of Agent:	Stuart Davis
Applicant Mailing Address:	1231 Maine Street	Agent Phone # (include area code):	(207) 240-9949
Town/City:	Poland	PROJECT information Name of Town/City:	Poland
State and Zip code:	ME 04274	Name of Wetland or Waterbody:	Waterhouse Brook
Daytime Phone # (include area code):	998-4601	Map #:	10
		Lot #:	28-1
Detailed Directions to Site:	From intersection of State Rte 26 and State Rte 11 - go 1.7 miles south on rte 26 Poland Corner Road on left, go ±700 feet and site is on the left in front of Town of Poland Fire Station		
	UTM Northing: (if known)	44°03'42.6"N	UTM Easting: (if known)
			70°23'20.9"W
Description of Project:	Proposing putting 2 - 3 - 4 x 8 granite steps along shoreline to be used as easy access to small water craft. Also proposing to place a 25 foot wide bridge over existing dam structure to connect into existing trail system as opposed to people walking around Waterhouse Brook by way of Poland Corner road		
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Check one → This project <input checked="" type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).	

NRPA PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.


- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland water-fowl & wading bird habitat or shore-bird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- ☒ Attach a check for the correct fee, payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feesched.pdf>
- ☒ Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ☐ Attach Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informeg.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.
- ☒ Attach photos of the proposed site where activity will take place as required in PBR Sections checked above.
- ☒ Attach all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	12-12-2018
----------------------------------	---	-------	------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos

DEPLW0311-02013

NOTES TO USERS

[illegible]

the boundaries of the feeding area over several seasons and immediately after the feeding period. The boundaries were based on physical characteristics of the feeding area, such as the presence of a stream or a road. The boundaries were marked by a series of points, and the area between the points was shaded. The boundaries were marked by a series of points, and the area between the points was shaded. The boundaries were marked by a series of points, and the area between the points was shaded.

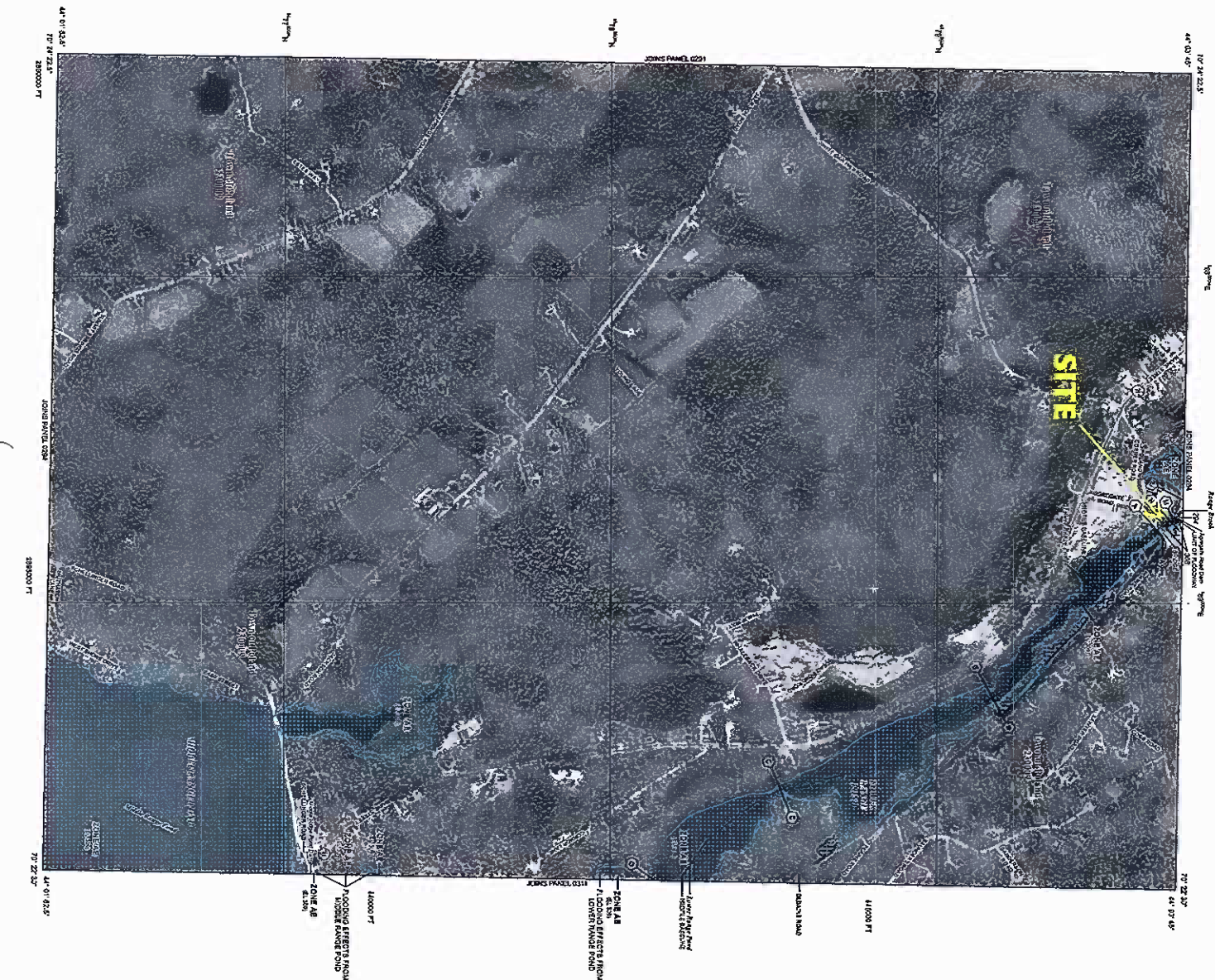
[illegible]

The article addresses the question of whether the map represents the epidemic risk of influenza. The authors conclude that the map does not represent the epidemic risk of influenza. The authors conclude that the map does not represent the epidemic risk of influenza. The authors conclude that the map does not represent the epidemic risk of influenza.

Organic living foods on the map are based on the total food residues of the living plants and animals that are used in the production of food. Because organic food is produced in a sustainable way, it is not only good for the environment, but also for the health of the consumer. Organic food is produced in a sustainable way, it is not only good for the environment, but also for the health of the consumer. Organic food is produced in a sustainable way, it is not only good for the environment, but also for the health of the consumer.


State of Idaho Secretary Brian Lundt on Idaho's food products. He said that Idaho is a food state, "It seems like food is not designed to be sold in Idaho." He said that Idaho is a food state, "It seems like food is not designed to be sold in Idaho." He said that Idaho is a food state, "It seems like food is not designed to be sold in Idaho."


probationary engineer, a product demonstrating the actual longevity based upon approved FEMs modeling methods.





