

**Planning Board Meeting
March 26, 2019 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, March 26, 2019
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

January 8, 2019

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Formal Shoreland Zoning Application – Thomas and Abbie Mannett – 41 Black Duck Lane
– Map 36 Lot 7

Formal Shoreland Zoning Application – Mark Fiorino – 40 West Shore Drive – Map 46 Lot 11

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
March 12, 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, CEO Scott Neal, and Sarah Merrill present.

MINUTES – February 26, 2019 – Member Floyd moved to approve the minutes. Member Weinberg seconded the motion.
Discussion: None Vote: 3-yes 0-no 1-abstained

COMMUNICATIONS – None

OLD BUSINESS – Minor Subdivision Application Amendment – Holly Russell – Off Cleve Tripp Road – Map 5 Lot 24 Sublot 3

Holly Russell presented the application to the Board. The Town Attorney confirmed that the easement Ms. Russell is asking for is within the Board's authority to give.

The Board recommends Ms. Russell talk with the lot owner to try and get a boundary agreement before continuing to seek an easement. Ms. Russell has agreed to do this and table the application.

Member Greenwood moved to table the application until Ms. Russell comes back with more information. Member Floyd seconded the motion.
Discussion: None Vote: 4-yes 0-no

NEW BUSINESS – Formal Shoreland Zoning Application – Joanna and Lawrence Salamone – 245 Jordan Shore Drive – Map 30 Lot 11

Stuart Davis of Davis Land Surveying presented the project to the Board. The Salamone's would like to demo the existing camp and build a new camp on a foundation further from the water.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Greenwood moved to approve as complete the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, and the site walk is waived. Member Weinberg seconded the motion.
Discussion: None Vote: 4-yes 0-no

POLAND PLANNING BOARD
MINUTES OF MEETING
March 12, 2019
Approved on _____, 2019

Formal Shoreland Zoning Application – Richard Nadeau and Emily Tibbetts – 185 Birch Drive – Map 44 Lot 93

Stuart Davis of Davis Land Surveying presented the project to the Board. Mr. Nadeau and Ms. Tibbetts would like to demo the existing camp and build a new camp on a foundation further from the water.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Greenwood moved to approve as complete the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, and the site walk is waived. Member Weinberg seconded the motion.

Discussion: None Vote: 4-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Floyd moved to adjourn the meeting at 8:35 pm. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

, Chairperson

James Porter, Vice - Chairperson

George Greenwood, Secretary

Mark Weinberg, Member

Stephane Floyd, Member

, Alternate

CORB CONSTRUCTION INC. CUSTOM HOMES

P.O. Box 96 Poland, ME 04274 Phone: 207-998-3603 Email: corbclifford@gmail.com

3/10/2019

TOWN OF POLAND FORMAL SHORELAND ZONING APPLICATION SUMMARY

Property: 41 Black Duck Lane, Poland, ME

Owners: Thomas and Abbie Mannett

Applicant: Clifford Corb

We are requesting approval for removal of the existing seasonal camp and three sheds and construction of a year round home with new septic system and necessary site improvements.

We will be addressing current erosion problems as well as an impermeable surface area in excess of 41%.

Below are items needing more space for explanation than the application provides.

Pg. 2. Existing Lot Conditions

1E. Will there be any existing structures removed?

There are currently six structures on the property. The two sheds on the East property line will remain. The main camp, a large storage shed next to it and two smaller storage sheds on the West property line will all be taken down and disposed of. The buildings will be demolished by hand and the usable lumber salvaged. The balance of the debris will be put into dumpsters by the excavator and delivered to a transfer station. After the hand demolition is completed but before the excavator commences work, the site will be protected by silt fence and erosion control mix.

Pg. 2. Existing Lot Conditions

2B. Size of fields:

The square footage we're classifying as fields appear on the existing site plan as partially vegetated. The areas are not lawn and are a mix of grasses and bushes that are not cared for and are all permeable soils.

Pg. 4 Required Submissions

Provide phosphorus loading calculations

From Pg. 7 Proposed Phosphorus Control Measures >30 points required:

- 10 points for correcting an existing erosion problem on the project site. As shown on the existing site plan the run-off from Black Duck Lane to the West of the subject property currently runs down the Mannett's driveway, which is at a low spot in the road. The run-off continues down the drive directly to the lake. The

erosion is so severe that the gravel in the road has washed away leaving several large rocks exposed. As can be seen on the proposed development site plan, we intend to raise the road and driveway to force the water into a sheet flow across the Mannett's yard into an existing drainage ditch. Also shown on the proposed site plan is the re-formation of the drainage ditch from a channelized flow directly to the lake to a wider swale lined with six inch crushed stone with turnouts and check dams to slow and disperse the travel of runoff in a major rain event, thereby trapping sediment as recommended in the Department of Environmental Protection's Best Management Practices manual.

- 10 points for a clearing limitation of < 15,000 square feet of the lot. As shown on Pg. 3 Proposed Development 2D. the total opening in the forest canopy will be 12,200 square feet.
- 15 points for the installation of rock lined drip edges or other infiltration system to serve the new construction. As shown on the proposed site plan there will be a 24" wide drip edge consisting of 1 ½" crushed stone with filter fabric around the entire perimeter of the house.

Anticipated start date of construction is November 1, 2018

Anticipated completion date of construction is June 1, 2018

We will be requesting a waiver for the West sideline setback from 40' to 30' for the purpose of maintaining maximum distance from the existing drainage ditch on the East side of the property. Please see the proposed development site plan for our proposed treatment of existing run off and erosion problems.

We will be requesting a waiver for the front setback from 50' to 40' for the purpose of maintaining the 100' set back from Upper Range Pond.

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 ten. 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. **A total of ten (10) copies of the application and required submissions as well as one digital PDF copy (on either cd or usb). 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 eleven (11) days prior to the stated meeting.**

Applicant Name: **CLIFFORD CORB**

Date of Board Review: **3/10/19**

Application

PARCEL INFORMATION:			
Parcel ID:	0036-0006 & 0036-0007-0008		
Lake Watershed:	UPPER RANGE POND		
Road Location:	41 BLACK DUCK LANE		
Lot Size:	25,985 (sq. ft.)	Year Created:	1958
Shore Frontage:	140' ± (ft.)	Road Frontage:	135.78 (ft.)
Zone:	LIMITED RESIDENTIAL	Flood Zone:	NO
Aquifer Overlay:	N/A	Current Use:	SEASONAL CAMP

OWNER INFORMATION:	
Name:	THOMAS & ABBIE MANNETT
Mailing Address:	41 BLACK DUCK LANE, POLAND, ME 04274
Phone #:	207-329-4546

APPLICANT INFORMATION:	
Applicant Is:	<input type="checkbox"/> Landowner <input checked="" 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:	CLIFFORD CORB
Mailing Address:	PO BOX 96 POLAND, ME 04274
Phone #:	207-939-3304

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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	
E. Will there be any existing structures removed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	6,000 (sq. ft.)
B. Size of fields:	9,250 (sq. ft.)
C. Size of driveways/roads:	3,300 (sq. ft.)
D. Size of paths or other non-vegetated areas:	6,070 (sq. ft.)
E. Size of wetlands already filled	N/A (sq. ft.)

3. EXISTING MAIN STRUCTURE				
A. Ground Footprint:	911	(sq. ft.)		
B. Total gross floor space (exterior dimensions of all floors):	911	(sq. ft.)		
C. Road frontage setback:	92	(ft.)		
D. Side setback:	27 & 77	(ft.)		
E. Rear setback:	52	(ft.)		
F. Distance to Great Pond:	52	(ft.)		
G. Distance to stream:	N/A	(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:	6			
B. Total ground footprint:	454	(sq. ft.)		
C. Total floor space:	454	(sq. ft.)		
D. Closest road setback:	15	(ft.)		
E. Closest side setback:	4	(ft.)		
F. Closest rear setback:	76	(ft.)		
G. Distance to Great Pond:	76	(ft.)		
H. Distance to Streams:	N/A	(ft.)		
I. Distance to Wetlands:	N/A	(ft.)		
5. TOTAL EXISTING IMPERVIOUS SURFACES				
A. Add 2c + 2d + 3a + 4b:	10,735	(sq. ft.)		
B. Divide this by lot size in square feet x 100%:	41.31	%		
*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:	7,100	(sq. ft.)
B. Changes in buffers:	0	(sq. ft.)
C. Changes in naturally wooded areas:	-720	(sq. ft.)
D. Total opening in forest canopy:	12,200	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	+658	(sq. ft.)
B. Changes in driveway/roadway:	-2,109	(sq. ft.)
C. Changes in patios, walkways, etc:	-5,910	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-7,361	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	12.98	%
*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:

DEP PERMIT BY RULE
SUB SURFACE WASTEWATER DISPOSAL SYSTEM PERMIT HHE-200

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:

R. Ford Corb

Date: *3/10/19*

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
✓			Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
		✓	(Part two) Road Only				
			Setbacks as required				
			Reasons stated for location in Resource Protection				
			Road expansion according to Chapter 8				
			Road slopes shown < 2H:1V				
			Road Grades < 10%				
			Buffer plan between road and water body				
			Ditch relief shown				
			Turnout spacing shown				
			Drainage dips when < 10% slope				
			Culverts shown				
			Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
✓			Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
✓			Cutting of vegetation < 100' from shoreline				
✓			Preservation of buffer strip				
✓			Plan showing existing trees and planned cutting				
✓			Clearing < 40% basal area in any 10 year period				
✓			Preservation of vegetation < 3' high				
		✓	Pruning of limbs on lower 1/3 of trees				
		✓	Plan of removal and replacement of dead and diseased trees				
✓			Tree removal plan > 100' and < 250 ' from shoreline				
✓			Non-conforming lot legally existing				
		✓	Fields reverted to woodlands follow forested rules				
		✓	<u>Shoreland Access Held In Common</u>				
			Proper water frontage for number of lots that hold access in common				
		✓	<u>Single Family Home in Resource Protection District</u>				
			No place on lot outside Resource Protection where home can be located				
			Lot undeveloped				
			Location of all improvements				
			Slopes > 20%				
			Development 1 ft. above 100 year floodplain				
			Development outside floodplain				
			Total ground footprint < 1500 sq. ft.				
			Structures > 150 ft. from waterline				
			<u>Phosphorus Calculations</u>				
			<u>Copies of state, federal permits (if applicable)</u>				

This application was first looked at by the Planning Board on ____ / ____ / ____ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM

By vote of the Board this application requires a public hearing: _____ Yes _____ No

If yes, public hearing is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM

Conditions of Approval: _____

Planning Board Chair

____ / ____ / ____
Date



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)
* 10 Points for correcting an existing erosion problem on the project site.	
* 10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
* 15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	

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



Phosphorus Calculation Alternate Form



Watershed:		
Water Quality Category:		
Level of Protection:		
Per Acre Phosphorus Allocation: <i>(from table 612.17.A.1.a in the CLUC)</i>	(lbs./ac./yr.)	(oz./ac./yr.)
Total Buildable Land Area: <i>(DO NOT INCLUDE land that is wetland or steep slopes)</i>	(sq. ft.)	(acres)
Maximum Permitted Phosphorus Export from Project: <i>(PPE-lbs, PPE-oz)</i>	(lbs./yr.)	(oz./yr.)

Impervious Surface Type	Sq. Ft.	Acres	Pre-Treat Export	B	WP	Inf.	Adjusted Phos. Export
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
(TE) Total Phosphorus Export:							(lbs./yr.)
(TPA) Phosphorus Availability:							(lbs./yr.)

N/A

Comparison of PPE to TPA:

(lbs./yr.)
*Must be =>0
(oz./yr.)

