

**Planning Board Meeting  
May 28, 2019 – 7:00 PM  
Town Office Conference Room**



**Meeting Materials**

**Planning Board  
Tuesday, May 28, 2019  
7:00 PM – Town Office Conference Room**

**CALL TO ORDER**

**MINUTES**

May 14, 2019

**COMMUNICATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

Formal Shoreland Zoning Application – Stephen and Theresa Mello – 24 Upper Range Road  
– Map 35 Lot 17

**ANY OTHER BUSINESS**

**ADJOURNMENT**

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**May 14, 2019**  
**Approved on \_\_\_\_\_, 2019**

**CALL TO ORDER** – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, Cheryl Skilling, and CEO Scott Neal present. Member Stephanie Floyd and Sarah Merrill absent with notice.

**MINUTES** – April 23, 2019 – Member Greenwood moved to approve the minutes. Member Weinberg seconded the motion. Discussion: None    Vote: 4-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Informational – Dennis Ferland – Mechanic Falls Road  
– Map 12 Lot 23

Dennis Ferland and Rick Jones presented the project to the Board to see if the project is feasible. Mr. Ferland would like to put a campground in and would like to know if this would be allowed in this zone if he were to move forward with the project.

At this time campgrounds aren't allowed in General Purpose 1, because this area seems to be meant to be a commercial zone. The only way to allow a campground in this area would be to change this at Town Meeting.

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – 1171 Maine Street – Debra and Anna Lapre  
– Map 39 Lot 19

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

Formal Site Plan Review (Amended) – RSU # 16 - Bruce M. Whittier Middle  
School – 1457 Maine Street – Map 15 Lot 6

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

Formal Site Plan Review – 1484 Maine Street – Mark Lopez – Map 15 Lot 18B

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

Formal Site Plan Review (Amended) – MB Investment Properties, LLC  
– 100 Bark Mulch Drive – Map 4 Lot 15 Sublot 2 and Map 4 Lot 17

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

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**May 14, 2019**  
**Approved on \_\_\_\_\_, 2019**

Formal Site Plan Review – Poland Corner Road Water Main Extension Stream  
Crossing and Water Tank Storage – Poland Corner Road  
– Map 11 Lots 6B and 5

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

**ANY OTHER BUSINESS** – The Board would like more information in advance from people coming in for informationals.

**ADJOURN** – Member Weinberg moved to adjourn the meeting at 7:35 pm. Member Greenwood seconded the motion. Discussion: None    Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

\_\_\_\_\_  
James Porter, Vice – Chairperson

\_\_\_\_\_  
George Greenwood, Secretary

\_\_\_\_\_  
Mark Weinberg, Member

\_\_\_\_\_  
Stephane Floyd, Member

\_\_\_\_\_  
Cheryl Skilling, Member



# 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.*

May / 28 / 2019

**Date of the meeting you are requesting to be scheduled for**

<b>Applicant's Name:</b>	Stephen A. & Theresa M. Mello
<b>Mailing Address:</b>	16 Fox Run Drive
<b>Town, State, Zip:</b>	Wilmington, MA 01887
<b>Phone Number:</b>	1-978-604-2364

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input checked="" type="checkbox"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational				
Map, Lot:	Tax 35 -- Lot 17				
Road Location:	Upper Range Drive				
Zoning:	Shoreland/Limited Residential		Lake Watershed:	Upper Range Pond	
Project Description:	Adding second floor to existing camp				

### 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 the board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

<b>Applicant Signature:</b>	<u>Stuart Davis - Agent</u>	<b>Date:</b> May 28, 2019
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**Davis Land Surveying, LLC**  
64 Old County Road – Oxford, Maine 04270  
990 Minot Avenue - Auburn, Maine 04210

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

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May 28, 2019

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

RE: 24 Upper Range Drive ~ Shoreland Zoning Application

Dear Planning Board members,

Enclosed please find a Shoreland Zoning Application (Exhibit 1) with exhibits on behalf of Stephen & Theresa Mello. The Mello's are asking for approval this evening for only adding a second story onto the existing camp (Exhibit 4). The existing camp currently sits on piers. The current finished floor is at an elevation of 312.6' with an existing peak height of 324.2'.