LEGEND


- | | 2008 JUL | 2008 JUN | 2008 MAY | 2008 APR | 2008 MAR | 2008 FEB | 2008 JAN | 2007 DEC | 2007 NOV | 2007 OCT | 2007 SEP | 2007 AUG | 2007 JUL | 2007 JUN | 2007 MAY | 2007 APR | 2007 MAR | 2007 FEB | 2007 JAN | 2006 DEC | 2006 NOV | 2006 OCT | 2006 SEP | 2006 AUG | 2006 JUL | 2006 JUN | 2006 MAY | 2006 APR | 2006 MAR | 2006 FEB | 2006 JAN | 2005 DEC | 2005 NOV | 2005 OCT | 2005 SEP | 2005 AUG | 2005 JUL | 2005 JUN | 2005 MAY | 2005 APR | 2005 MAR | 2005 FEB | 2005 JAN | 2004 DEC | 2004 NOV | 2004 OCT | 2004 SEP | 2004 AUG | 2004 JUL | 2004 JUN | 2004 MAY | 2004 APR | 2004 MAR | 2004 FEB | 2004 JAN | 2003 DEC | 2003 NOV | 2003 OCT | 2003 SEP | 2003 AUG | 2003 JUL | 2003 JUN | 2003 MAY | 2003 APR | 2003 MAR | 2003 FEB | 2003 JAN | 2002 DEC | 2002 NOV | 2002 OCT | 2002 SEP | 2002 AUG | 2002 JUL | 2002 JUN | 2002 MAY | 2002 APR | 2002 MAR | 2002 FEB | 2002 JAN | 2001 DEC | 2001 NOV | 2001 OCT | 2001 SEP | 2001 AUG | 2001 JUL | 2001 JUN | 2001 MAY | 2001 APR | 2001 MAR | 2001 FEB | 2001 JAN | 2000 DEC | 2000 NOV | 2000 OCT | 2000 SEP | 2000 AUG | 2000 JUL | 2000 JUN | 2000 MAY | 2000 APR | 2000 MAR | 2000 FEB | 2000 JAN | 1999 DEC | 1999 NOV | 1999 OCT | 1999 SEP | 1999 AUG | 1999 JUL | 1999 JUN | 1999 MAY | 1999 APR | 1999 MAR | 1999 FEB | 1999 JAN | 1998 DEC | 1998 NOV | 1998 OCT | 1998 SEP | 1998 AUG | 1998 JUL | 1998 JUN | 1998 MAY | 1998 APR | 1998 MAR | 1998 FEB | 1998 JAN | 1997 DEC | 1997 NOV | 1997 OCT | 1997 SEP | 1997 AUG | 1997 JUL | 1997 JUN | 1997 MAY | 1997 APR | 1997 MAR | 1997 FEB | 1997 JAN | 1996 DEC | 1996 NOV | 1996 OCT | 1996 SEP | 1996 AUG | 1996 JUL | 1996 JUN | 1996 MAY | 1996 APR | 1996 MAR | 1996 FEB | 1996 JAN | 1995 DEC | 1995 NOV | 1995 OCT | 1995 SEP | 1995 AUG | 1995 JUL | 1995 JUN | 1995 MAY | 1995 APR | 1995 MAR | 1995 FEB | 1995 JAN | 1994 DEC | 1994 NOV | 1994 OCT | 1994 SEP | 1994 AUG | 1994 JUL | 1994 JUN | 1994 MAY | 1994 APR | 1994 MAR | 1994 FEB | 1994 JAN | 1993 DEC | 1993 NOV | 1993 OCT | 1993 SEP | 1993 AUG | 1993 JUL | 1993 JUN | 1993 MAY | 1993 APR | 1993 MAR | 1993 FEB | 1993 JAN | 1992 DEC | 1992 NOV | 1992 OCT | 1992 SEP | 1992 AUG | 1992 JUL | 1992 JUN | 1992 MAY | 1992 APR | 1992 MAR | 1992 FEB | 1992 JAN | 1991 DEC | 1991 NOV | 1991 OCT | 1991 SEP | 1991 AUG | 1991 JUL | 1991 JUN | 1991 MAY | 1991 APR | 1991 MAR | 1991 FEB | 1991 JAN | 1990 DEC | 1990 NOV | 1990 OCT | 1990 SEP | 1990 AUG | 1990 JUL | 1990 JUN | 1990 MAY | 1990 APR | 1990 MAR | 1990 FEB | 1990 JAN | 1989 DEC | 1989 NOV | 1989 OCT | 1989 SEP | 1989 AUG | 1989 JUL | 1989 JUN | 1989 MAY | 1989 APR | 1989 MAR | 1989 FEB | 1989 JAN | 1988 DEC | 1988 NOV | 1988 OCT | 1988 SEP | 1988 AUG | 1988 JUL | 1988 JUN | 1988 MAY | 1988 APR | 1988 MAR | 1988 FEB | 1988 JAN | 1987 DEC | 1987 NOV | 1987 OCT | 1987 SEP | 1987 AUG | 1987 JUL | 1987 JUN | 1987 MAY | 1987 APR | 1987 MAR | 1987 FEB | 1987 JAN | 1986 DEC | 1986 NOV | 1986 OCT | 1986 SEP | 1986 AUG | 1986 JUL | 1986 JUN | 1986 MAY | 1986 APR | 1986 MAR | 1986 FEB | 1986 JAN | 1985 DEC | 1985 NOV | 1985 OCT | 1985 SEP | 1985 AUG | 1985 JUL | 1985 JUN | 1985 MAY | 1985 APR | 1985 MAR | 1985 FEB | 1985 JAN | 1984 DEC | 1984 NOV | 1984 OCT | 1984 SEP | 1984 AUG | 1984 JUL | 1984 JUN | 1984 MAY | 1984 APR | 1984 MAR | 1984 FEB | 1984 JAN | 1983 DEC | 1983 NOV | 1983 OCT | 1983 SEP | 1983 AUG | 1983 JUL | 1983 JUN | 1983 MAY | 1983 APR | 1983 MAR | 1983 FEB | 1983 JAN | 1982 DEC | 1982 NOV | 1982 OCT | 1982 SEP | 1982 AUG | 1982 JUL | 1982 JUN | 1982 MAY | 1982 APR | 1982 MAR | 1982 FEB | 1982 JAN | 1981 DEC | 1981 NOV | 1981 OCT | 1981 SEP | 1981 AUG | 1981 JUL | 1981 JUN | 1981 MAY | 1981 APR | 1981 MAR | 1981 FEB | 1981 JAN | 1980 DEC | 1980 NOV | 1980 OCT | 1980 SEP | 1980 AUG | 1980 JUL | 1980 JUN | 1980 MAY | 1980 APR | 1980 MAR | 1980 FEB | 1980 JAN | 1979 DEC | 1979 NOV | 1979 OCT | 1979 SEP | 1979 AUG | 1979 JUL | 1979 JUN | 1979 MAY | 1979 APR | 1979 MAR | 1979 FEB | 1979 JAN | 1978 DEC | 1978 NOV | 1978 OCT | 1978 SEP | 1978 AUG | 1978 JUL | 1978 JUN | 1978 MAY | 1978 APR | 1978 MAR | 1978 FEB | 1978 JAN | 1977 DEC | 1977 NOV | 1977 OCT | 1977 SEP |
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 Last model obtained by the author, together with a schematic representation of the protein structure. The protein is a dimeric protein with a molecular weight of 13.4 kDa. The structure is shown as a wavy line with a box labeled '13.4 kDa'. The residues are numbered 1 to 100.

[illegible]

By identifying a field, its source is available to the community, and your field may appear in all the World Wide Web pages at www.ncbi.nlm.nih.gov

FIRM
FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALLURRESTRICTIONS)

PLATE 282 OF 420
1982 MAP ADDED FROM MAPS AVAILABLE
ONLINE.

FLOOD INSURANCE

needed to listen. The sleep barrier alone, however, is not enough. When playing your cards, the clock is on your side.

WATER DAMAGE

When it comes to water damage, the insurance industry is a complex web of policies and coverage. The first step is to understand the different types of water damage insurance available. There are three main types: first-party, third-party, and commercial. First-party coverage is the most common and covers damage to your property. Third-party coverage covers damage to other people's property. Commercial coverage is for businesses and covers damage to their property. The next step is to understand the different types of water damage. There are three main types: flood, storm, and fire. Flood damage is caused by water from a body of water, such as a river or lake, overflowing its banks. Storm damage is caused by water from a storm, such as a hurricane or typhoon. Fire damage is caused by water from a fire, such as a house fire. The final step is to understand the different types of water damage insurance policies. There are three main types: first-party, third-party, and commercial. First-party coverage is the most common and covers damage to your property. Third-party coverage covers damage to other people's property. Commercial coverage is for businesses and covers damage to their property.

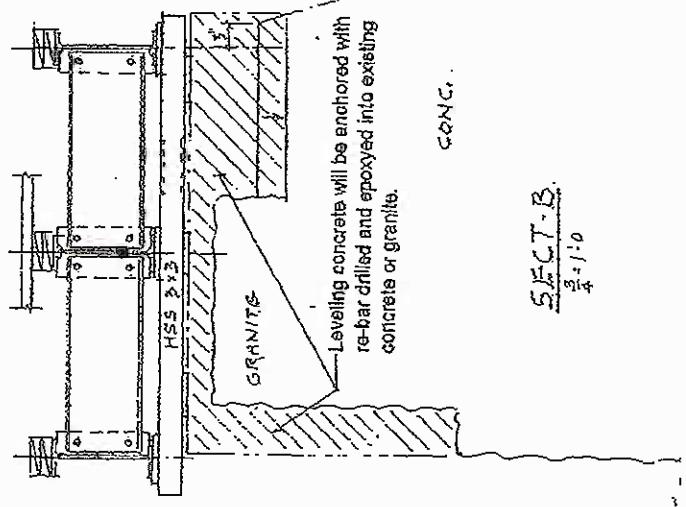
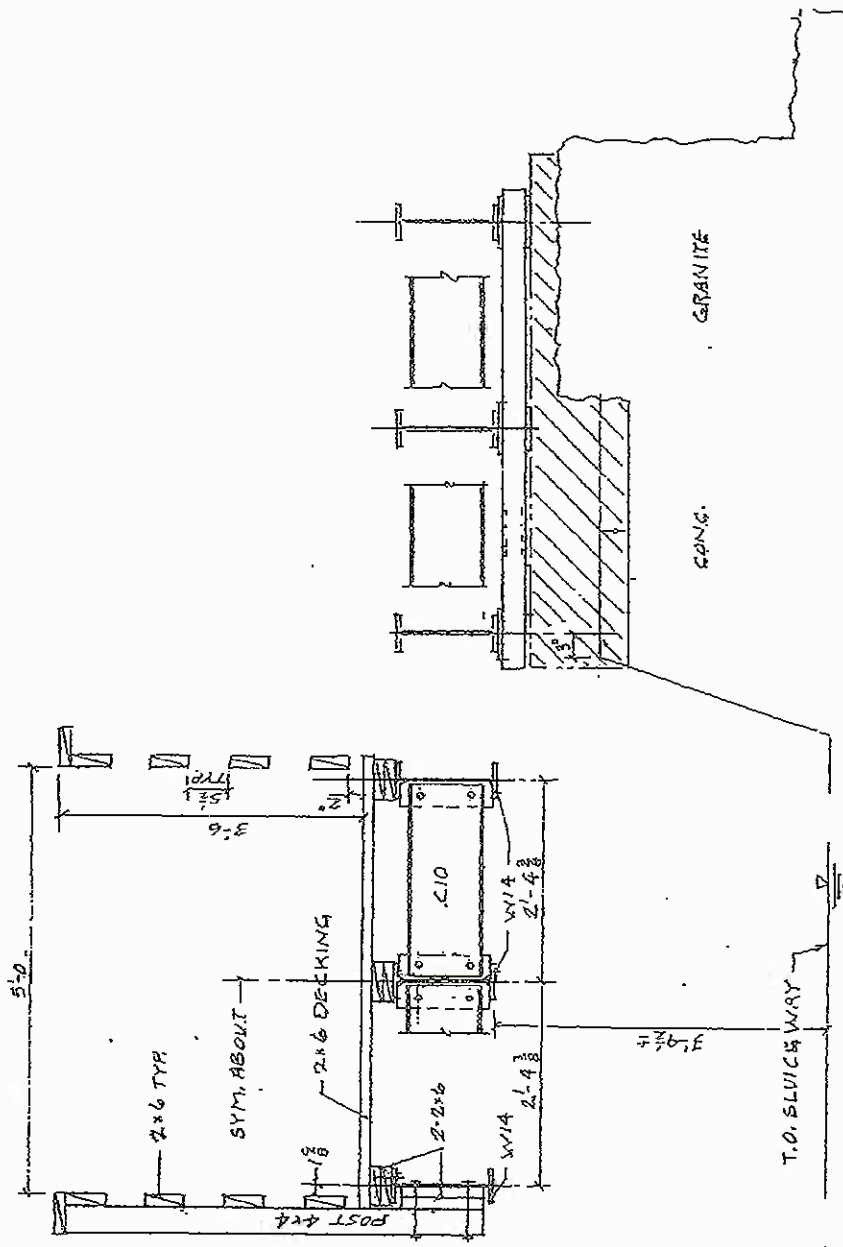
NATIONAL

used as National Applications for the related company/industry.