ADDITIONAL INFORMATION:

Authorized Signature:	Date:
Code Enforcement Officer or Planning Board Chair	



Fee Schedule

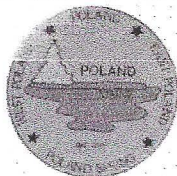


Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	\$75.00	Each application (no other fees)
Application – Formal		\$150.00	Each application + fees below
Approval Extension	Planning Board Only	\$50.00	One extension only
Escrow	Minimum Amount	\$700.00	When required by Planning Board
Extension of Approval		\$100.00	Before approval expires
Auto Graveyards/Recycling		\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots		\$1.50	Per ft. of outside storage
Towers	Residential	First \$1,000 cost of work - \$20; Remaining cost of work \$5 per \$1,000	
Towers	Commercial	First \$1,000 cost of work - \$20; Remaining cost of work \$10 per \$1,000	

Reduced Fees: The Planning Board may, upon application therefore, allow reduced total site review fees to \$50.00 in any case which it determines that the work for which permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resource through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

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.

3 / 26 / 19

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	CLIFFORD CORB
Mailing Address:	PO BOX 96
Town, State, Zip:	POLAND, ME 04274
Phone Number:	207-939-3304

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input type="radio"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational				
Map, Lot:	0036-0006 & 0036-0007-0008				
Road Location:	41 BLACK DUCK LANE				
Zoning:	LIMITED RESIDENTIAL	Lake Watershed:	UPPER RANGE POND		
Project Description:	TEAR DOWN SEASONAL CAMP & BUILD YEAR ROUND HOME WITH NEW SEPTIC, FURTHER FROM LAKE				

IMPORTANT INFORMATION:

- This office must receive the original application, plus nine (9) copies, one digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 pm, eleven days (11) prior to the stated meeting to be put on the upcoming agenda.
- 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>Clifford Corb</u>	Date:	<u>3/10/19</u>
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500 foot Abutters List Report

Poland, ME
August 08, 2018

Subject Property:

Parcel Number: 0036-0007-0008
CAMA Number: 0036-0007-0008
Property Address: 41 BLACK DUCK LANE

Mailing Address: MANNETT, THOMAS W., III
1 AMBIANA AVE.
RAYMOND, ME 04071

Abutters:

Parcel Number: 0005-0024
CAMA Number: 0005-0024
Property Address: CLEVE TRIPP RD.

Mailing Address: COFFIN, AUBREY L.
128 RANGE HILL RD.
POLAND, ME 04274

Parcel Number: 0005-0024-0002
CAMA Number: 0005-0024-0002
Property Address: CLEVE TRIPP RD

Mailing Address: COFFIN, AUBREY L.
128 RANGE HILL RD.
POLAND, ME 04274

Parcel Number: 0005-0024-0003
CAMA Number: 0005-0024-0003
Property Address: CLEVE TRIPP RD

Mailing Address: COFFIN, AUBREY L.
128 RANGE HILL RD.
POLAND, ME 04274

Parcel Number: 0005-0024-0004
CAMA Number: 0005-0024-0004
Property Address: CLEVE TRIPP RD.

Mailing Address: BERGERON, RAYMOND
31 SANDERSON ROAD
POLAND, ME 04274

Parcel Number: 0005-0024-0005
CAMA Number: 0005-0024-0005
Property Address: CLEVE TRIPP RD.

Mailing Address: GRAVEL, ANN-MARIE
270 MARKED TREE RD.
HOLLISTON, MA 01746

Parcel Number: 0005-0024-0006
CAMA Number: 0005-0024-0006
Property Address: 10 BLACK DUCK LANE

Mailing Address: GRAVEL, PAUL B.
10 BLACK DUCK LANE
POLAND, ME 04274

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: 0036-0002
CAMA Number: 0036-0002
Property Address: 47 ECHO COVE LANE

Mailing Address: COFFIN, AUBREY L.
128 RANGE HILL RD.
POLAND, ME 04274

Parcel Number: 0036-0003
CAMA Number: 0036-0003
Property Address: 67 BLACK DUCK LANE

Mailing Address: COLETTI, MICHAEL P.
111 CROSS LANE
BEVERLY, MA 01915



www.cai-tech.com

8/8/2018

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.

Page 1 of 2



500 foot Abutters List Report

Poland, ME
August 08, 2018

Parcel Number: 0036-0004
CAMA Number: 0036-0004
Property Address: 63 BLACK DUCK LANE

Mailing Address: STICKNEY, MICHAEL R.
61 WEYMOUTH ST.
BRUNSWICK, ME 04011

Parcel Number: 0036-0005
CAMA Number: 0036-0005
Property Address: 53 BLACK DUCK LANE

Mailing Address: DRISCOLL, THOMAS
84 OAKRIDGE ST.
CHICOPEE, MA 01020

Parcel Number: 0036-0006
CAMA Number: 0036-0006
Property Address: 45 BLACK DUCK LANE

Mailing Address: MANNETT, THOMAS W., III
1 AMBIANA AVE.
RAYMOND, ME 04071

Parcel Number: 0036-0009
CAMA Number: 0036-0009
Property Address: 39 BLACK DUCK LANE

Mailing Address: JOPE, ROGER
39 BLACK DUCK LANE
POLAND, ME 04274

Parcel Number: 0036-0010
CAMA Number: 0036-0010
Property Address: 37 BLACK DUCK LANE

Mailing Address: STONE, CHARLES H., JR.
170 PINE ST.
NORTON, MA 02766

Parcel Number: 0036-0011
CAMA Number: 0036-0011
Property Address: 31 BLACK DUCK LANE

Mailing Address: WATSON, PATRICIA L.
100 ROCKWOOD RD.
NORFOLK, MA 02056

Parcel Number: 0036-0011A
CAMA Number: 0036-0011A
Property Address: BLACK DUCK LANE

Mailing Address: WATSON, PATRICIA L.
100 ROCKWOOD RD.
NORFOLK, MA 02056

Parcel Number: 0036-0012
CAMA Number: 0036-0012
Property Address: 29 BLACK DUCK LANE

Mailing Address: LIMOGES, GLORIA B. & ROBERT D.
Trustees
29 BLACK DUCK LANE
POLAND, ME 04274

Parcel Number: 0036-0013
CAMA Number: 0036-0013
Property Address: 4 SPRUCE DR.

Mailing Address: CLUNE DAY, JENNIFER
520 KNIGHTS HILL RD.
SWEDEN, ME 04040

Parcel Number: 0036-0015
CAMA Number: 0036-0015
Property Address: BLACK DUCK LANE

Mailing Address: GRAVEL, PAUL A.
% ANNE MARIE GALIASTRO
HOLLISTON, MA 01746

Parcel Number: 0036-0024
CAMA Number: 0036-0024
Property Address: 19 BLACK DUCK LANE

Mailing Address: GRAVEL, PAUL A.
% ANNE-MARIE GALIASTRO 16
HEMLOCK DR.
HOLLISTON, MA 01746



www.cai-tech.com

8/8/2018

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.

Page 2 of 2

Abutters List Report - Poland, ME

Thomas W. Mannett III
1 Ambiana Ave.
Raymond, ME 04071

Map 36 Lot 118
Bk 8915 Pg27 #7029
05-19-2014 @ 03:45p

WARRANTY DEED
(Statutory Short Form)

ANDREW E. DEMERS, Jr. and PATRICIA J. DEMERS of New Gloucester, Cumberland County, Maine, for consideration paid, grant to THOMAS W. MANNETT, III and ABBIE R. MANNETT, of Gray, Cumberland County, Maine, whose address is 1 Ambiana Avenue, Raymond, ME 04071, as joint tenants and not as tenants in common, the land with the buildings thereon located at 41 Black Duck Lane, Poland, Androscoggin County, Maine, more particularly described as follows:

Reference is made to Exhibit A attached hereto and incorporated herein.

Being all and the same premises as described in the deed recorded at the Androscoggin County Registry of Deeds in Book 3648, Page 81.

Dated: May 16, 2014

Andrew E. Demers Jr.
ANDREW E. DEMERS, Jr.

Patricia J. Demers
PATRICIA J. DEMERS

STATE OF MAINE
Cumberland, ss.

May 16, 2014

Personally appeared, before me, the above-named ANDREW E. DEMERS, Jr. and PATRICIA J. DEMERS and acknowledged the foregoing instrument to be their free acts and deeds.

Dee Dee L. Whittemore
Notary Public

Dee Dee L. Whittemore
Print Name

280.01



EXHIBIT A

Certain lots or parcels of land together with buildings thereon in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

PARCE ONE: LAND LYING on the northerly shore of Upper Range pond, so-called, and known as lot number twelve (12), being the same lot #12 as shown on a map of land laid out for Guy A. Chipman and Merle A. Chipman by R.M. Ridlon on August 8, 1958, said map being recorded in the Androscoggin County Registry of Deeds in Volume 3, Book 13, Page 679. Said lot #12 is a part of the premises conveyed by James Chipman to Ashley F. Chipman and Chester E. Chipman by deed dated November 21, 1883, recorded in said Registry of Deeds in Book 13, Page 370; and part of the premises described in a deed from Ashley F. Chipman to Chester E. Chipman dated March 22, 1889, recorded in said Registry of Deeds in Book 131, Page 253 to which said deed and their record reference is made as a part of the description of the land hereby conveyed.

ALSO the right to use in common with others owning land abutting the same, a right of way for passing and repassing at all times and for all purposes, with or without vehicles or animals from the Cleve Tripp Road, so-called, to the land hereby conveyed.

BEING THE SAME PREMISES CONVEYED to Armand Mercier and Yvette Mercier as joint tenants by Warranty Deed from Armand E. Mercier dated August 5, 1960, recorded in the Androscoggin County Registry of Deeds in Book 833, Page 105. Armand Mercier died January 18, 1978.

PARCEL TWO: THE WESTERLY HALF OF A LOT NUMBERED THIRTEEN (13) on the northerly ashore of Upper Range Pond so-called; said Lot #13 is the same as shown on a map of land laid out for Marion E. MacDonald on August 8, 1958 by R.M. Ridlon of Dry Mills, Me. The said map is recorded in the Androscoggin County Registry of Deeds in Book 13, Vol. 3, Page 679. Said lot #13, being seventy-five (75) feet in width, has been divided since the recording of said map, by a center line running North 19° 30' W and parallel with the sidelines of said Lot #13, thus making the westerly and easterly halves of said Lot #13 thirty-seven and one half (37 ½) feet in width. It is the westerly half that is herein being conveyed.

ALSO the right to use in common with those owning land abutting the same, an established right of way for passing and repassing at all times and for all purposes, with or without vehicles or animals from the Cleve Tripp Road to the above described premises.

BEING THE SAME PREMISES CONVEYED to **ANDREW E. DEMERS, Jr.** and **PATRICIA J. DEMERS** by deed recorded in the Androscoggin County Registry of Deeds in Book 3648, Page 81.

Mannett\280-01\EXA

Map 36 Lot 6

Bk 9101 Pg 54 #4058
03-19-2015 @ 10:18a

WARRANTY DEED
(Statutory Short Form)

EDWIN C. TURNER of Poland, Androscoggin County, Maine, for consideration paid, grants to **THOMAS W. MANNETT III** and **ABBIE R. MANNETT**, of Gray, Cumberland County, Maine, whose mailing address is 1 Ambiana Avenue, Raymond, ME 04071, as joint tenants and not as tenants in common, the land with the buildings thereon located at 45 Black Duck Lane, Poland, Androscoggin County, Maine, more particularly described as follows:

Reference is made to Exhibit A attached hereto and incorporated herein.

Being all and the same premises as described in the deed recorded at the Androscoggin County Registry of Deeds in Book 8338, Page 120.

Dated: March 12, 2015.

Edwin C. Turner
EDWIN C. TURNER

STATE OF MAINE
Cumberland, ss.

March 12, 2015

Personally appeared, before me, the above-named **EDWIN C. TURNER** and acknowledged the foregoing instrument to be his free act and deed.