MAP NUMBER
23001C0292E

EFFECTIVE DATE
JULY 9, 2013

Federal Energy Management Agency

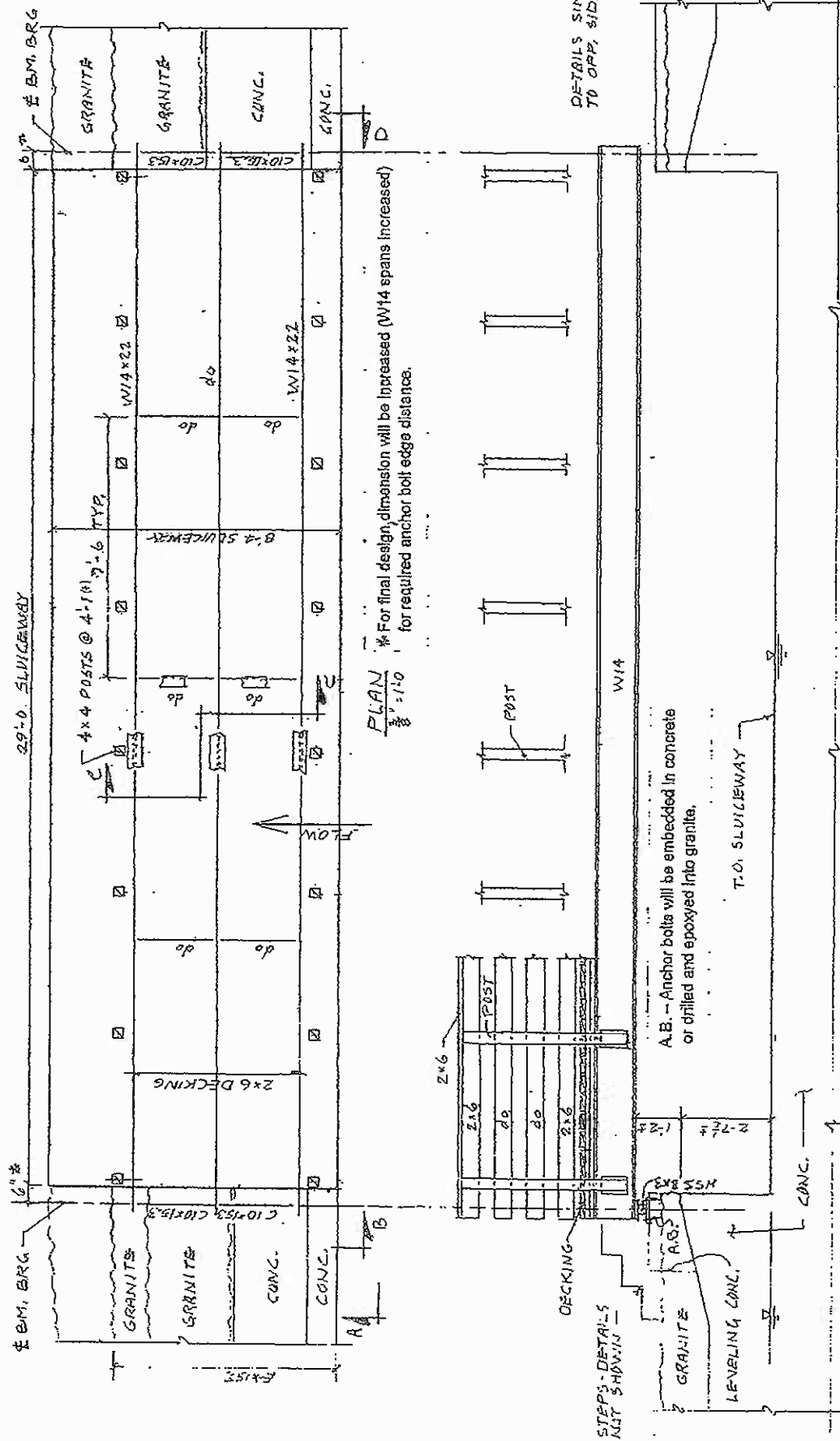


SECT-B
3/4" = 1'-0"

SECT-C
3/4" = 1'-0"

SECT-D
3/4" = 1'-0"

NOT FOR PRELIMINARY STRUCTURE



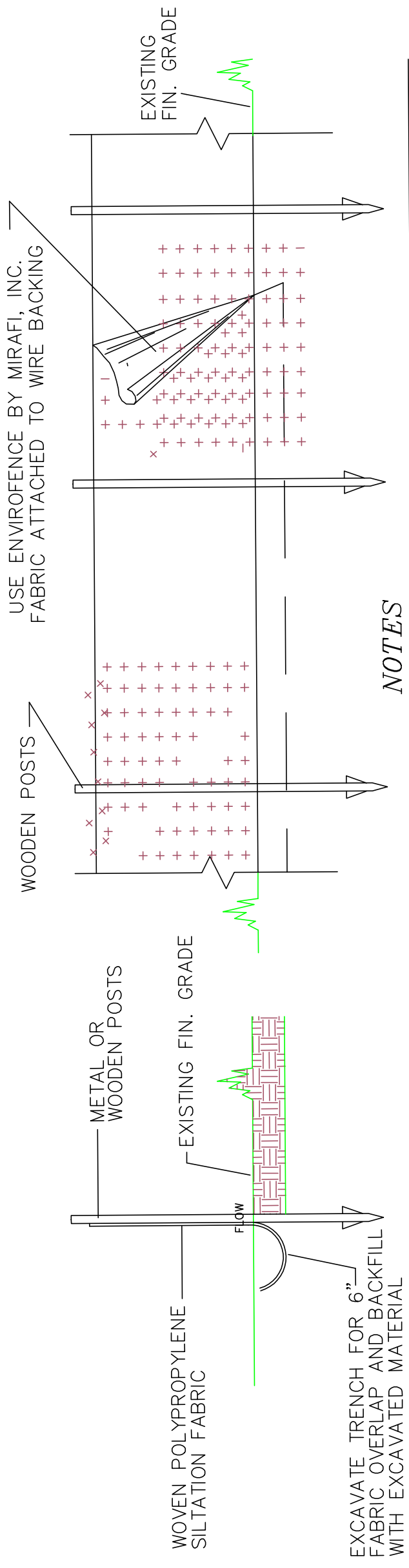
DE-TAILS SIMILAR
TO OFF, SIDE

PRELIMINARY
CONSTRICTION

SECRET-A
2010

SHEET 1/2 9/7/17
PROPOSED PEDESTRAIN
BRIDGE - OVER LOWER
RANGE FUND, POLAND, ME

~ EROSION & CONTROL PLAN ~



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.

SILT FENCE DETAIL – EROSION CONTROL MIX

-- NOT TO SCALE --

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED OCTOBER 2018.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) PURPOSE OF THIS PLAN IS TO SHOW IMPROVEMENTS TO WATERHOUSE BROOK PARK BY ADDING PARKING SPACES (3), PICNIC TABLES (2), ADD GRANITE BLOCKS AT WATERS EDGE TO ALLOW FOR ACCESS TO SMALL PERSONAL WATER CRAFT ie CANOES, KAYAKS, AND ALSO PLACING A PEDESTRIAN WALKING BRIDGE OVER EXISTING DAM FOR TRAIL ACCESS.
- 4) WATERHOUSE BROOK PARK, BEING A PORTION OF A LARGER PARCEL OWNED BY THE TOWN OF POLAND. EXISTING IMPERVIOUS AREA WITHIN THE PARK AREA, CONSISTING OF GRAVEL AND PAVEMENT AND BEING ±1936 SQ.FT. AND PROPOSING TO ADD AN ADDITIONAL ±540 SQ.FT. FOR THE PROPOSED 3 PARKING SPACES BEING LOCATED BEYOND 75' FROM EDGE OF BROOK.

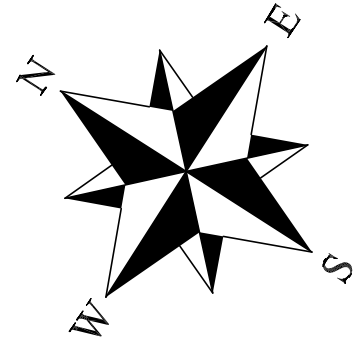
OWNER OF RECORD:

TOWN OF POLAND
8-30-1974 1134/76
TAX MAP 10 - LOT 28 & 28-1

TOWN OF POLAND PLANNING BOARD:

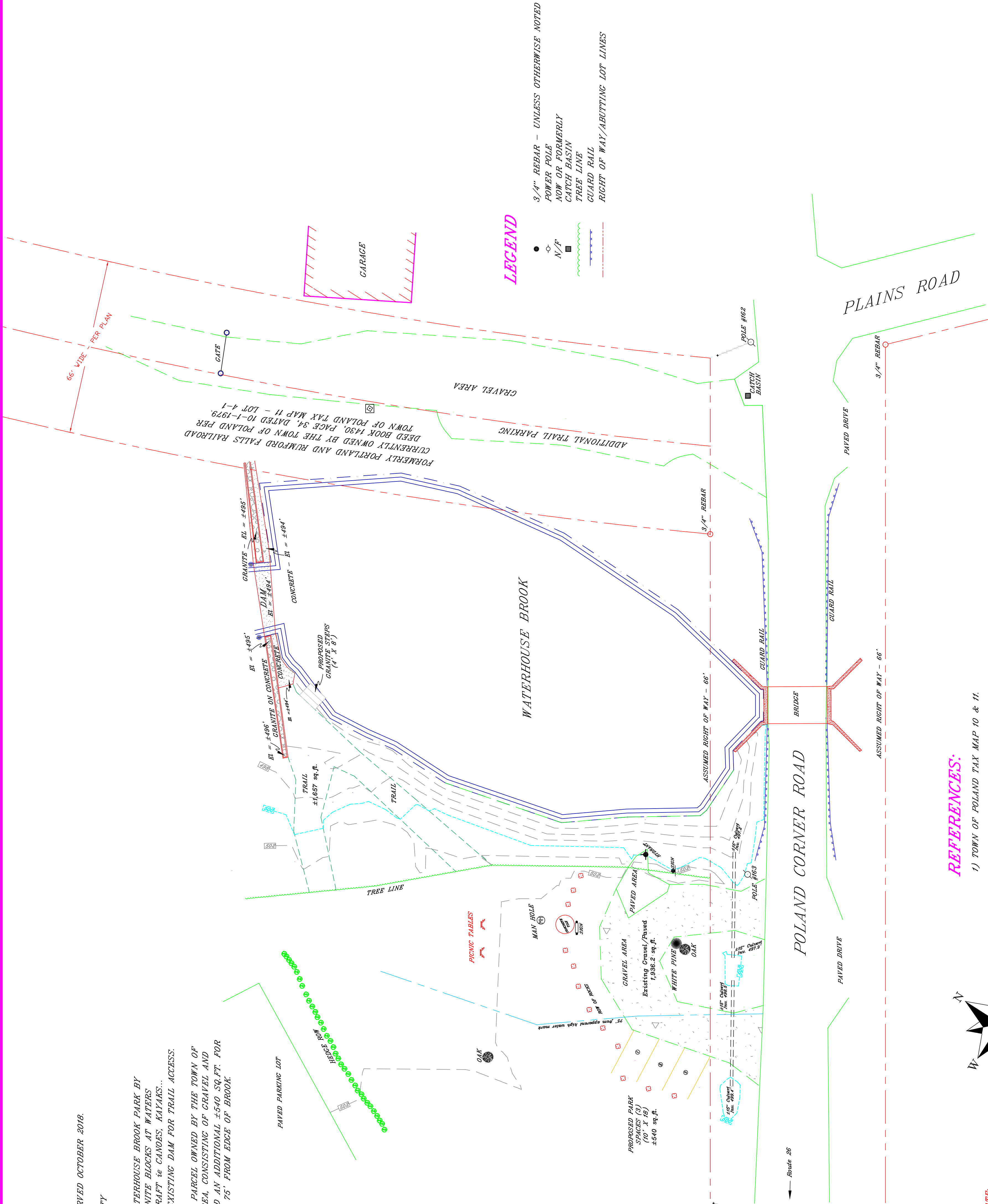
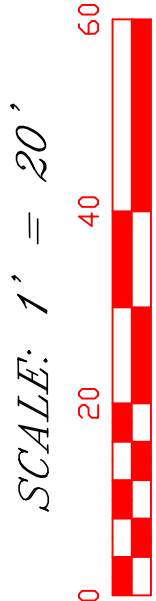
CHAIRPERSON:

DATE:



REFERENCES:

- 1) TOWN OF POLAND TAX MAP 10 & 11.
- 2) RIGHT-OF-WAY AND TRACK MAP, PORTLAND & RUMFORD FALLS RY. SHEET 19/10, FROM FILES AT JHL LAND SURVEYING - OXFORD, MAINE



RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE

RECEIVED AT HOUR MIN M

AND RECORDED IN PLAN BOOK , PAGE

ATTEST

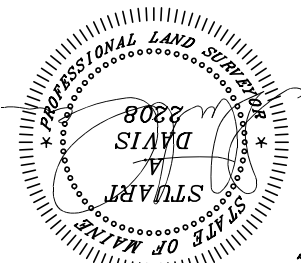
REGISTRAR

--- SITE PLAN ---
WATERHOUSE BROOK PARK
POLAND CORNER ROAD - POLAND, MAINE
POLAND CONSERVATION COMMITTEE
1231 MAINE STREET -- POLAND, MAINE 04274

DAVIS LAND SURVEYING, LLC
64 OLD COUNTY ROAD -- OXFORD, MAINE 04240
990 MINOT AVENUE -- AUBURN, MAINE 04210
(207) 945-9991 office - (207) 782-3685 office - (207) 240-8949 cell
EMAIL: stewart@davislandsurveying.net - www.davislandsurveying.net
DECEMBER 12, 2018
JOB NO.: 18042 DISC. SUR 2018
FILE: 357

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED DILIGENT AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HAVE REPRESENTED THE STANDARDS OF PRACTICE AS DEMANDED BY THE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS (M.R.S. TITLE 33, CHAPTER 121 DATED APRIL, 2007).
EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE.
2) NO DEED DESCRIPTION TO DATE.
PLAN PREPARED BY: S.A.B.
PLAN CHECKED BY: S.A.B.
THIS PLAN IS NOT VALID UNLESS EMPOSSED ABOVE



TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Meetings are normally conducted from 7:00 to 9:00 pm in the Town Office Conference Room on the second and fourth Tuesday of each month.

1 / 22 / 2019


Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Leonard & Patsy Adams
Mailing Address:	283 Jordan Shore Drive
Town, State, Zip:	Poland, Maine 04274
Phone Number:	(816) 229-3780

Type of Application:	<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Review	<input checked="" type="checkbox"/> Shoreland	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informational
Map, Lot:	Map 29 - Lot 3				
Road Location:	Jordan Shore Drive				
Zoning:	Shoreland - Limited Residential		Lake Watershed:	Tripp Lake	
Project Description:					

IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:	<u> - AGENT</u>	Date:	<u>1-9-19</u>
----------------------	--	-------	---------------

SHORELAND ZONING APPLICATION

PREPARED FOR:
Leonard & Patsy Adams
1327 SW Wintergreen Lane
Blue Springs, MO 64015

Regarding property located at

**283 Jordan Shore Road
Poland, Maine 04274**

**Shoreland Zoning Application
Proposed Addition**

Prepared by:
DAVIS LAND SURVEYING

Stuart A. Davis
Professional Land Surveyor #2208
64 Old County Road – Oxford, Maine 04270
990 Minot Avenue - Auburn, Maine 04210

January 22, 2019

Davis Land Surveying, LLC
64 Old County Road
Oxford, Maine 04270

(207)345-9991 office
(207) 782-3685 office
(207) 240-9949 cell
Email: stuart@davislandsurveying.net
www.davislandsurveying.net

January 22, 2019

Town of Poland
Planning Board
1231 Maine Street
Poland, ME 04274

RE: 283 Jordan Shore Drive ~ Shoreland Zoning Application

Dear Planning Board members,

Enclosed please find a Shoreland Zoning Application (Exhibit 1) with exhibits on behalf of Leonard & Patsy Adams. The Adam's are asking for approval this evening for adding an addition of 8' x 15.6' with new deck & steps (169.7 sq.ft.) to be placed on piers to the northeast side of the existing camp which is also on piers. The existing structure has an existing finished floor elevation of 310.2. The existing structures on the property fall within a Federally Designated Flood Hazard Zone (Exhibit 8) and Tripp Lake having a Base Flood Elevation (BFE) of 309'. The existing structure and the proposed addition will maintain the finished floor elevation of 310', or above.

The existing structure (1,072.2), shed (84.4) and decks and steps (105.1) = 1,262.1 sq.ft./30% = 378.6 sq.ft. allowed. The existing Impervious Area of existing structures (1,262.1) and existing gravel drive (1,845.9) = 3,108.0 sq.ft. or 9.3%, as well as Lot Coverage.

The Adam's at this time wish to only add an additional 100.4 sq.ft. (169.7 sq. ft. - 69.3 sq.ft. = 100.4 sq.ft.) of the allowed 378.6. The proposed addition, deck and steps = 169.7 sq.ft. + 1,262.1 sq.ft. - 69.3 sq.ft. (existing front deck and steps) = 1,362.5 sq.ft. + 1,845.9 sq. ft. (existing gravel drive) = 3,208.4 or an increase of 100.4 sq.ft. for a total Impervious Area and Lot Coverage of 9.6%.

The property is located at 283 Jordan Shore Drive and being shown as Lot 3 on the Town of Poland Tax Map 29 (Exhibit 2). The property contains 33,278.69 sq.ft. and has ±276' of road frontage and ±370' of shore frontage and is located within the Limited Residential District.

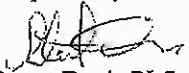
Exhibit A shows the Existing Conditions, apparent property lines and existing improvements. The closest corner of the existing structure is set back about 23' from the approximate shoreline, the northerly abutter (Federico) is about 33' and being ±165' from the brook on the southerly side and closest corner of the existing structure being ±91' from the right of way of Jordan Shore Road and Bakerstown Road - State Route 11.

Exhibit B shows the proposed addition with deck and steps. It appears that more than ±80% of the property falls within the 100' Shoreland Zone line.

We have also submitted a Permit-By-Rule Application (Exhibit 7) to the Maine Department of Environmental Protection for construction activity adjacent to Tripp Lake. Either silt fence and or erosion control mulch barriers will be installed before construction and remain and maintained throughout the construction phase.

We believe we have designed this project in conformance with your Land Use Code requirements and look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions in hopes of securing an approval, with conditions, if necessary.

Respectfully Submitted,



Stuart Davis PLS

Table of Contents:

Exhibit 1	Application
Exhibit 2	Tax Map 29
Exhibit 3	Deed Book 5449, Page 2
Exhibit 4	Authorization Letter
Exhibit 5	Abutters List
Exhibit 6	Assessors Card
Exhibit 7	Permit- By- Rule
Exhibit 8	FEMA Flood Hazard Map – 23001C0291E
Exhibit 9	Addition Plans

Project Plans:

Exhibit A	Existing Conditions
Exhibit B	Proposed

Formal Shoreland Zoning Application



Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

INSTRUCTIONS:

1. Please complete pages two through eleven. Obtain or get copies of information as required by the application on these pages.
2. Use the checklist on pages five and six to make sure submission requirements are met. The checklist is a summary of the standard requirements in the Comprehensive Land Use Code.
3. All waiver requests will require a written statement.
4. Make seven copies of the application and required submissions as well as **one digital PDF copy**. Please submit **these copies and the original application as well as any fees (see fee schedule) to the Code Enforcement Office by 1:00 pm seven days prior to the stated meeting.**

Applicant Name: Leonard & Patsy Adams

Date of Board Review: January 22, 2019

Application

PARCEL INFORMATION:

Parcel ID:	Tax Map 29 – Lot 3		
Lake Watershed:	Tripp Lake		
Road Location:	Jordan Shore Drive		
Lot Size:	33,278.69	(sq. ft.)	Year Created: 1960
Shore Frontage:	±370	(ft.)	Road Frontage: ±276 (ft.)
Zone:	Shoreland/Limited Residential		Flood Zone: X&AE - 23001C0291E
Aquifer Overlay:	None		Current Use: Seasonal

OWNER INFORMATION:

Name:	Leonard & Patsy Adams		
Mailing Address:	1327 SW Wintergreen Lane Blue Springs, MO 64015		
Phone #:	(816) 229-3780		

APPLICANT INFORMATION:

Applicant Is:	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>		
Name:	Same		
Mailing Address:			
Phone #:			

THIS APPLICATION IS FOR:

<input type="checkbox"/>	New Development
<input type="checkbox"/>	Change of Use
<input type="checkbox"/>	Expansion of Use
<input checked="" type="checkbox"/>	Expansion/Replacement of Structure(s)
<input type="checkbox"/>	Resumption of Use

Existing Lot Conditions

1. GENERAL

A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
B. Is there an existing well?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

A. Size of lawns:	See Site Plan	(sq. ft.)
B. Size of fields:	None	(sq. ft.)
C. Size of driveways/roads:	1,845.9	(sq. ft.)
D. Size of paths or other non-vegetated areas:	None	(sq. ft.)
E. Size of wetlands already filled	None	(sq. ft.)

3. EXISTING MAIN STRUCTURE		
A. Ground Footprint:	1,168.1	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	1,072.2	(sq. ft.)
C. Road frontage setback:	±91'	(ft.)
D. Side setback:	±33'	(ft.)
E. Rear setback:	N/A	(ft.)
F. Distance to Great Pond:	±23'	(ft.)
G. Distance to stream:	±165'	(ft.)
H. Distance to wetlands:	N/A	(ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piers	
4. EXISTING ACCESSORY STRUCTURE		
A. Total number of structures:	1	
B. Total ground footprint:	94	(sq. ft.)
C. Total floor space:	80	(sq. ft.)
D. Closest road setback:	±74'	(ft.)
E. Closest side setback:	±71'	(ft.)
F. Closest rear setback:	N/A	(ft.)
G. Distance to Great Pond:	±51'	(ft.)
H. Distance to Streams:	±150'	(ft.)
I. Distance to Wetlands:	N/A	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES		
A. Add 2c + 2d + 3a + 4b:	3,108.0	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	9.3	%
*This number cannot exceed 15%		

Proposed Development

1. WETLANDS TO BE IMPACTED:	N/A	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)		
A. Changes in lawn size:	See Site Plan	(sq. ft.)
B. Changes in buffers:	N/A	(sq. ft.)
C. Changes in naturally wooded areas:	N/A	(sq. ft.)
D. Total opening in forest canopy:	N/A	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	100.4	(sq. ft.)
B. Changes in driveway/roadway:	N/A	(sq. ft.)
C. Changes in patios, walkways, etc:	N/A	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	100.4	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	9.6	%
*This number cannot exceed 15%		

Required Submissions

Attach drawings and/or statements describing the following items if applicable:

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.

- Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.
- Show names of roads and water bodies
- Provide site plan(s) of your lot with proposed development and its dimensions shown (*may be combined on existing development drawing*).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, www.polandtownoffice.org. Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

Please list all state and federal approvals, permits, and licenses required for the project:

Permit-By-Rule for doing work within 75' from a natural resource

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA 101 Life Safety Code, 2009*.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is stated prior to the issuance of the certificate.
8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to **Violation Notices** and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.
11. I understand that all **state and federal permits** are my responsibility as the applicant and/or owner.

Applicant Signature:

Handwritten signature: [Signature]

Date: *1-32-19*

Submissions Checklist

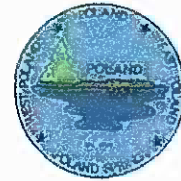
The following list is the information required by section 508.30 and 509.8 of the Comprehensive Land Use Code for the Town of Poland. Please check in the column on the left if the information has been provided, a waiver has been requested, or you believe the information is not applicable to your application. If a waiver has been requested, or the information is not applicable, a written explanation is required.

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
X			Site Plan drawings				
X			Signed copy of application				
X			Name & Address of owner				
X			Name & Address of all abutters within 500 feet of your lot				
X			Map of general location				
X			Show all adjacent properties				
X			Name, Map & Lot numbers on drawings				
X			Copy of Deeds & Agreements				
X			Name of designer on plans				
			<u>Section 508.30 Shoreland Areas</u>				
X			Structure & Site Plan drawing				
		X	New structure set back 100' from lake, 75' from streams & wetlands				
		X	Water dependant structures indicated				
X			Setbacks or structures shown in drawings				
X			Show all structures				
X			Side and road setbacks shown				
		X	Need for larger than required setbacks				
		X	Steep slopes shown				
X			Multiple Principle Structures have required land area				
			<u>Piers, Wharves, Bridges</u>				
		X	Shore access soils described				
X			Locations of development and natural beaches shown				
		X	Affect on fish & wildlife				
			Dimensions of structures shown				
		X	Superstructure on piers				
		X	Use of pier superstructures				
		X	Permanent structures have DEP permit				
			<u>Individual Private Campsites</u>				
		X	Show land area for each site				
		X	Campsite setbacks are shown				
		X	Type of development for sites				
		X	Amount of clearing for vegetation				
		X	Sewage disposal plan				
		X	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				

		X	Setbacks as required				
		X	State reasons for location in Resource Protection				
		X	Culverts				
			<u>(Part two) Road Only</u>				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				
		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		X	Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
		X	Cutting of vegetation < 100' from shoreline				
		X	Preservation of buffer strip				
		X	Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
		X	Preservation of vegetation < 3' high				
		X	Pruning of limbs on lower 1/3 of trees				
		X	Plan of removal and replacement of dead and diseased trees				
		X	Tree removal plan > 100' and < 250' from shoreline				
X			Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held In Common</u>				
		X	Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				
		X	No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
X			Location of all improvements				
		X	Slopes < 20%				
X			Development 1 ft. above 100 year floodplain				
		X	Development outside floodplain				
		X	Total ground footprint < 1500 sq. ft.				
X			Structures > 150 ft. from waterline				
			<u>Phosphorus Calculations</u>				
			<u>Copies of state, federal permits (if applicable)</u>				



Phosphorus Calculation Form




The Code Enforcement Officer or Planning Board shall review and approve a Phosphorus Management Control Application based on one of the following methods.

POINT SYSTEM

The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)		POINTS ALLOWED (By CEO or Planning Board)
<input type="checkbox"/>	10 Points for correcting an existing erosion problem on the project site.	
<input type="checkbox"/>	10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
<input checked="" type="checkbox"/>	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
<input checked="" type="checkbox"/>	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
<input type="checkbox"/>	20 Points for a 50 foot wide buffer.	
<input type="checkbox"/>	25 Points for a 75 foot wide buffer.	
<input checked="" type="checkbox"/>	30 Points for a 100 foot wide buffer.	
TOTAL		