Linda J. Bruhmüller
Notary Public

Print Name LINDA J. BRUHMULLER
Notary Public, Maine
My Commission Expires October 14, 2019

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land situated in Poland, County of Androscoggin and State of Maine, with any buildings thereon, bounded and described as follows:

BEING the easterly half of a lot numbered thirteen (13) on the northerly shore of Upper Range Pond, so-called. Said lot thirteen (13) is the same as shown on a map of land laid out for Guy A. and Merle A. Chipman on August 8, 1958, by R.M. Ridlon of Dry Mills, Maine. Said map being recorded in the Androscoggin County Registry of Deeds in Book 13, Volume 3, Page 679.

SAID LOT thirteen (13) being seventy-five (75) feet in width has been divided since the recording of said map, by a center line running N 19° 30' W and parallel with the side lines of said lot thirteen (13), thus making the easterly and westerly halves of said lot thirteen (13) thirty-seven and one-half (37½) feet in width. It being the easterly half that is herein being conveyed.

ALSO the right to use in common with others owning land abutting the same, an established right-of-way for passing and repassing at all times and for all purposes, with or without vehicles or animals, from the Cleve Tripp Road, so-called, to the above described premises herein being conveyed.

ALSO, a perpetual easement as described in Book 2339, Page 267 to be used in common by Paul Gerard Obie and others situated twelve and one-half (12½) feet on either side of the following described center line:

BEGINNING at a point on the southerly line of the Cleve Tripp Road which point is situated twenty-nine (29) feet westerly of the northeasterly corner of premises conveyed to Paul Gerard Obie by warranty deed of Reginald J. Saucier dated June 21, 1985 and recorded in the Androscoggin County Registry of Deeds in Book 1827, Page 23;

Thence, in a southerly direction, to the point of intersection with the center line of a 25 feet wide right-of-way that is referred to in said deed from Reginald J. Saucier to Paul Gerard Obie referred to above which point is situated about forty-five (45) feet westerly of the easterly line of said property conveyed by Reginald J. Saucier to Paul Gerard Obie. **ALSO INCLUDING** the right to use that portion of said existing 25 feet right-of-way situated on Paul Gerard Obie's property which is situated southerly of the terminus of the new 25 feet right-of-way created herein. This easement benefits the property originally owned by Grantees as described in said Registry of Deeds in Book 2125, Page 325.

By accepting this deed, Grantees agree to be responsible for their proportionate share of the costs for building, repairing and maintaining said right-of-way. Said proportion shall be determined by adding the total number of properties, other than Paul Gerard Obie's, to be benefitted by conveyances from Paul Gerard Obie of a right-of-way over his property. This easement includes the following rights

regarding the above described easement and regarding the existing 25 feet wide right-of-way situated on Paul Gerard Obie's property, situated southerly of the above described; the right to pass and repass over the said right-of-way; the right to construct, maintain, remove snow and repair said rights-of-way; and the right to install utilities benefitting Grantee's property within said rights-of-way.

BEING THE SAME PREMISES CONVEYED to EDWIN C. TURNER by deed of Ronald D. Turner, Jr. and Lynn B. Turner, dated February 6, 2012, recorded in the Androscoggin County Registry of Deeds in Book 8338, Page 120.

Mannett\280-01\ExAtoTurnertoMannettsDeed

ANDROSCOGGIN COUNTY ~2~
TINA M CHOUINARD
REGISTER OF DEEDS



TOWN OF POLAND

1231 Maine Street
Poland, ME 04274

For the Fiscal Year July 1, 2017 to June 30, 2018

OFFICE HOURS

Monday: 9:00am - 7:00pm

Tuesday thru Friday: 9:00am - 4:00pm

Telephone: (207) 998-4601

MANNETT, THOMAS W., III
MANNETT, ABBIE R. (JT)
1 AMBIANA AVE.
RAYMOND ME 04071

**THIS IS THE ONLY BILL
YOU WILL RECEIVE**

2018 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$189,240.00
BUILDING VALUE	\$37,260.00
TOTAL: LAND & BLDG	\$226,500.00
	\$0.00
	\$0.00
Machinery & Equipment	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$226,500.00
TOTAL TAX	\$3,338.61
LESS PAID TO DATE	\$0.00

TOTAL DUE → **\$3,338.61**

MAP/LOT: 0036-0007-0008
LOCATION: 41 BLACK DUCK LANE
ACREAGE: 0.45
ACCOUNT: 002534 RE

MIL RATE: \$14.74
BOOK/PAGE: B8915P27 05/19/2014 B3648P81

FIRST HALF DUE: \$1,669.31
SECOND HALF DUE: \$1,669.30

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED BEGINNING 11/01/2017 AND 05/01/2018.

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 32% higher. Mil Rate at 14.74 per \$1,000 of taxable value.

This bill is for the current fiscal year only, any payment on past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the Treasurer's Office at (207) 998-4601. Under State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2017. **If you have sold your real estate since April 1, 2017, it is your obligation to forward this bill to the current property owner.**

As of June 30, 2017 the Town of Poland has outstanding bonded indebtedness in the amount of \$12,900,523.00. After eight months and no later than one year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid. Any abatement requests must be made within **185 calendar days** from the date of commitment, for this tax bill. Please direct any abatement questions to the Assessor's Office at (207) 998-4651.

DO NOT LOSE OR DISCARD THIS BILL. YOU WILL NOT RECEIVE A BILL FOR THE SECOND PAYMENT.

CURRENT BILLING DISTRIBUTION

School	\$1,729.73	51.810%
Town	\$1,414.24	42.360%
Androscoggin County	<u>\$194.64</u>	<u>5.830%</u>
TOTAL	\$3,338.61	100.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
Town of Poland and mail to:

**TOWN OF POLAND
1231 Maine Street
POLAND, ME 04274**

If a receipt is desired, please send a self-addressed, stamped envelope.

TOWN OF POLAND, 1231 MAINE STREET, POLAND, ME 04274

ACCOUNT: 002534 RE
NAME: MANNETT, THOMAS W., III
MAP/LOT: 0036-0007-0008
LOCATION: 41 BLACK DUCK LANE
ACREAGE: 0.45

INTEREST BEGINS ON 05/01/2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2018	\$1,669.30	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF POLAND, 1231 MAINE STREET, POLAND, ME 04274

ACCOUNT: 002534 RE
NAME: MANNETT, THOMAS W., III
MAP/LOT: 0036-0007-0008
LOCATION: 41 BLACK DUCK LANE
ACREAGE: 0.45

INTEREST BEGINS ON 11/01/2017

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2017	\$1,669.31	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT



TOWN OF POLAND

1231 Maine Street
Poland, ME 04274

For the Fiscal Year July 1, 2017 to June 30, 2018

OFFICE HOURS

Monday: 9:00am - 7:00pm

Tuesday thru Friday: 9:00am - 4:00pm

Telephone: (207) 998-4601

MANNETT, THOMAS W., III
MANNETT, ABBIE R. (JT)
1 AMBIANA AVE.
RAYMOND ME 04071

**THIS IS THE ONLY BILL
YOU WILL RECEIVE**

2018 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$45,130.00
BUILDING VALUE	\$300.00
TOTAL: LAND & BLDG	\$45,430.00
	\$0.00
	\$0.00
Machinery & Equipment	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$45,430.00
TOTAL TAX	\$669.64
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$669.64

MAP/LOT: 0036-0006
LOCATION: 45 BLACK DUCK LANE
ACREAGE: 0.20
ACCOUNT: 002533 RE

MIL RATE: \$14.74

BOOK/PAGE: B9101P54 03/19/2015 B8338P120 02/16/2012 B2125P325

FIRST HALF DUE: \$334.82
SECOND HALF DUE: \$334.82

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED BEGINNING 11/01/2017 AND 05/01/2018.

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 32% higher. Mil Rate at 14.74 per \$1,000 of taxable value.

This bill is for the current fiscal year only, any payment on past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the Treasurer's Office at (207) 998-4601. Under State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2017. **If you have sold your real estate since April 1, 2017, it is your obligation to forward this bill to the current property owner.**

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DO NOT LOSE OR DISCARD THIS BILL. YOU WILL NOT RECEIVE A BILL FOR THE SECOND PAYMENT.

CURRENT BILLING DISTRIBUTION

School	\$346.94	51.810%
Town	\$283.66	42.360%
Androscoggin County	\$39.04	5.830%
TOTAL	\$669.64	100.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
Town of Poland and mail to:

**TOWN OF POLAND
1231 Maine Street
POLAND, ME 04274**

If a receipt is desired, please send a self-addressed, stamped envelope.

TOWN OF POLAND, 1231 MAINE STREET, POLAND, ME 04274

ACCOUNT: 002533 RE
NAME: MANNETT, THOMAS W., III
MAP/LOT: 0036-0006
LOCATION: 45 BLACK DUCK LANE
ACREAGE: 0.20

INTEREST BEGINS ON 05/01/2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2018	\$334.82	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

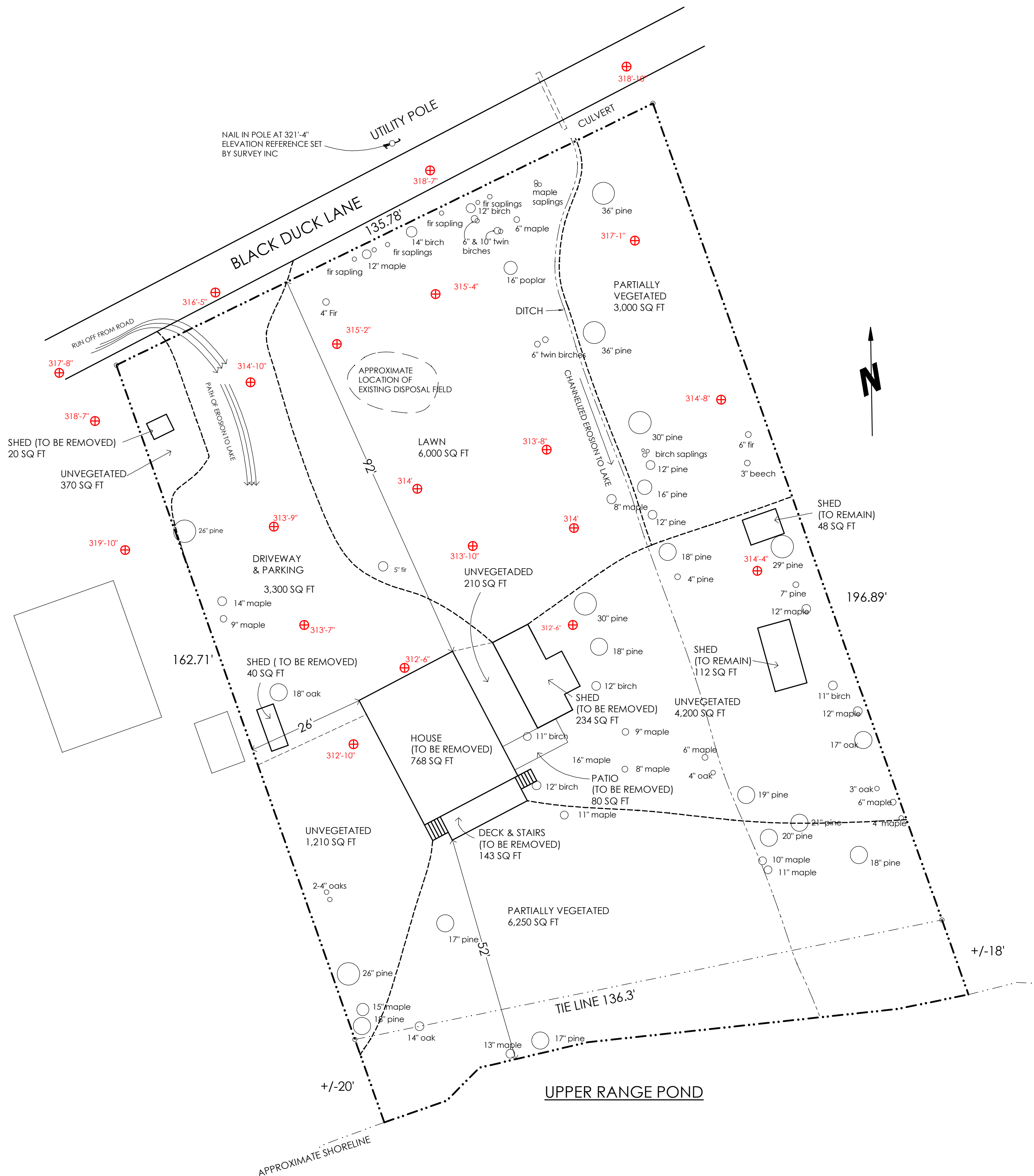
TOWN OF POLAND, 1231 MAINE STREET, POLAND, ME 04274