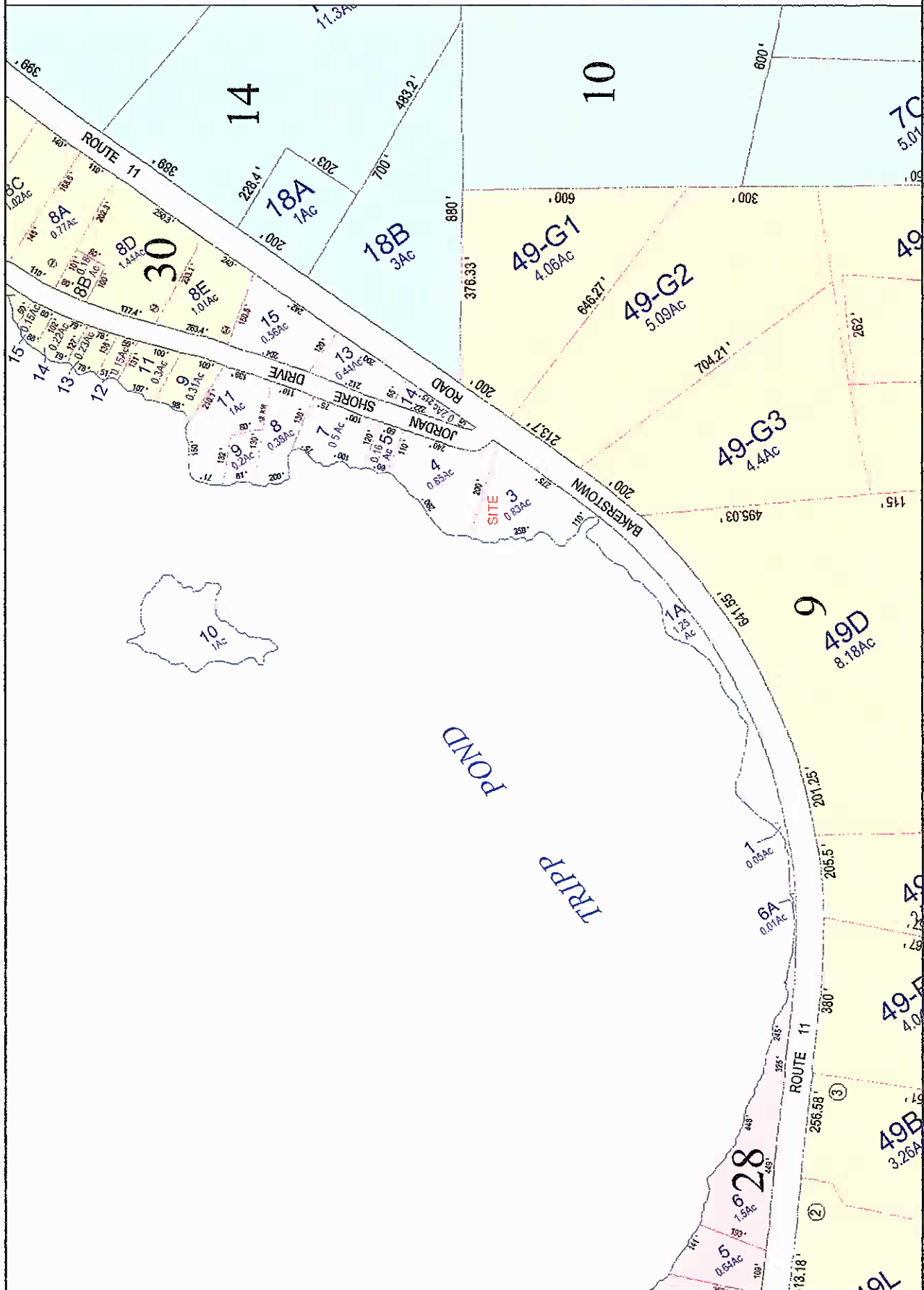
Authorized Signature:		Date: 1-22-19
Code Enforcement Officer or Planning Board Chair		

LEGEND	
ADMITTING NEW NO.	R11
PARTIAL VOUCHER	74
ADDITIONAL VOUCHER NO.	5
STREET ADDRESS NO.	
AGE	
LAST PROFESSION	
PROPERTY ADDRESS	
DATE OF BIRTH	
DATE OF DEATH	
DATE OF BIRTH	
DATE OF DEATH	

RECEIVED APRIL 1 1961
 FOR ADJUTANT GENERAL'S OFFICE
 SYSTEMS RESEARCH CENTER

John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260
(207) 926-4044
john@jcodonnell.com
www.jcodonnell.com

29



**CORRECTIVE
WARRANTY DEED**

Lawrence S. Holmes and Kathleen M. Holmes of Winthrop, County of Suffolk and Commonwealth of Massachusetts, for consideration paid, grant to Patsy R. Adams and Leonard R. Adams, Co-Trustees of the Patsy R. Adams Trust dated May 27, 1999 of Blue Springs, County of Jackson and State of Missouri, with Warranty Covenants, as joint tenants, the land with any buildings thereon situated in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

PARCEL 1: BEGINNING at an iron stake set in the ground on the easterly shore of Tripp Lake; running easterly from said stake one hundred eighty-five (185) feet to road, Route #11, leading from Mechanic Falls to West Poland; thence southerly along the line of said road fifty (50) feet, more or less; thence westerly one hundred sixty-five (165) feet to the shore of Tripp Lake; thence fifty (50) feet northerly to point of beginning.

PARCEL 2: ALSO another lot or parcel of land situated on the westerly side of Route #11, leading from Mechanic Falls to West Poland, Maine, and extending from said road to shore of Tripp lake at low water mark, bounded and described as follows: BEGINNING at the southwesterly corner of lot now or formerly owned by C. Sumner Strout of Loraine, Ohio, and extending southerly along shore of lake to lot formerly of William Bean; thence easterly along line of said Bean lot to limit of road, Route #11; thence northerly along said road eighty (80) feet, more or less, to southeasterly corner of Strout lot; thence along line of said Strout lot to point of beginning.

PARCEL 3: BEGINNING at an iron stake driven in the ground on the easterly shore of Lake Tripp; said pin being the southwest corner of land conveyed by Rawson F. Tufts to William Bean on June 1, 1937; thence southerly along the shore of Tripp Lake approximately fifty (50) feet, more or less, to the bank of a brook running into Tripp Lake; thence easterly along the shore of said brook to the highway known as Route #11; thence along the said highway approximately seventy-five (75) feet, more or less, to the southeasterly corner of said William Bean land; thence westerly along the southerly line of said Bean land approximately one hundred sixty-five (165) feet, more or less, to the point of beginning.

TOGETHER with the rights and subject to the conditions set forth in the Warranty Deed from Ivie V. Tufts to Charles E. Kerr dated March 21, 1944, and recorded in the Androscoggin County Registry of Deeds in Book 554, Page 52.

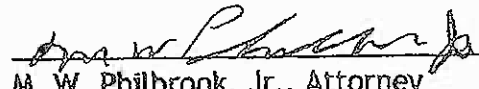
THE PURPOSE of this Deed is to correct the date of the Patsy R. Adams Trust in the


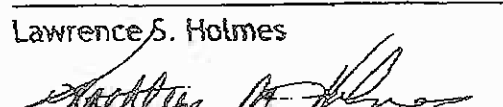
NO MAINE R.E.
TRANSFER TAX PAID

Warranty Deed from Lawrence S. Holmes and Kathleen M. Holmes to these Grantees dated August 30, 2002, and recorded in the Androscoggin County Registry of Deeds in Book 5099, Page 203.

Witness our hands and seals this 6TH day of April 2003.

Witness:

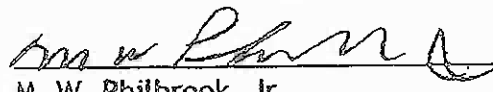

M. W. Philbrook, Jr., Attorney
(to both)


Lawrence S. Holmes

Kathleen M. Holmes

STATE OF MAINE
Androscoggin, ss.


April 6, 2003

Then personally appeared the above named Lawrence S. Holmes and Kathleen M. Holmes and acknowledged the foregoing instrument to be their free act and deed.

Before me, 
M. W. Philbrook, Jr.
Attorney at Law

Crockett, Philbrook & Crouch, P.A., 178 Court Street, Auburn, ME

W:\Redoc\Adams-283-WD

ANDROSCOGGIN COUNTY

REGISTER OF DEEDS

Leonard R. Adams
283 Jordan Shore Road
Poland, Maine 04274

January 22, 2019

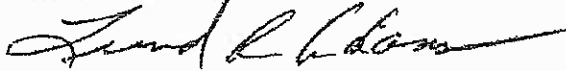
Town of Poland
Planning Board
1231 Maine Street
Poland, Maine 04274

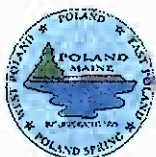
Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent in presenting the Shoreland Zoning Application as presented before you.

Sincerely,

Leonard R. Adams

A handwritten signature in cursive script, appearing to read "Leonard R. Adams", written in dark ink.



500 foot Abutters List Report

Poland, ME
January 09, 2019

Subject Property:

Parcel Number: 0029-0003
CAMA Number: 0029-0003
Property Address: 283 JORDAN SHORE DR.

Mailing Address: ADAMS, LEONARD R.
1327 SW WINTERGREEN LANE
BLUE SPRINGS, MO 64015

Abutters:

Parcel Number: 0007-0021
CAMA Number: 0007-0021
Property Address: BAILEY HILL RD.

Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0007-0021
CAMA Number: 0007-0021-0006
Property Address: BAILEY HILL RD.

Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0009-0049D
CAMA Number: 0009-0049D
Property Address: 572 BAKERSTOWN RD.

Mailing Address: MENDENHALL, ALLAN
572 BAKERSTOWN RD.
POLAND, ME 04274

Parcel Number: 0009-0049-G001
CAMA Number: 0009-0049-G001
Property Address: 4 TAYLOR BROOK DR.

Mailing Address: HARPER, DIANA
4 TAYLOR BROOK DR.
POLAND, ME 04274

Parcel Number: 0009-0049-G002
CAMA Number: 0009-0049-G002
Property Address: 12 TAYLOR BROOK DR.

Mailing Address: NYLEN, MARY E.
12 TAYLOR BROOK DR.
POLAND, ME 04274

Parcel Number: 0009-0049-G003
CAMA Number: 0009-0049-G003
Property Address: BAKERSTOWN RD.

Mailing Address: JOHNSON, TODD L., JR.
178 HATFIELD RD.
MINOT, ME 04258

Parcel Number: 0014-0018B
CAMA Number: 0014-0018B
Property Address: 512 BAKERSTOWN RD.

Mailing Address: VINING, DANIEL J.
512 BAKERSTOWN RD.
POLAND, ME 04274

Parcel Number: 0029-0001A
CAMA Number: 0029-0001A
Property Address: BAKERSTOWN RD.

Mailing Address: MENDENHALL, ALLAN
572 BAKERSTOWN RD.
POLAND, ME 04274

Parcel Number: 0029-0004
CAMA Number: 0029-0004
Property Address: 275 JORDAN SHORE DR.

Mailing Address: FEDERICO, FRANK
275 JORDAN SHORE DR.
POLAND, ME 04274

Parcel Number: 0029-0005
CAMA Number: 0029-0005
Property Address: 271 JORDAN SHORE DR.

Mailing Address: STONE, JUDITH A. (TRUSTEE)
59 PLYMOUTH ST.
NEW BEDFORD, MA 02740



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



500 foot Abutters List Report

Poland, ME
January 09, 2019

Parcel Number: 0029-0007
CAMA Number: 0029-0007
Property Address: 265 JORDAN SHORE DR.

Mailing Address: GRESIK, MARY A.
14 JUNE BERRY LANE
SCARBOROUGH, ME 04074

Parcel Number: 0029-0008
CAMA Number: 0029-0008
Property Address: 261 JORDAN SHORE DR.

Mailing Address: ACKROYD, DENNIS D.
810 MEADOW RD.
CASCO, ME 04015

Parcel Number: 0029-0013
CAMA Number: 0029-0013
Property Address: 511 BAKERSTOWN RD.

Mailing Address: BIRON, TIMOTHY
53 EGYPT RD.
GRAY, ME 04039

Parcel Number: 0029-0014
CAMA Number: 0029-0014
Property Address: BAKERSTOWN RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0029-0015
CAMA Number: 0029-0015
Property Address: 499 BAKERSTOWN RD.

Mailing Address: MARTIN, WILLIAM J.
P. O. BOX 152
WEST POLAND, ME 04291



www.cai-tech.com

1/9/2019

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Page 2 of 2



Town of Poland, Maine

[Home](#) [Contact](#)[Admin](#)

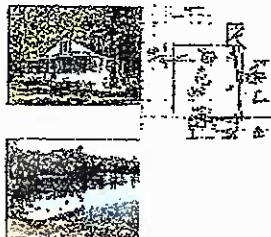
Last Updated 05/30/2018

[Back to List](#)

Map/Lot 0029-0003
Book 5449
Page 2
Account 2290
Location 283 JORDAN SHORE DR.
Owner ADAMS, LEONARD R.
1327 SW WINTERGREEN LANE
BLUE SPRINGS MO 64015

Assessment

Land	177,760
Building	47,170
Taxable	224,930

**Property Information**

Type

Residential

Acreage 0.83
Zone Shoreland
Neighborhood Tripp 2

Land

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.50	144,000
Frontage 1	Acres	0.33	23,760
Site Improvement 1	Improvements	1.00	10,000
		0.83	177,760

Building

Value 43,268
Year Built 1960
Full Baths 1
Fireplaces 1
Area 240
Area 9999
Area 48

Tax Detail

Year	Original	Remaining
2017	3,236.74	0.00

[Back to List](#)

Powered by:



NRPA PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act-Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	Loenard & Patsy Adams	Name of Agent:	Stuart Davis		
Applicant Mailing Address:	283 Jordan Shore Drive	Agent Phone # (include area code):	(207) 240-9949		
Town/City:	Poland	PROJECT Information Name of Town/City:	Poland		
State and Zip code:	ME 04274	Name of Wetland or Waterbody:	Tripp Lake		
Daytime Phone # (include area code):	(816) 229-3780	Map #:	29	Lot #:	3
Detailed Directions to Site:	From intersection of State Rte 26 and State Rte 11 - go 2.5 miles south to Jordan Shore Drive on right, go \pm 100 feet on Jordan Shore Dr. to site on left (283 Jordan Shore Dr.)				
	UTM Northing: (if known)	44°02'27.7"N	UTM Easting: (if known)	70°25'30.4"W	
Description of Project:	8' x 15' addition to existing camp				
Part of a larger project? (check one) \Rightarrow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) \Rightarrow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one \Rightarrow This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

NRPA PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.


- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland water-fowl & wading bird habitat or shore-bird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- ☒ **Attach** a check for the correct fee, payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feesched.pdf>
- ☒ **Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ☐ **Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are **not** required to provide any proof of identity.
- ☒ **Attach** photos of the proposed site where activity will take place as required in PBR Sections checked above.
- ☒ **Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	1-22-18
----------------------------------	---	-------	---------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

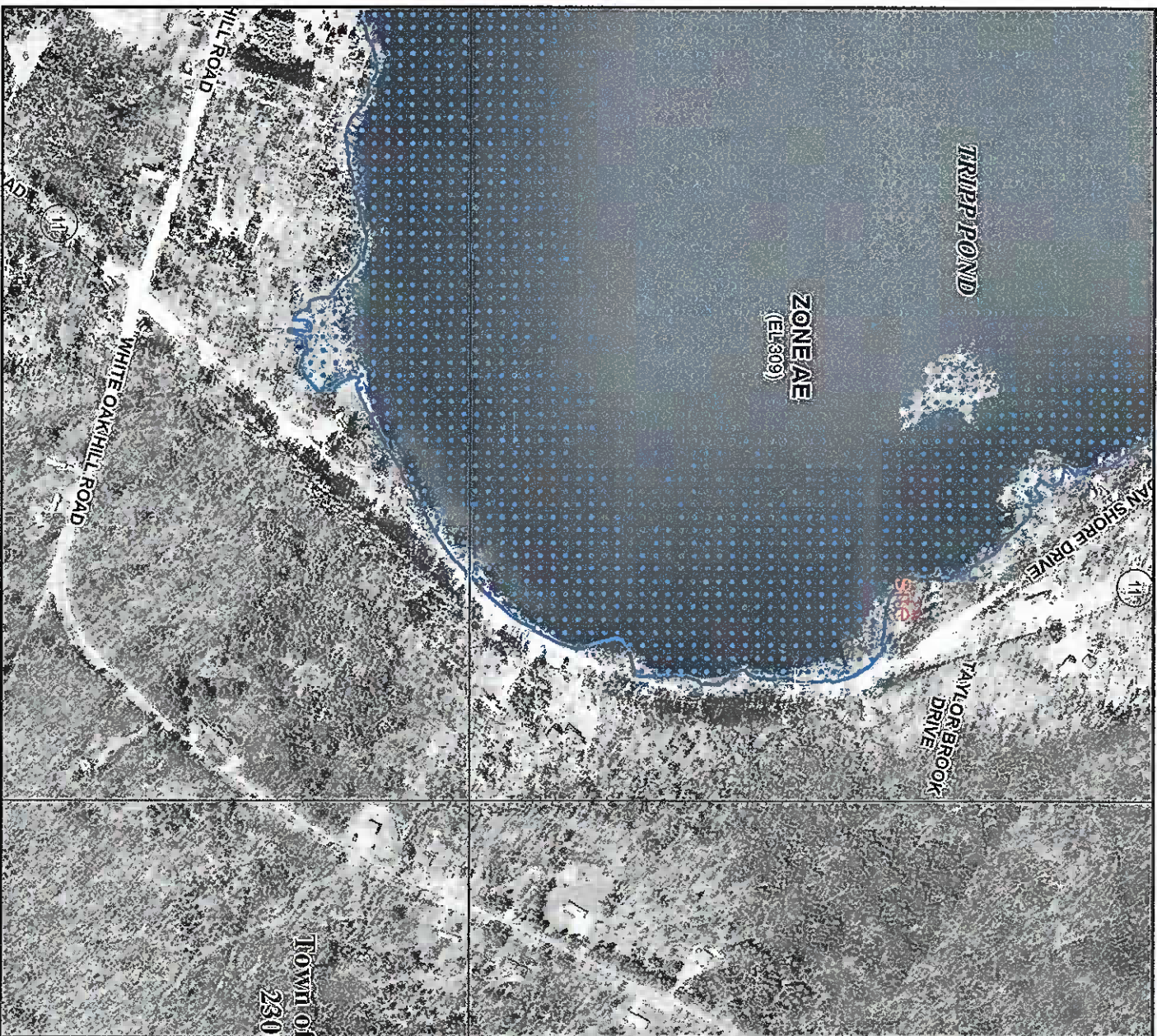
AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

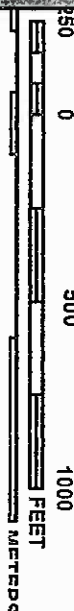
BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	



MAP SCALE 1" = 500'



NEIP

PANEL 0291E

FIRM

FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALL JURISDICTIONS)

PANEL 291 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
POLAND TOWN OF	23009	0291	E

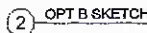
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