ACCOUNT: 002533 RE
NAME: MANNETT, THOMAS W., III
MAP/LOT: 0036-0006
LOCATION: 45 BLACK DUCK LANE
ACREAGE: 0.20

INTEREST BEGINS ON 11/01/2017

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2017	\$334.82	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT



PLAN NOTES:

- PROPERTY LINE
- PROPERTY SURFACE DIVISIONS
- DRAINAGE
- SURVEY REFERENCE LINE
- EXISTING TREES
- ELEVATION POINTS

SCALE: 1" = 15'

EXISTING DEVELOPMENT

41 BLACK DUCK LANE, POLAND, ME
MAP & LOT # 0036-006 & 0036-0007 & 0008

OWNERS: THOMAS W. MANNETT, III
AND ABBIE R. MANNETT

PREPARED BY: CORB CONSTRUCTION INC.
PO BOX 96, POLAND, ME
207-998-3603
corbclifford@gmail.com

DRAWN BY: CLIFFORD CORB

DATE: MARCH 10, 2019

JKL LAND SURVEYING

A DIVISION OF MEASURE UP, INC.

370 Main Street
Oxford, Maine 04270

Phone (207) 539-5048
Toll Free 800-926-6205
Fax (207) 539-5049

Cell Phone 754-5937
E-mail: keith@jkl Landsurveying.com

March 12, 2019

Town of Poland Planning Board
1231 Maine Street
Poland, Maine

RE: Mark Fiorino – 40 West Shore Drive (TM 46, Lot 11)

Dear Planning Board Members:

Mark Fiorino and his family have been enjoying the property on Middle Range Pond since December 2013 and currently uses the cottage as a summer vacation home. Mark is submitting a Formal Shoreland Zoning Application to add a new deck on the east (lake side) and south sides of the existing cottage as is allowed within the Limited Residential Zoning district. The property further identified as Town of Poland Tax Map 46, Lot 11.

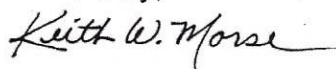
The proposed new deck addition consists of 274.9 sq. ft. The closest setback from and existing structure to Middle Range Pond is 33.11 feet. The closest setback from the proposed deck is 33.18 feet to Middle Range Pond. The expansion will consist of a total 15.2 percent expansion increase to the existing improvements.

Once the projects are completed, all ground disturbances will be stabilized in accordance to best management practices outlined on the soil and erosion control plan as depicted on the site plan provided. Silt fences will be erected during the construction process and the ground stabilized prior to any disturbances.

The attached application intends to meet the applicable requirements of the Town of Poland Comprehensive Land Use Ordinance – Sections 508.27 and 509.8 for Formal Shoreland Zoning Applications. It will also provide you additional information regarding this particular site.

We look forward to meeting with the Planning Board to make this a successful project for the Poland community.

Yours truly,



Keith W. Morse, PLS

Formal Shoreland Zoning Application for
Mark Fiorino
40 West Shore Drive – Middle Range Pond – Poland, Maine

Page	Table of Contents
1	Agent authorization letter
2-10	Town of Poland Formal Shoreland Zoning Application.
11	Copy of Signed Deed – Rights, Title, and Interest
12-13	Abutters List
14	Property Card TM 46, Lot 11
15	Site Location plan
16	Tax Map 46
17	Flood Map (FIRM 23001C0294E)
18-23	Sub-Surface Wastewater Permit (1981)
24	Proposed Floor Plan with New Deck
25	Waiver Requests
26-29	Erosion And Sedimentation Control Plan
30	Site Plan (reduced copy)

To whom it may concern;

I hereby authorize Keith W. Morse of JKL Land Surveying to act on my behalf and represent me at the planning board and submission to the planning board for my property at 40 West Shore Drive in Poland, Maine.

Sincerely, Mark Fiorino

A handwritten signature in blue ink, appearing to read 'Mark Fiorino', with a stylized flourish at the end.

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 ten. 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. **A total of ten (10) copies of the application and required submissions as well as one digital PDF copy (on either cd or usb). 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 eleven (11) days prior to the stated meeting.**

Applicant Name:

Date of Board Review:

Application

PARCEL INFORMATION:

Parcel ID:	0646-0011		
Lake Watershed:	Middle Range Pond		
Road Location:	40 West Shore Drive		
Lot Size:	12,055 (sq. ft.)	Year Created:	1964
Shore Frontage:	± 92 (ft.)	Road Frontage:	96.07 (ft.)
Zone:	Limited Residential	Flood Zone:	ZONE X
Aquifer Overlay:	NONE	Current Use:	Resident

OWNER INFORMATION:

Name:	Mark Fiorino
Mailing Address:	30 Cross Street - Foxborough, MA 02035
Phone #:	617-593-8727

APPLICANT INFORMATION:

Applicant Is:	<input type="checkbox"/> Landowner <input checked="" 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:	Keith Morse - JKL Land Surveying - Agent
Mailing Address:	370 MAINE STREET, OXFORD, ME 04270
Phone #:	207 539 5048

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) <i>ADD NEW DECK</i> <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 checked="" type="checkbox"/> YES <input 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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	
E. Will there be any existing structures removed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	<i>CONCRETE PAVERS - to be resold & recycled</i>

2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

A. Size of lawns:	7,500 (sq. ft.)
B. Size of fields:	— (sq. ft.)
C. Size of driveways/roads:	476.7 (sq. ft.)
D. Size of paths or other non-vegetated areas:	— (sq. ft.)
E. Size of wetlands already filled	— (sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:	985.7	(sq. ft.)	
B. Total gross floor space (exterior dimensions of all floors):	985.7	(sq. ft.)	
C. Road frontage setback:	48.2	(ft.)	
D. Side setback:	18.84	(ft.)	
E. Rear setback:	48.2	(ft.)	
F. Distance to Great Pond:	33.11	(ft.)	
G. Distance to stream:	—	(ft.)	
H. Distance to wetlands:	—	(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:	5		
B. Total ground footprint:	178.10	(sq. ft.)	
C. Total floor space:	178.10	(sq. ft.)	
D. Closest road setback:	11.3	(ft.)	
E. Closest side setback:	6.7	(ft.)	
F. Closest rear setback:		(ft.)	
G. Distance to Great Pond:	37.8	(ft.)	
H. Distance to Streams:	—	(ft.)	
I. Distance to Wetlands:	—	(ft.)	
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:	476.7 + 0 + 985.7 + 178.10	1,640.5	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	$\frac{1,640.5}{12055.3} \times 100 = 13.6\%$		%

*This number cannot exceed 15%

Proposed Development

1. WETLANDS TO BE IMPACTED:	—	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)		
A. Changes in lawn size:	-274.9	(sq. ft.)
B. Changes in buffers:	—	(sq. ft.)
C. Changes in naturally wooded areas:	—	(sq. ft.)
D. Total opening in forest canopy:	—	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	ADDED NEW DECK LESS ORIGINAL STEPS	274.9 (sq. ft.)
B. Changes in driveway/roadway:	Remove Portion Driveway - pebble Pavers	-40.2 (sq. ft.)
C. Changes in patios, walkways, etc:	Remove STEPS + Shed #2	-71.1 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):		163.60 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	$\frac{1640.5 + 163.60}{12055.3} \times 100 = 14.96\%$	14.96 %

*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:

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:

Keith W. Morse, agent

Date: *March 13, 2019*

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	Section 509.8A "Submission Requirements"	Received	On File	Waived	N/A
✓			Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
			(Part two) Road Only				
		✓	Setbacks as required				
		✓	Reasons stated for location in Resource Protection				
		✓	Road expansion according to Chapter 8				
		✓	Road slopes shown < 2H:1V				
		✓	Road Grades < 10%				
		✓	Buffer plan between road and water body				
		✓	Ditch relief shown				
		✓	Turnout spacing shown				
		✓	Drainage dips when < 10% slope				
		✓	Culverts shown				
		✓	Show relief sizing and stabilization				
			Storm water runoff				
✓	✓		Plans show storm water runoff and retaining areas				
		✓	Clearing of vegetation for development OR individual campsites				
		✓	Cutting of vegetation < 100' from shoreline				
		✓	Preservation of buffer strip				
		✓	Plan showing existing trees and planned cutting				
		✓	Clearing < 40% basal area in any 10 year period				
		✓	Preservation of vegetation < 3' high				
		✓	Pruning of limbs on lower 1/3 of trees				
		✓	Plan of removal and replacement of dead and diseased trees				
		✓	Tree removal plan > 100' and < 250' from shoreline				
✓			Non-conforming lot legally existing				
		✓	Fields reverted to woodlands follow forested rules				
			Shoreland Access Held In Common				
		✓	Proper water frontage for number of lots that hold access in common				
			Single Family Home in Resource Protection District				
		✓	No place on lot outside Resource Protection where home can be located				
		✓	Lot undeveloped				
✓			Location of all improvements				
		✓	Slopes > 20%				
		✓	Development 1 ft. above 100 year floodplain				
		✓	Development outside floodplain				
		✓	Total ground footprint < 1500 sq. ft.				
		✓	Structures > 150 ft. from waterline				
			Phosphorus Calculations				
		✓	Copies of state, federal permits (if applicable)				

This application was first looked at by the Planning Board on ____ / ____ / ____ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No
If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM
By vote of the Board this application requires a public hearing: _____ Yes _____ No
If yes, public hearing is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM

Conditions of Approval: _____

Planning Board Chair

____ / ____ / ____
Date



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)
10 Points for correcting an existing erosion problem on the project site.	
10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	

EXEMPT PER
508.22 BC

Authorized Signature: _____

Date: _____

Code Enforcement Officer or Planning Board Chair



Phosphorus Calculation Alternate Form



Watershed:		
Water Quality Category:		
Level of Protection:		
Per Acre Phosphorus Allocation: (from table 612.17.A.1.a in the CLUC)	(lbs./ac./yr.)	(oz./ac./yr.)
Total Buildable Land Area: (DO NOT INCLUDE land that is wetland or steep slopes)	(sq. ft.)	(acres)
Maximum Permitted Phosphorus Export from Project: (PPE-lbs, PPE-oz)	(lbs./yr.)	(oz./yr.)

Impervious Surface Type	Sq. Ft.	Acres	Pre-Treat Export	B	WP	Inf.	Adjusted Phos. Export
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
(TE) Total Phosphorus Export:							(lbs./yr.)
(TPA) Phosphorus Availability:							(lbs./yr.)

PER EXEMPT
508.22 BC

Comparison of PPE to TPA:

(lbs./yr.)
*Must be =>0
(oz./yr.)

ADDITIONAL INFORMATION:

Authorized Signature:	Date:
Code Enforcement Officer or Planning Board Chair	



Fee Schedule



Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	\$75.00	Each application (no other fees)
Application – Formal		\$150.00	Each application + fees below
Approval Extension	Planning Board Only	\$50.00	One extension only
Escrow	Minimum Amount	\$700.00	When required by Planning Board
Extension of Approval		\$100.00	Before approval expires
Auto Graveyards/Recycling		\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots		\$1.50	Per ft. of outside storage
Towers	Residential	First \$1,000 cost of work - \$20; Remaining cost of work \$5 per \$1,000	
Towers	Commercial	First \$1,000 cost of work - \$20; Remaining cost of work \$10 per \$1,000	

Reduced Fees: The Planning Board may, upon application therefore, allow reduced total site review fees to \$50.00 in any case which it determines that the work for which permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resource through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

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.

03 / 26 / 2019

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Keith Morse-TKL Land Surveying - AGENT
Mailing Address:	376 MAIN STREET
Town, State, Zip:	Oxford, ME 04270
Phone Number:	207-539-5048

Type of Application:	<input type="radio"/> Sketch Plan	<input type="radio"/> Site Review	<input checked="" type="radio"/> Shoreland	<input type="radio"/> Subdivision	<input type="radio"/> Informational
Map, Lot:	Map 46 Lot 11				
Road Location:	40 WEST Shore Drive				
Zoning:	Limited Residential	Lake Watershed:	Middle Range Pond		
Project Description:	Add new deck: To include 203.8 sq. ft. with a Total expansion of 17.5% towards improvements				

IMPORTANT INFORMATION:

- This office must receive the original application, plus nine (9) copies, one digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 pm, eleven days (11) prior to the stated meeting to be put on the upcoming agenda.
- 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:

Keith W. Morse, agent

Date: March 13, 2019

WARRANTY DEED

WAYNE P. ANDREWS and LORRAINE R. ANDREWS, both of Poland, County of Androscoggin and State of Maine, for consideration paid, grant to **MARK FIORINO** of Sharon, County of Norfolk and Commonwealth of Massachusetts with **WARRANTY COVENANTS**, the land, with any buildings thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, being Lot Numbered 11 as delineated on a Plan of Poland, Spring West Shores, Middle Range Pond, in said Poland, recorded in the Androscoggin County Registry of Deeds, Plan Book 16, Page 40 to which plan reference is hereby made.

Subject to the restriction, conditions and protective covenants and also subject to the right to install and maintain such guy wires and poles on said premises as may be reasonably necessary to maintain utility lines in the streets on said plan as referred to in Deed recorded in Book 1007, Page 357.

Excepting and reserving, however, from the operation of this conveyance, the easement described in the conveyance of Wayne P. Andrews and Lorraine R. Andrews to United Video and Cablevision, Inc. dated April 2, 1989, and recorded in the Androscoggin Registry of Deeds in Book 2547, Page 125.

For title of the Grantor, reference is made to a Warranty Deed of Samuel M. Marcisso and Jacqueline A. Marcisso to the said Wayne P. Andrews and Lorraine R. Andrews dated June 16, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1346, Page 159.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my/our hand(s) and seal(s) this 27th day of December, 2013.

Witness

Witness

Lorraine R. Andrews
LORRAINE R. ANDREWS

Wayne P. Andrews
WAYNE P. ANDREWS



500 foot Abutters List Report

Poland, ME
March 11, 2019

Subject Property:

Parcel Number: 0046-0011
CAMA Number: 0046-0011
Property Address: 40 WEST SHORE DR.

Mailing Address: FIORINO, MARK
29 NORFOLK PLACE
SHARON, MA 02067

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: 0046-0004A
CAMA Number: 0046-0004A
Property Address: 17 WEST SHORE DR.

Mailing Address: ZINKOVITCH, PATTY M.
P. O. BOX 400
AUBURN, ME 04212

Parcel Number: 0046-0005
CAMA Number: 0046-0005
Property Address: 16 WEST SHORE DR.

Mailing Address: BSULLAK, GEORGE E.
92 PULSIFER ROAD
POLAND, ME 04274

Parcel Number: 0046-0005A
CAMA Number: 0046-0005A
Property Address: WEST SHORE DR.

Mailing Address: SPRAGUE-LAMBERT, LINDA
139 WEST ST.
BIDDEFORD, ME 04005

Parcel Number: 0046-0006
CAMA Number: 0046-0006
Property Address: 22 WEST SHORE DR.

Mailing Address: SPRAGUE-LAMBERT, LINDA
139 WEST ST.
BIDDEFORD, ME 04005

Parcel Number: 0046-0006A
CAMA Number: 0046-0006A
Property Address: WEST SHORE DR.

Mailing Address: BLANCHARD, ELIZABETH L.
37 RANSOM RD.
FRAMINGHAM, MA 01702

Parcel Number: 0046-0007
CAMA Number: 0046-0007
Property Address: 26 WEST SHORE DR.

Mailing Address: RENZI, TIMOTHY ANDREW ET AL
% CAROL RENZI 974 PLEASANT ST.
FRAMINGHAM, MA 01701

Parcel Number: 0046-0008
CAMA Number: 0046-0008
Property Address: WEST SHORE DR.

Mailing Address: RENZI, TIMOTHY ANDREW ET AL
% CAROL RENZI 974 PLEASANT ST.
FRAMINGHAM, MA 01701

Parcel Number: 0046-0009
CAMA Number: 0046-0009
Property Address: 32 WEST SHORE DR.

Mailing Address: CHANDLER, BARRY D.
10080 150TH COURT NORTH
JUPITER, FL 33478



www.cai-tech.com

3/11/2019

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Page 1 of 2



500 foot Abutters List Report

Poland, ME
March 11, 2019

Parcel Number: 0046-0010
CAMA Number: 0046-0010
Property Address: 36 WEST SHORE DR.

Mailing Address: FISHER, TIMOTHY J.
93 E. SURRY RD.
KEENE, NH 03431

Parcel Number: 0046-0012
CAMA Number: 0046-0012
Property Address: 44 WEST SHORE RD.

Mailing Address: MILDRAM, DOUGLAS S.
540 LINDEN ST.
BOYLSTON, MA 01505

Parcel Number: 0046-0013
CAMA Number: 0046-0013
Property Address: 46 WEST SHORE DR.

Mailing Address: HEANSSLER, BRENT D.
87 BEECHRIDGE RD.
SCARBOROUGH, ME 04074

Parcel Number: 0046-0014
CAMA Number: 0046-0014
Property Address: 50 WEST SHORE DR.

Mailing Address: KERBER, PHILIP
9 COTTAGE STREET
FREEPORT, ME 04032

Parcel Number: 0046-0014A
CAMA Number: 0046-0014A
Property Address: 16 NUT HATCH LANE

Mailing Address: WORLEY, LARRY E.
16 NUT HATCH LANE
POLAND, ME 04274

Parcel Number: 0046-0015
CAMA Number: 0046-0015
Property Address: 54 WEST SHORE DR.

Mailing Address: BERNSTEIN, MICHAEL
71 ELM ST.
HOLLISTON, MA 01746

Parcel Number: 0046-0015-A16A
CAMA Number: 0046-0015-A16A
Property Address: 19 NUTHATCH LANE

Mailing Address: POLLEY, DAVID E.
19 NUTHATCH LANE
POLAND, ME 04274

Parcel Number: 0046-0016
CAMA Number: 0046-0016
Property Address: 60 WEST SHORE DR.

Mailing Address: HERRICK, STEVEN P.
60 WEST SHORE DR.
POLAND, ME 04274

Parcel Number: 0046-0017
CAMA Number: 0046-0017
Property Address: 64 WEST SHORE DR.

Mailing Address: FRAKE, WILLIAM J., IV
17 SETTLERS RIDGE
WINDHAM, NH 03087

Parcel Number: 0046-0026
CAMA Number: 0046-0026
Property Address: 184 SCHELLINGER RD.

Mailing Address: CHANDLER, NATHAN CHASE
5744 DIAMOND POINT CIRCLE
EL PASO, TX 79912



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3/11/2019

Page 2 of 2

Abutters List Report - Poland, ME



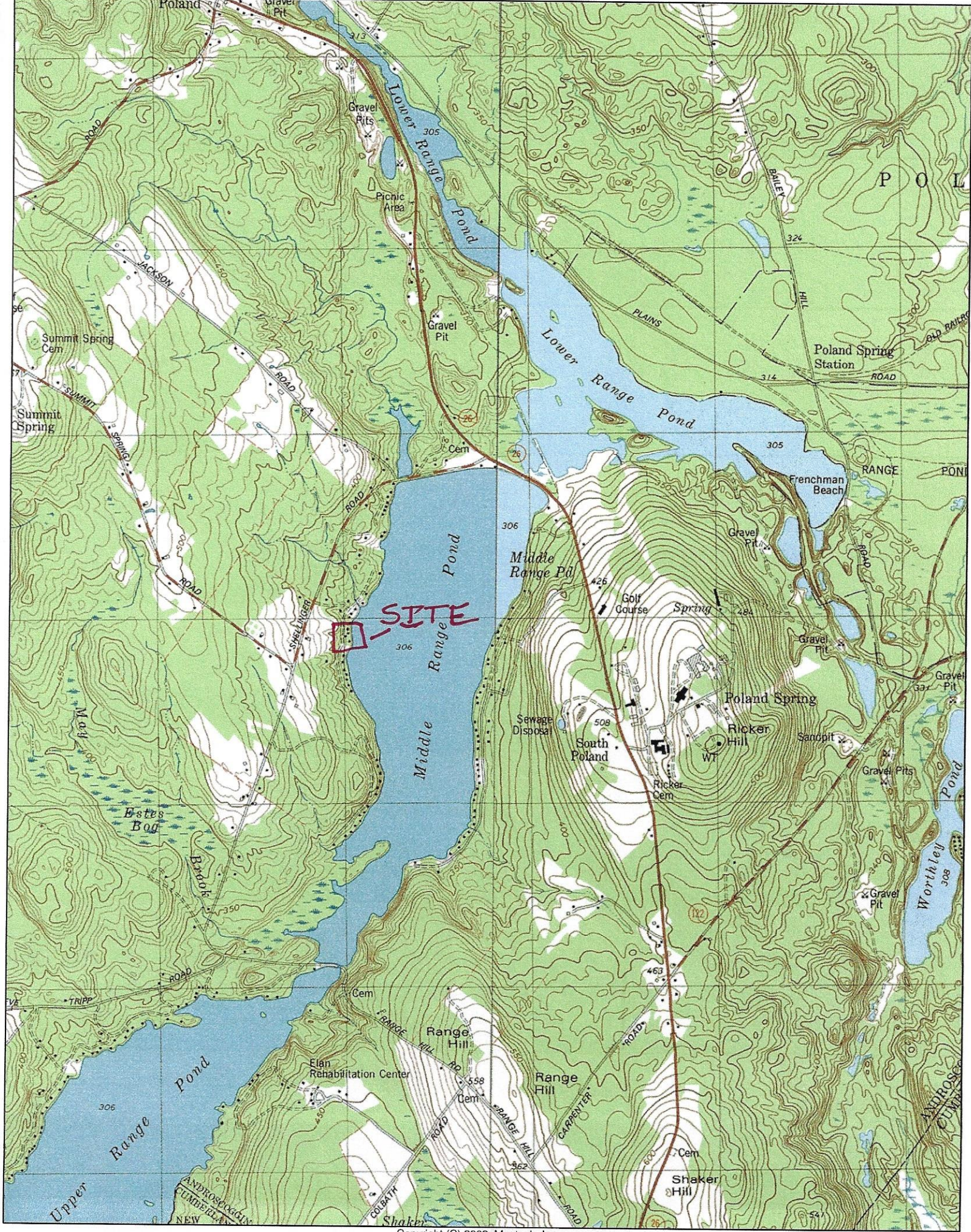
Property Card: 40 WEST SHORE DR.
Poland, ME