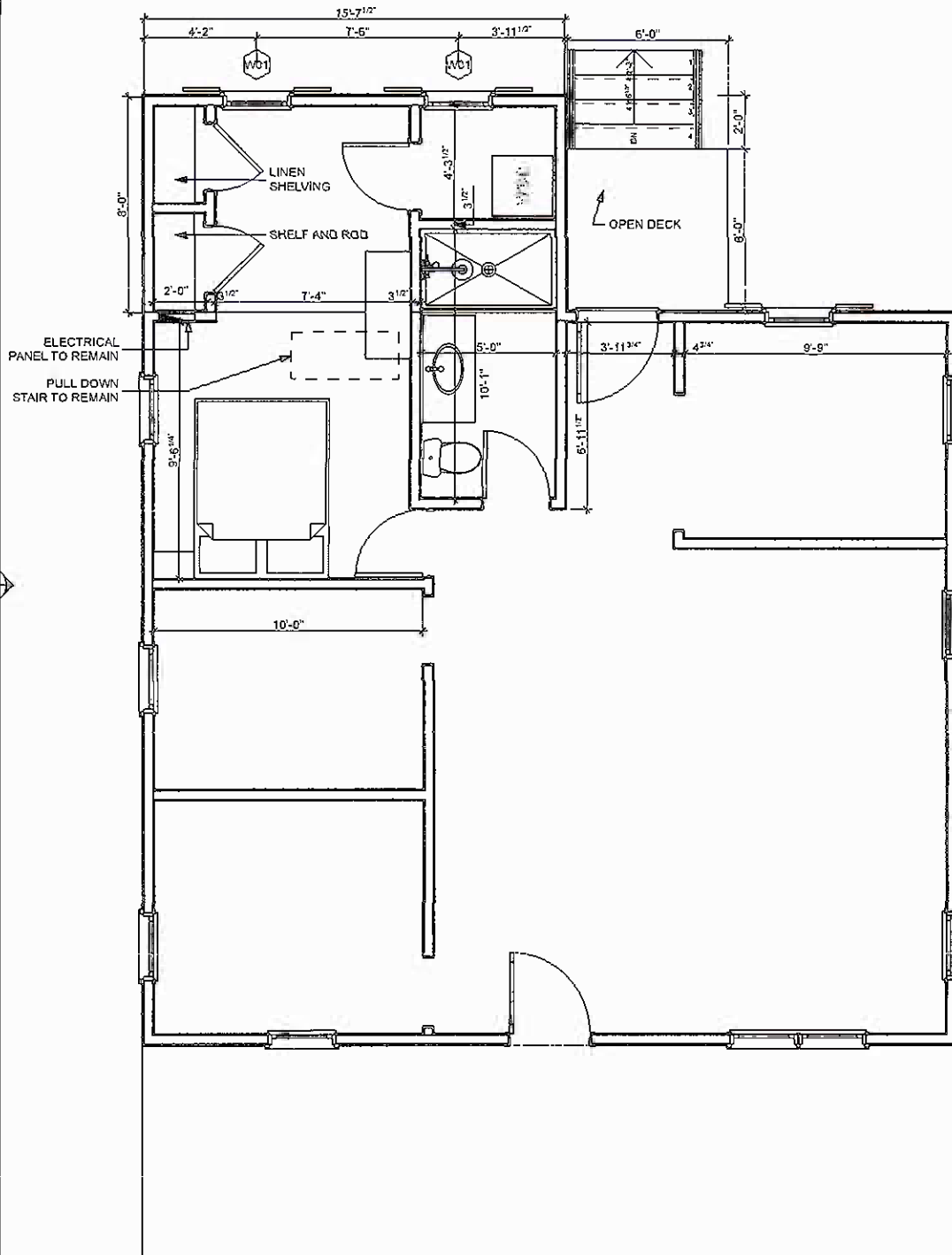


MAP NUMBER
23001C0291E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





1

OPT B PLAN

SCALE: 1/4" = 1'-0"

WHIPPLE | CALLENDER ARCHITECTS
PO BOX 1276
PORTLAND, ME 04104

SHORELAND ZONING APPLICATION

~ EXISTING CONDITIONS - SITE PLAN ~

OWNER OF RECORD

PATSY R. & LEONARD R. ADAMS
CO-TRUSTEES OF THE PATSY R. ADAMS
TRUST DATED MAY 27, 1999

4-6-2003 5449/02

283 JORDAN SHORE DRIVE

TAX MAP 29 -- LOT 3

Existing:

1,072.2 sq.ft. structure
84.8 sq.ft. shed
105.1 sq.ft. decks & steps
1,262.1 sq.ft. total

1,262.1 * 30% = 378.6 sq.ft.

Impervious Area:

1,262.1 = buildings, steps & decks
1,845.9 sq.ft. - gravel drive
3,108.0 sq.ft. - total impervious

3,108.0/33,278.69 = 9.3% existing lot coverage

LEGEND

- - TELEPHONE POLE
- - IRON PIN FOUND

Job # 18078 Date 1-22-2019

BOOK 5449 PAGE 02 COUNTY ANDROSCOGGIN

TAX MAP 29 LOT 3

DRAWN BY S.A.D.

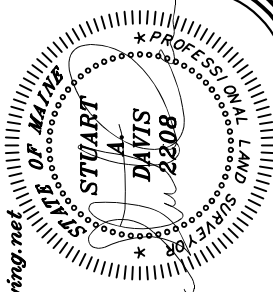
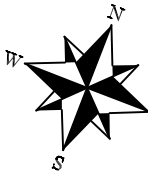
DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD - OXFORD, MAINE 04270
990 MINOT AVENUE - AUBURN, MAINE 04210

OFFICE PHONE (207) 945-9991 or (207) 782-3685
CELL (207) 240-9949

EMAIL: stuart@davislandsurveying.net

www.davislandsurveying.net



SCALE : 1" = 30'

~~ TRIPP LAKE ~~

BASE FLOOD ELEVATION = 309'

TOTAL AREA
0.76 Acres

N/F
FRANK & ANGELA FEDERICO
7-5-1996 3635/17
TAX MAP 29 - LOT 4
275 JORDAN SHORE DRIVE

20' Municipal Setback

DECK
PORCH
FF EL = 310.2'
BLD HGT = ±19'
DECK
METER

GRAVEL
DRIVE

SHED

APPARENT
LEACH BED

ABUTTING
APPARENT
LEACH BED

○ 1 1/4" IP
bent/loose

175.93'

149.10'

100' SHORTLAND ZONE LINE

C1

CURVE ARC LENGTH 108.74'
RADIUS 1308.45'
DELTA ANGLE 14°45'42"

118.05'

CASCO

BAKERSTOWN ROAD - STATE ROUTE 11

POLAND

JORDAN SHORE DRIVE

SHORELAND ZONING APPLICATION

~ PROPOSED -- SITE PLAN ~

OWNER OF RECORD

PATSY R. & LEONARD R. ADAMS
CO-TRUSTEES OF THE PATSY R. ADAMS
TRUST DATED MAY 27, 1999

4-6-2003 5449/02

283 JORDAN SHORE DRIVE

TAX MAP 29 -- LOT 3

Proposed Addition: on piers

Proposed Addition W/deck & stairs = 169.7 sq.ft.

Proposed Impervious Area:

1,072.2 sq.ft. structure

84.8 sq.ft. shed

35.8 sq.ft. decks & steps

169.7 sq.ft. proposed addition, deck & steps

1,362.5 sq.ft. total

1,362.5 = buildings, steps & decks

1,845.9 sq.ft. - gravel drive

3,208.4 sq.ft. - total impervious

3,208.4/33,278.69 = 9.6% existing lot coverage

LEGEND

○ - TELEPHONE POLE

○ - IRON PIN FOUND

Job # 18078 Date 1-22-2019

BOOK 5449 PAGE 02 COUNTY ANDROSCOGGIN

TAX MAP 29 LOT 3

DRAWN BY S.A.D.

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD - OXFORD, MAINE 04270

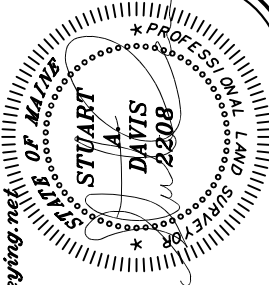
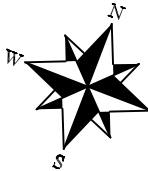
990 MINOT AVENUE - AUBURN, MAINE 04210

OFFICE PHONE (207) 345-9991 or (207) 782-3685

CELL (207) 240-9949

EMAIL: stuart@davislandsurveying.net

www.davislandsurveying.net



SCALE : 1" = 30'

~~ TRIPP LAKE ~~

BASE FLOOD ELEVATION = 309'

±370' ALONG SHORELINE

N/F
FRANK & ANGELA FEDERICO
7-5-1996 3635/17
TAX MAP 29 - LOT 4
275 JORDAN SHORE DRIVE

20' Municipal Setback

DECK

PORCH

FF EL = 310.2'

BLD HGT ±±19'

METER MOVED
TO SIDE

Proposed Addition
on piers

SHED

GRAVEL
DRIVE

BFE = 309'

100' SHORLAND ZONE LINE

C1

149.10'

18.05'

CURVE ARC LENGTH/RADIUS DELTA ANGLE
C1 108.74' 1308.45' 4°45'42"

CASCO

○ 1 1/4" IP
bent/loose

ABUTTING
APPARENT
LEACH BED

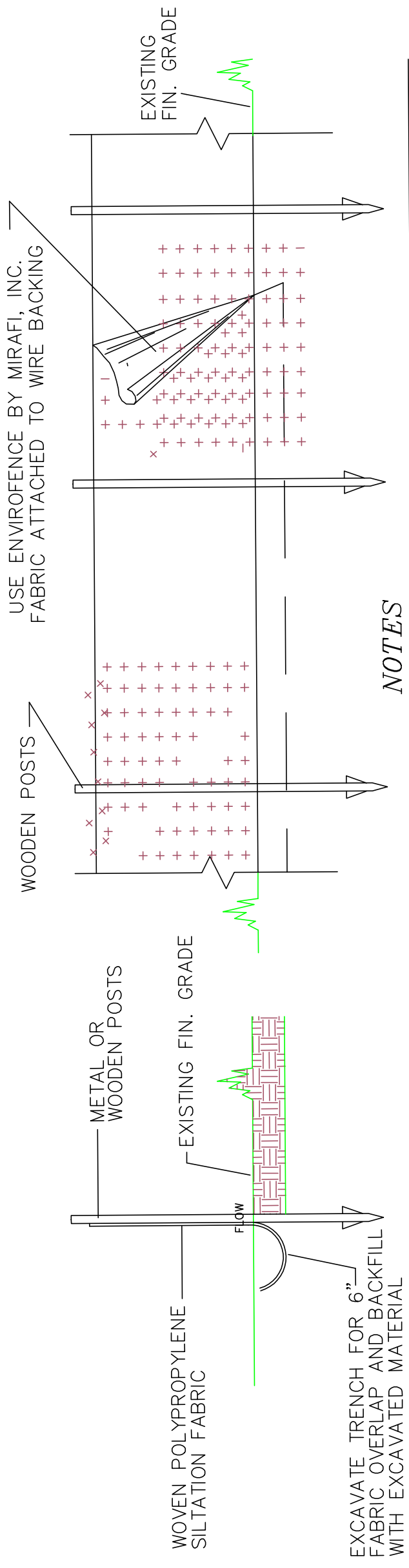
APPARENT
LEACH BED

BAKERSTOWN ROAD - STATE ROUTE 11

JORDAN SHORE DRIVE

POLAND

~ EROSION & CONTROL PLAN ~



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.

SILT FENCE DETAIL – EROSION CONTROL MIX

-- NOT TO SCALE --