Parcel ID: 0046-0011
Trio Account #: 2784

Owner: FIORINO, MARK
Co-Owner:
Mailing Address: 29 NORFOLK PLACE
SHARON, MA 02067

Valuation	Building Sketch
Card Number: 1 Acreage: 0.33 Land Value: \$215,390 Building Value: \$52,730 Total Value: \$52,730 Taxes: \$3,807	NO SKETCH AVAILABLE
Building Information	
Year Built: 1970 Remodled: 0 Living Area (sqft): 0 Basement: Crawl Space Finished Basement: 0 Number of Rooms: 4 Number of Bedrooms: 2 Number of Full Baths: 1 Number of Half Baths: 0	Stories: Exterior Walls: WOOD SHINGLE Roofing Materials: Metal Ic Foundation: Concrete Block Insulation: Full Fireplace: 0 Heating: Hot Water BB A/C: None Attic: None





MAP SCALE 1" = 500'

500 1000

FEET

METERS

250 0

FEET

METERS

389000m E



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0294E

FIRM

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

PANEL 294 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
POLAND, TOWN OF	230009	0294	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
23001C0294E
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

78-299

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION	
Town or Plantation	POLAND
Street Subdivision Lot	40 W. SHORE RD. 04274 LOT #11
PROPERTY OWNER'S NAME	
Last	ANDREWS
First	WAYNE
Applicant's Name	
Mailing Address of Owner	SALE
Daytime Tel	998-2967

Date Permit Issued	05/21/98	\$	1120	FEE	Double Fee Charged
Local Plumbing Inspector Signature		LPI # 0583			

Municipal Tax Map • 46 Lot • 11

Owner Statement

Caution Inspection Required

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Wayne Andrews 9/8/98
Signature of Owner/Applicant Date

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

- ☐ First Time System
- ☒ Replacement System
Type Replaced **V-PLANK**
Year Installed **~1968?**
- ☐ Expanded System
a. one time exempted
b. non exempted
- ☐ Experimental System
- ☐ Seasonal Conversion

SIZE OF PROPERTY

~ 90' x 120'

SHORELAND ZONING

☒ Yes ☐ No

THIS APPLICATION REQUIRES

- ☐ No Rule Variance
- ☐ First Time System Variance
a. Local Plumbing Inspector approval
b. State & Local Plumbing Inspector approval
- ☒ Replacement System Variance
a. Local Plumbing Inspector approval
b. State & Local Plumbing Inspector approval
- ☐ Minimum Lot Size Variance
- ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM TO SERVE

- ☒ Single Family Dwelling Unit
- ☐ Multiple Family Dwelling Number of Units
- ☐ Other

DISPOSAL SYSTEM COMPONENT(S)

- ☐ Non-Engineered System
- ☐ Primitive System (graywater & vit toilet)
- ☐ Alternative Toilet
- ☐ Non-Engineered Treatment Tank
- ☐ Holding Tank Gallons
- ☒ Non-Engineered Disposal Area (only)
- ☐ Separated Laundry System
- ☐ Engineered System (>2000 gpd)
- ☐ Engineered Treatment Tank (only)
- ☐ Engineered Disposal Area (only)
- ☐ Pretreatment

TYPE OF WATER SUPPLY

WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☐ Concrete
a. Regular
b. Low Profile
 - ☐ Plastic (REPLACE IF NEEDED 1900)
 - ☐ Other
- SIZE **IN PLACE** Gallons

DISPOSAL AREA TYPE / SIZE

- ☒ Bed **480** Sq Ft
- ☐ Proprietary Device Sq Ft
a. Cluster ☐ Linear
b. Regular ☐ H-20
- ☐ Trench
- ☐ Other

GARBAGE DISPOSAL UNIT

- ☒ No
- ☐ Yes
a. Multi-compartment tank
b. Tank in series
c. Increase in tank capacity
d. Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW
(Show Calculations)

2 BEDROOMS
ASSUME 2 people/room
AT 45 GPD
 $4 \times 45 = 180$

PROFILE & DESIGN CLASS

PROFILE DESIGN

5 C

DEPTH TO MOST LIMITING FACTOR 36

DISPOSAL AREA SIZING

- ☐ Small - 200
- ☒ Medium - 260
- ☐ Medium-Large - 330
- ☐ Large - 410
- ☐ Extra-Large - 520

PUMPING

- ☐ Not required
- ☐ May be required
- ☒ Required

DOSE 25-75 Gallons

DESIGN FLOW 180
(Gallons/Day)

SITE EVALUATOR'S STATEMENT

On 7/11/98 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Thomas D. Lundy
Site Evaluator Signature
Thomas D. Lundy
Site Evaluator Name Printed

217
SE
345-3005
Telephone

7-14-98
Date

Page 1 of 4
HHE-200 Rev 7/97

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

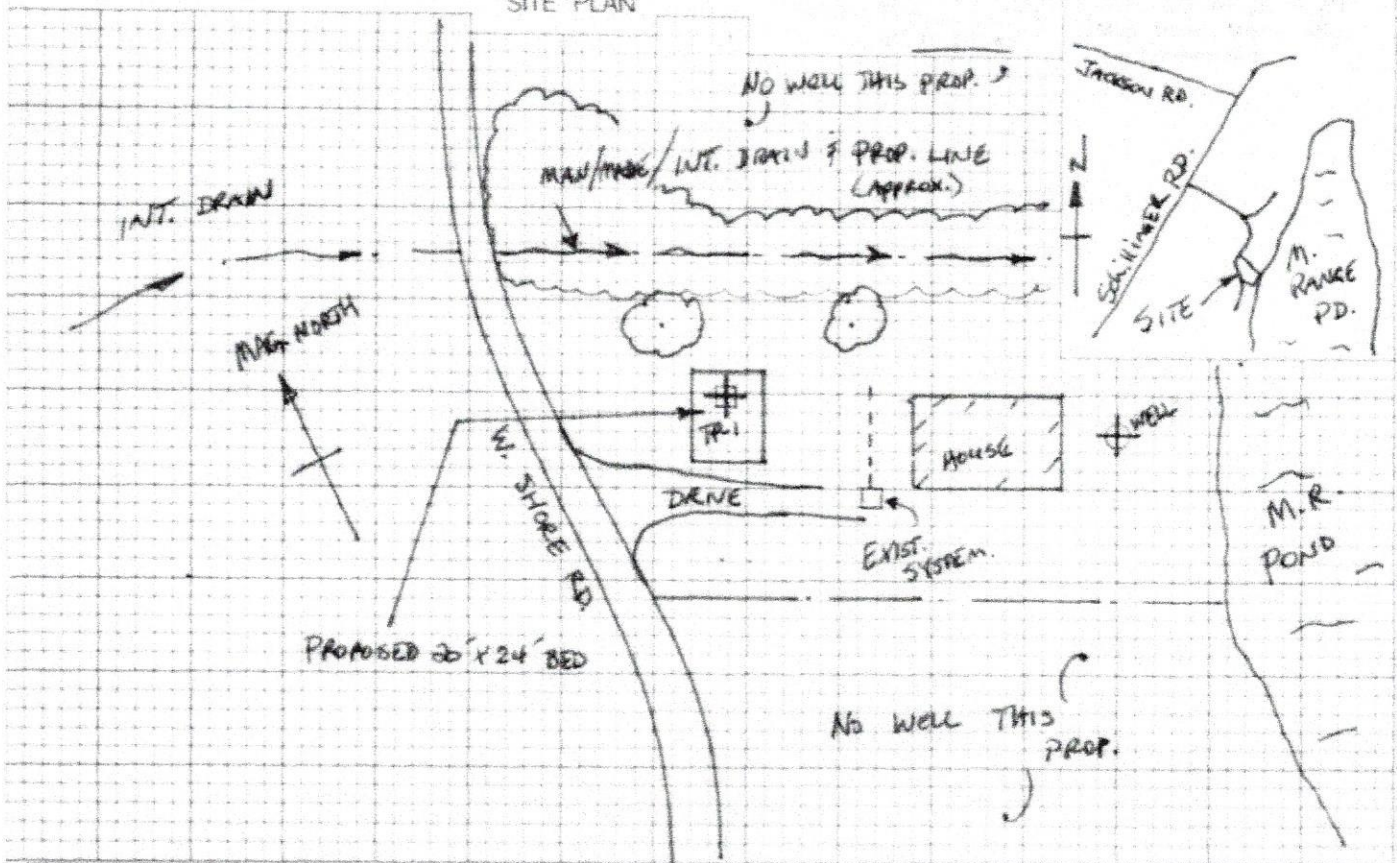
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

POLAND

40 W. SHORE RD.

WAYNE ANDREWS

SITE PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

TP-1

LOAMY SAND

G. FINE SAND

GRAVELLY WELL GRADED SANDS

LOOSE TO FRIABLE

DARK BRN.

V. PALE BRN. 10YR 7/3

10YR 5/5

YELLOWISH BRN.

ROOTS TO 34"

FIRM TO VERY FIRM

2.5Y 6/4

LT. YELLOW BRN.

5

C

12

36

✓

Thomas D. Ingley

217

7-14-98

14

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

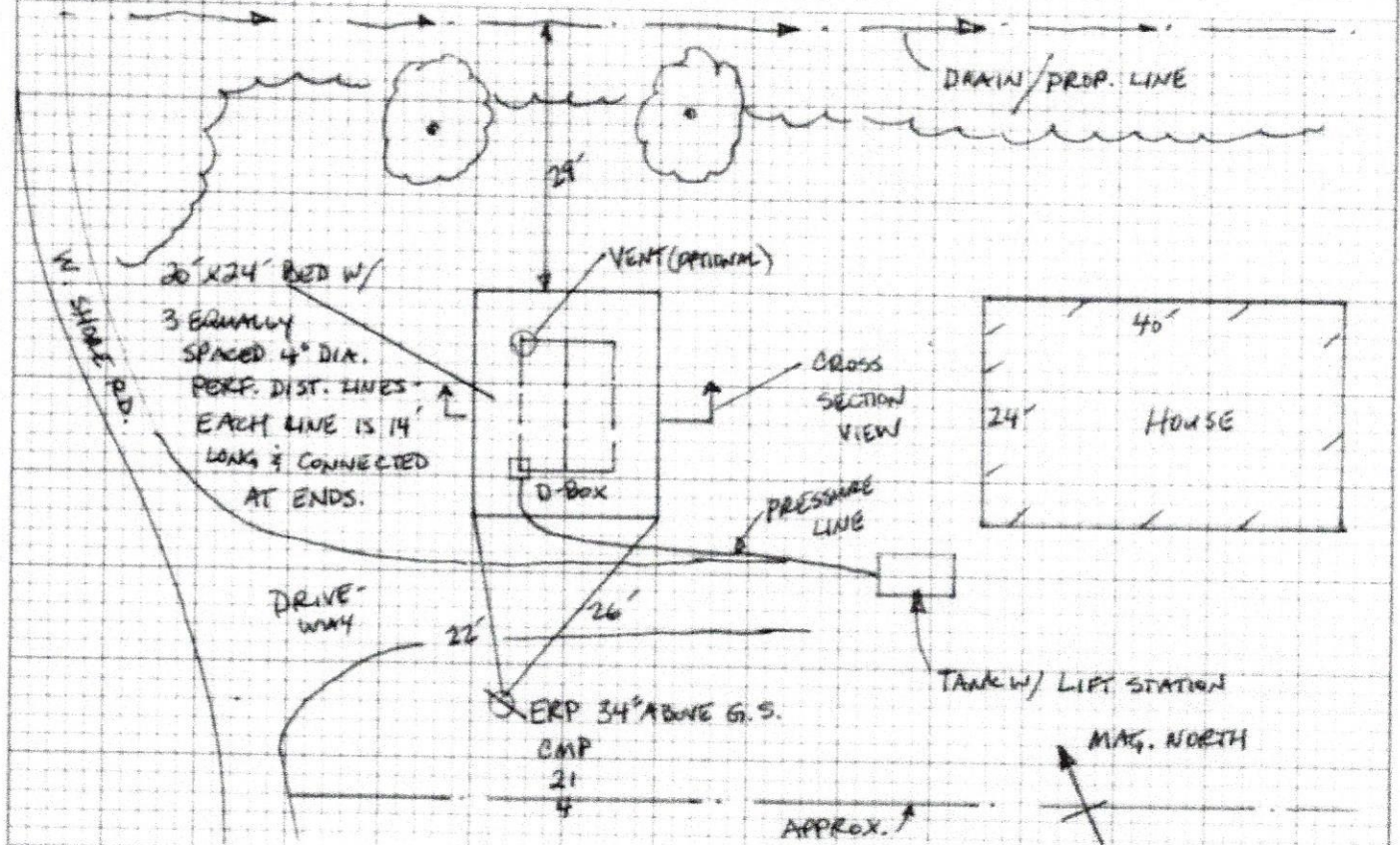
POLAND

40 W. SHORE RD.

WAYNE ANDREWS

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



FILL REQUIREMENTS

Depth of Fill (Upslope): 0"
Depth of Fill (Downslope): 30"

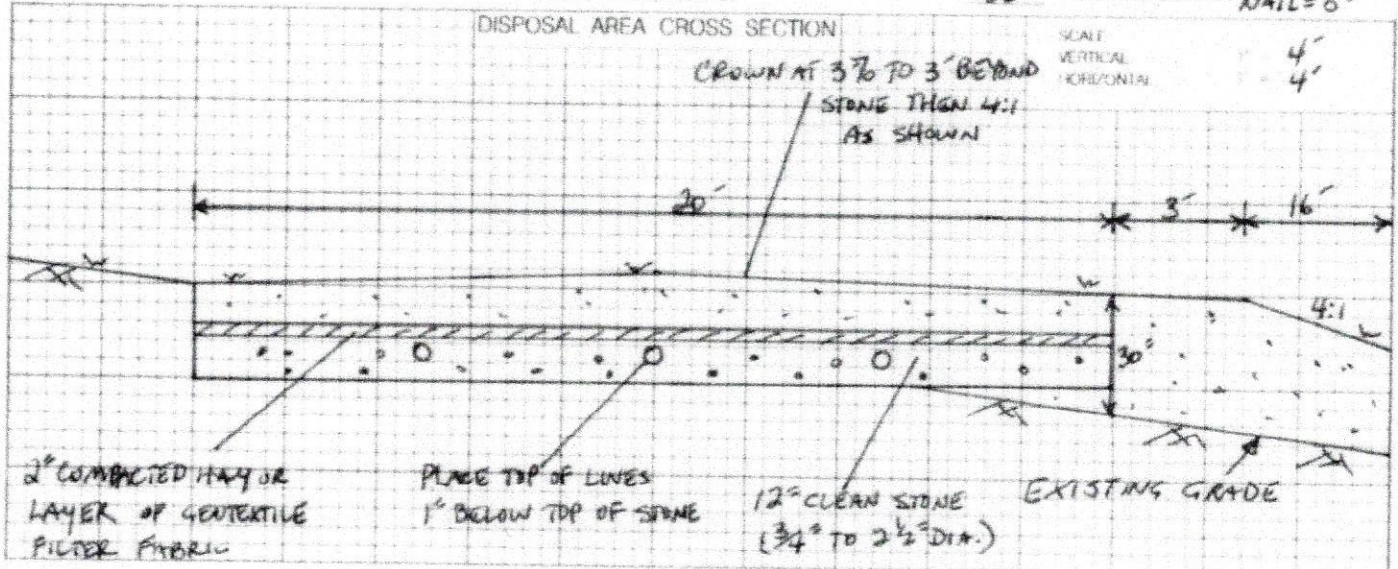
CONSTRUCTION ELEVATIONS

Finished Grade Elevation: -32"
Top of Distribution Pipe or Proprietary Device: -45"
Bottom of Disposal Area: -56"

ELEVATION REFERENCE POINT (ERP)

Location & Description: FLAGGED NAIL IN POWER POLE
Reference Elevation: NAIL = 0"

DISPOSAL AREA CROSS SECTION



Thomas D. Tingle

217

7-14-98

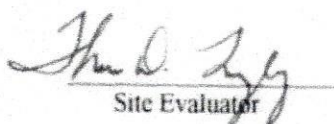
-4

POLAND

40 W. SHORE RD.

WAYNE ANDREWS

1. The most recent revision of the Maine Subsurface Wastewater Disposal Rules is hereby made a part of this HHE-200 form and shall be consulted by the disposal system installer for additional information pertinent to the installation of the disposal system.
2. This application is based on the minimum Maine State requirements for separation distances, set-back distances, lot size requirements, zoning, building codes, etc. There may be more stringent, local requirements for which the owner/applicant is responsible for in ensuring that this is an acceptable site. Property lines, utility lines, existing subsurface structures, intended present and future use of the system, etc. are shown based on information provided by the owner/applicant or his agent. It is the responsibility of the owner/applicant or his agent to confirm, before construction begins, the above information or other features/circumstances which may affect the installation of the system.
3. Temporary and permanent erosion control practices to prevent erosion of soil or sediment beyond the project site or into a wetland or waterbody must be incorporated for all projects which involve soil disturbance, according to the Erosion Control Law of the State of Maine Department of Environmental Protection, and any other pertinent regulations such as Corps of Engineers, EPA, or local ordinances.
4. Vegetation shall be cut and removed from the area where fill material is to be placed. Where possible, the area under the disposal field and backfill extensions shall be plowed or disked to produce a thoroughly roughened surface. On sites where the fill material is coarser than the original soil, a minimum of 4 inches of fill materials must be mixed into the original soil to form a transitional horizon. All backfill material shall be a clean, coarse sand to a gravelly coarse sand for a minimum of 3 feet around the disposal area and may be a clean, gravelly loamy sand for the remainder of the fill, all fill shall be placed in 8" compacted lifts.
5. The disposal field stone (for stone beds or where specified) shall be washed stone, uniform in size, and free of fines, dust, ashes, or clay, and shall be no smaller than 3/4 inch and no larger than 2 1/2 inches in size.
6. Excavation shall be carried out in a manner that will avoid unnecessary compaction of both sidewalls and bottom area. Any smeared or compacted portions of these must be scarified to reopen soil pores. Work should be scheduled so that excavated areas are not exposed to rainfall or wind-blown silt. Disposal fields should not be installed in frozen ground.
7. Proprietary devices shall be installed according to manufacturer's instructions.
8. At least 4 inches of soil suitable for the establishment of a good vegetative cover shall be placed over the entire filled area (fill being a minimum of 8" thick above the compacted hay/filter fabric or proprietary device) including the fill material extensions. Immediately after completion of final grading, the fill material surface shall be stabilized by mulching and seeding, or sodding, to establish a good vegetative cover to prevent erosion.
9. Final grading shall be completed in such a manner so that surface water is diverted away from the disposal field site to prevent ponding on or near the disposal field.
10. The septic tank should be pumped out every 5 years, more frequently if needed. Do not add septic tank cleaners, degreasers, or additives into the septic system, these may not help and may actually cause early failure of the system.


Site Evaluator

217
SE #

7-14-98
Date

Page
4 of 4

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 1903)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD₅ plus S.S. content of the wastewater is no greater than that of normal domestic effluent

GENERAL INFORMATION

Town of POLAND

Permit No. _____

Date Permit Issued _____

Property Owner's Name: WAYNE ANDREWS

Tel. No.: 958-2967

System's Location: 40 W. SHORE RD.

Property Owner's Address: POLAND ME. 04274

(if different from above) _____

SPECIFIC INSTRUCTIONS TO THE:

LOCAL PLUMBING INSPECTOR (LPI):

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Wayne Andrews
SIGNATURE OF OWNER

9/21/98
DATE

LOCAL PLUMBING INSPECTOR

I, ARTHUR C. DUNN, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b)

☒ a. (I approve, ☐ disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant. —OR—

☐ b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (☐ recommend, ☐ do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, she shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

Arthur C. Dunn
LPI SIGNATURE

9-21-98
DATE

Replacement System Variance Request

VARIANCE CATEGORY	VARIANCE REQUESTED		LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO	
SOILS						
Soil Profile	Ground Water Table		to 7'		inches	
Soil Condition	Restrictive Layer		to 7'		inches	
from HHE-200	Bedrock		to 12'		inches	
SETBACK DISTANCES (in feet)	Disposal Fields		Septic Tanks		Disposal Fields	Septic Tanks
From	Less than 1000 gpd	1000 to 2000 gpd	Less Than 1000 gpd	1000 to 2000 gpd	To	To
Wells with water usage of 2000 or more gpd	300 ^a ft	300 ^a ft	100 ^a ft	100 ^a ft		
Owner's wells	100 down to 50 ft	200 down to 100 ft	100 ^b down to 50 ft	100 down to 50 ft		
Neighbor's wells	100 ^b down to 60 ft	200 ^b down to 120 ft	100 ^b down to 50 ft	100 ^b down to 75 ft		
Water supply line	10 ft ^d	20 ft ^d	10 ft ^d	10 ft ^d		
Water course, major - for replacements only, see Table 400.4 for exempted expansions	100 down to 60 ft	200 down to 120 ft	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft	100 down to 50 ft	50 down to 25 ft	50 down to 25 ft	29' ⁶	
Drainage ditches	25 down to 12 ft	50 down to 25 ft	25 down to 12 ft	25 down to 12 ft		
Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams (edge of fill extension)	25 ft ^d	25 ft ^d	25 ft ^d	25 ft ^d		
Slopes greater than 3:1	10 ft	18 ft	N/A	N/A		
No full basement (e.g. slab, frost wall, columns)	15 down to 7 ft	30 down to 15 ft	8 down to 5 ft	14 down to 7 ft		
Full basement (below grade foundation)	20 down to 10 ft	30 down to 15 ft	8 down to 5 ft	14 down to 7 ft		
Property lines	10 down to 5 ^c ft	18 ft down to 9 ^c ft	10 ft down to 4 ^c ft	15 ft down to 7 ^c ft		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft		

OTHER

1 Fill extension Grade - to 3:1

2 * This may be only a drain, but in effort to be most conservative,

3 I am calling this feature a "Minor Water Course" JEF

Footnotes:

- This setback distance cannot be reduced by the LPI, but may be considered for reduction by State variance.
- Written Permission from the owner of a well is required when a replacement system will be located less than 100 (or 200 ft. for 1000-2000 gpd) feet and closer to that well than the system it is replacing.
- Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope or property line.
- Natural Resources Protection Act requires a 25 foot setback on slopes with less than 20% from the edge of disturbance and 100 feet on slopes greater than 20% except for the repair or installation of a replacement system when no practical alternative exists.

SITE EVALUATOR'S SIGNATURE

DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and () does () does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

Formal Shoreland Zoning Application for
Mark Fiorino

WAIVER REQUESTS

- 1) Applicant requests waiver for formal Stormwater Manage Plan. The nature of the project design, expansion, and goals preclude the need of costly-engineered stormwater analysis by preserving undisturbed areas adjacent to the improvements currently proposed.

EROSION AND SEDIMENTATION CONTROL PLAN

Formal Shoreland Zoning Application for Mark Fiorino

40 West Shore Drive – Poland, Maine

Prepared By:

JKL LAND SURVEYING
Oxford, Maine

INTRODUCTION:

This Plan has been developed to insure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments downstream. The methods of control consist of preventative measures and remedial measures. Preventative measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures and Permanent Measures.

Temporary Erosion Control:

Temporary control measures may consist of hay bale barriers and/or silt fencing, temporary mulching, stone check dams, and topsoil stockpiling.

Hay Bale Barriers:

Hay bale barriers will be placed down slope of all earth moving activities, where water from these disturbed areas will run off. These barriers will be keyed at least four inches into the ground, and staked end to end along an even contour to force run-off water through the bales.

Silt Fencing:

Silt fencing may be used in place of, or together with, the hay bale barriers. The silt fencing will also be keyed at least four inches into the ground and placed along an even contour.

Stone Check Dams:

Stone check dams will be placed in the center of the ditches prior to final stabilization, to provide a means of trapping sediment. The dams will consist of small stones placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Typical Details sheet for construction details of the measure.

Temporary Mulch:

Temporary mulch will be placed on all disturbed areas where seeding or other construction or stabilization activities will not take place for over 14 consecutive days. Temporary mulch will also be placed on all bare soils outside the road base prior to any predicted heavy rain event. A heavy rain event will be at least one inch of rainfall in a 24-hour period. The mulch may be hay and will be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in the areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a run-off transport channel (swale or ditch).

Stockpiles will be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a silt fence or hay bale barrier placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet.

Maintenance of Temporary Measures:

All temporary measures described above will be inspected weekly throughout the construction of the project. Repairs or replacements will be made as necessary. Once the site is stable, temporary devices such as hay bale barriers and silt fencing will be removed.

Permanent Erosion Control (if necessary):

Permanent measures will consist of the placement of culverts, the stabilization of inlets and outlets of culverts, the construction of both grass lined and stone lined ditches, and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.

Culverts:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm. The locations and sizes of the culverts are shown on the Site Plan.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 14 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert.

Ditches:

Ditches on the project have been designed based on expected slow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less than 3.5 feet per second have been designed to be grass lined.

Stone Lined Ditches:

Stone lined ditches will first be lined with a non-woven filter fabric, and then lined with riprap possessing a D50 of approximately 6 inches in diameter. This means that approximately half the stones by weight will be smaller than 6 inches and half will be larger. The minimum stone size should be 1 inch with the largest stone being 9 inches in diameter. The depth of stone in the ditch should average 14 inches. The final shape of the ditch will consist of the following dimensions: a bottom width of one foot; side slopes possessing a 3:1 horizontal to vertical; and a total depth of 2 feet.

Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material may take place either before or after seeding. This blanket will be installed according to the manufacturer's recommendations. If there is no mulch material in the blanket, then the netting will be placed over the seed and mulch.

The seeding and mulching of the grass lined ditches will follow the specifications stated below for re-vegetation.

Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a depth of at least four inches. Loam will be the stockpiled topsoil, if possible.

The areas with loam will then be fertilized with commercial 19-19-19 fertilizer applied at a rate of 12 pounds per 1,000 square feet. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with a conservation grass mix or equal. This mixture will be applied at a rate of 2 pounds per 1,000 square feet. Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Again, the soil will not be visible through the mulch, regardless of the application rate.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded area will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 75%, the seeding will be done a second time.

Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

Maintenance of Permanent Measures:

All measures will be inspected weekly during construction, and then at least once annually to insure proper function of each measure. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding will take place between either May 1 and June 15, or August 15 and September 15.



SITE LOCATION SKETCH
SCALE: NOT TO SCALE

CONDITIONS OF APPROVAL:

- Soil Erosion Control and Storm Water Management Measures shall be in place prior to construction; the Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period Mar 1st to May 1st is prohibited.
- Any disturbed soils shall be re-vegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high water mark shall be re-vegetated per the approved plan.
- This approval will expire twenty-four (24) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/soil permits shall be obtained prior to the start of construction.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and Specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development under the Act, the Erosion and Sedimentation Control Act, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

EROSION CONTROL MANAGEMENT:

- THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" MARCH 1991. THE EQUIPMENT, METHODS, TRUCKS, CRANES, CAMPAIGNERS, GRADERS, ETC. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER AND ADJUTING LANDS:
- UPON TO GRUBBING OR ANY EARTH MOVING OPERATION, EROSION FENCE WILL BE INSTALLED ACROSS THE SITE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.
 - STONE CURB OR DAMS WILL BE INSTALLED IN THE GRADINGS SWALES TO PREVENT EROSION.
 - PRIOR TO INSTALLATION OF THE CHANNELS, EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
 - PERMANENT EROSION CONTROL MEASURES FOR ALL ROADS, CHANNELS, DITCHES, OR ANY DISTURBED LAND WILL BE INSTALLED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MATCHED FOR EROSION CONTROL UPON ROUGH GRADING.
 - WATTE TONSOL SHALL BE SAVED, STOCKPILED, MULCHED AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SITUATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY DITCHING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZATION DITCHES AND OR BERRS WILL BE CONSTRUCTED TO DIVERT STORM WATER RUNOFF AWAY FROM PILES.
 - ALL SITUATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS. DEFECTS WILL BE REPAIRED AND OR REPLACED IMMEDIATELY. EXPOSED SEDIMENT WILL BE REMOVED IMMEDIATELY. LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND OR REPLACED AS NECESSARY.
 - INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.
 - SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT, ADDITIONAL EROSION CONTROL MEASURES WILL BE REQUIRED. THESE MEASURES WILL BE INSTALLED AS APPROPRIATE INSTRUCTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.

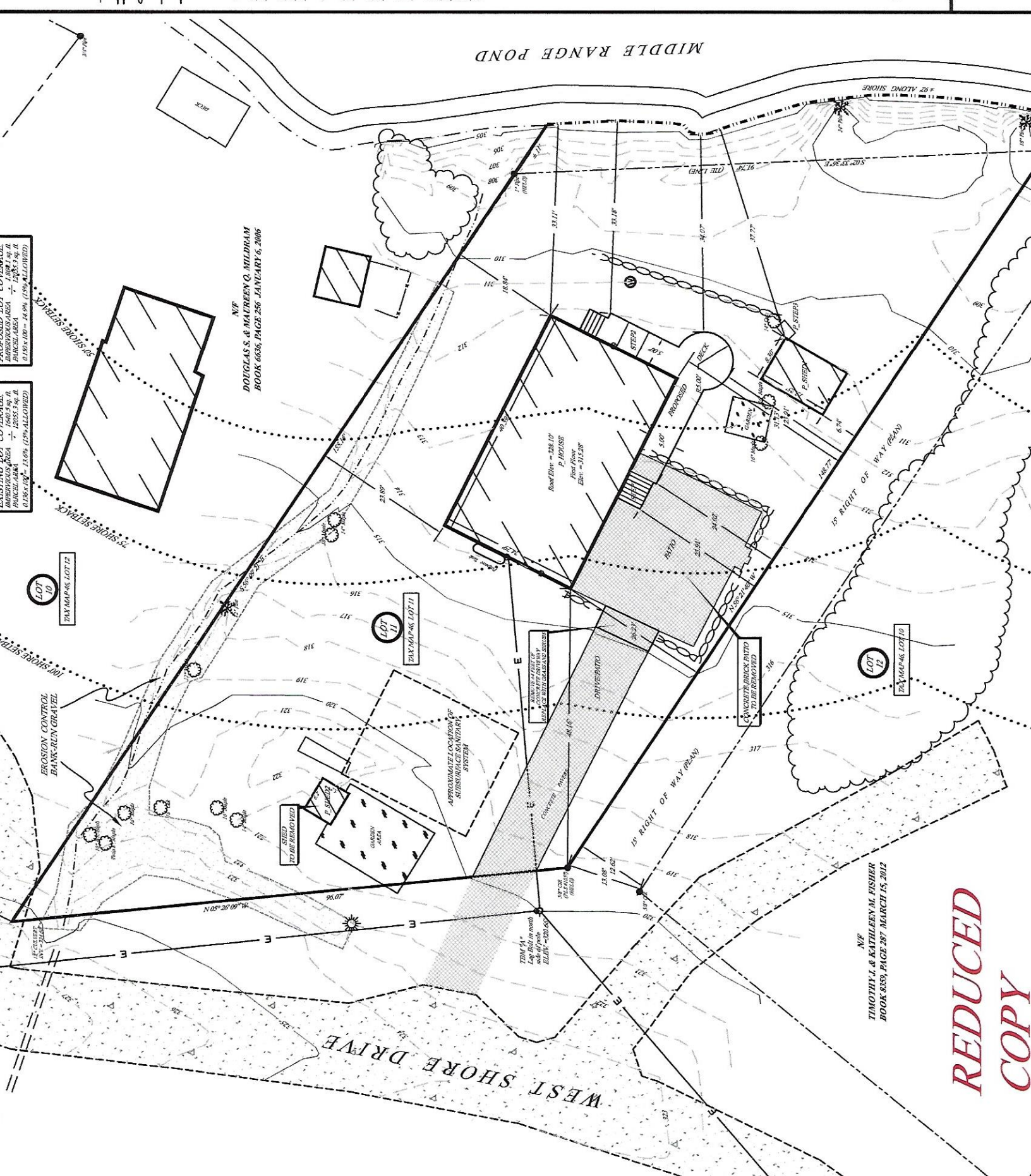
RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ HOUR _____ MIN _____ M
AND RECORDED IN PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTRAR

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXERCISED BY A PROFESSIONAL LAND SURVEYOR AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE CLIENT.



REDUCED COPY

UTILITY POLE

HARDWOOD TREE

SOFTWOOD TREE

WELL

LAMP

RIGHT OF WAY LIMITS / BUTTERS

EDGE OF PAVEMENT

STONE WALL

CENTERLINE OF RUNOFF

EROSION SILT FENCE OR MULCH BERM

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH, DECEMBER 2012.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) WEST SHORE ROAD IS A PRIVATE WAY AND THE RECORD WIDTH IS FIFTY (50) FEET. THE LOCATION IS BASED ON EXISTING IRON PINS MEASURED IN THE FIELD.
- 4) PROPERTY IS DESIGNATED ON TOWN OF POLAND TAX MAP 46, LOT 11.
- 5) FLOOD ZONE X AND AE - MAP 23001C0294E EFFECTIVE DATE JULY 8, 2013 - BASE FLOOD ELEVATION: 309'.
- 6) CONTOUR ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS AND PROCESSED USING NGS ONLINE POSITIONING USER SYSTEM (OPUS).
- 7) BEST MANAGEMENT PRACTICES WILL BE UTILIZED WITHIN THE SHORELINE AND ZONE TO AVOID SOIL EROSION AND SURFACE RUNOFF FROM ENTERING UPPER RANGE POND AND ALL DISTURBED AREAS CAUSED BY THE CONSTRUCTION FOR THE IMPROVEMENT AND ARE TO BE RE-VEGETATED WITH PLANTINGS OF TREES, SHRUBS AND GRASSES TO STABILIZE CONDITIONS WITHIN THE DESIRED AREAS.

REFERENCES:

- 1) PLAN OF POLAND SPRING WEST SHORES ON MIDDLE RANGE POND, POLAND MAINE, DATED JUNE 1964 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 40.
- 2) SKETCH OF PROPERTY FOR BEVERLY MORRIS, 3 WEST SHORE DRIVE - MIDDLE RANGE POND - POLAND, MAINE DONE BY STUART DAVIS LAND SURVEYING.

TOTAL AREA:

12,055.3 Sq. Feet or 0.28 Acres

OWNER OF RECORD:

MARK FIORINO

BOOK 8842, PAGE 295 DECEMBER 27, 2013

GRAPHIC SCALE

1 inch = 10 ft

(IN FEET)

--- PERIMETER BOUNDARY & TOPOGRAPHIC SURVEY ---

PLAN OF PROPERTY

40 WEST SHORE DRIVE - POLAND, MAINE

MADE FOR

MARK FIORINO