The property currently consists of the main camp with a deck and steps on the shore side and a small shed. The current existing impervious area consists of 1,909 sq.ft. which includes the existing camp w/deck & steps, existing shed, existing gravel drive. and being at  $\pm 11\%$ . By adding the second story will not increase the impervious area.

The property is located at 24 Upper Range Drive and being shown as Lot 17 on the Town of Poland Tax Map 35 (Exhibit 3). The property contains 17,383.69 sq.ft. consisting of over 101' of frontage on Upper Range Drive and  $\pm 115'$  of shore frontage and is located within the Limited Residential District.

Exhibit A shows the apparent property lines and all existing improvements. The closest corner of the existing camp is set back about  $\pm 41'$  from the approximate shoreline and setback from the road line at 89. The closest side setback being to the southerly abutter is about  $\pm 25'$ . The exiting shed closest side to the northerly abutter is about 9' with the only proposed changes being made to the existing camp.

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

Extreme portions of the property fall within a Special Flood Hazard Zone (Exhibit 8), however none of the existing buildings and or current improvements fall within the flood zone. All proposed improvements will not be impacted by said flood zone.

We look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions in hopes of securing an approval, with conditions, if necessary.

Respectfully Submitted,

Stuart Davis PLS

# **SHORELAND ZONING APPLICATION**

PREPARED FOR:  
**Stephen A. & Theresa M. Mello**  
16 Fox Run Drive  
Wilmington, MA 01887

**Regarding Property Located at**  
  
**24 Upper Range Drive**  
**Poland, Maine 04274**

Prepared by:  
**DAVIS LAND SURVEYING**

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

May 28, 2019

**Table of Contents:**

Exhibit 1	Application
Exhibit 2	Authorization Letter
Exhibit 3	Tax Map 35
Exhibit 4	Assessors Card
Exhibit 5	Deed Book 8188, Page 285
Exhibit 6	Abutters List
Exhibit 7	Permit- By- Rule
Exhibit 8	FEMA Flood Hazard Map – 23001C0294E

**Project Plans:**

Exhibit A	Site Plan
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# 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: *Stuart Davis*

Date of Board Review: May 28, 2019

# Application

## PARCEL INFORMATION:

<b>Parcel ID:</b>	Tax 35 -- Lot 17		
<b>Lake Watershed:</b>	Upper Range Drive		
<b>Road Location:</b>	Upper Range Pond		
<b>Lot Size:</b>	17,383.69	(sq. ft.)	<b>Year Created:</b> 1960
<b>Shore Frontage:</b>	±115	(ft.)	<b>Road Frontage:</b> 101 (ft.)
<b>Zone:</b>	Shoreland/Limited Residential		<b>Flood Zone:</b> X & AE - 23001C0294E
<b>Aquifer Overlay:</b>	No		<b>Current Use:</b> Seasonal

## OWNER INFORMATION:

<b>Name:</b>	Stephen A. & Theresa M. Mello
<b>Mailing Address:</b>	16 Fox Run Drive - Wilmington, MA 01887
<b>Phone #:</b>	1-978-604-2364

## APPLICANT INFORMATION:

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

## THIS APPLICATION IS FOR:

- ☐ New Development  
☐ Change of Use  
☐ Expansion of Use  
☒ Expansion/Replacement of Structure(s)  
☐ Resumption of Use

## Existing Lot Conditions

### 1. GENERAL

<b>A. Does this lot have any development? (If no, go to proposed development)</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>B. Is there an existing well?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>C. Is there an existing Septic System?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>D. Is there an existing road entry?</b> <ul style="list-style-type: none"> <li>If YES include any changes or modifications on plans.</li> <li>If NO please submit a copy of appropriate Road/Entrance Application.</li> </ul>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>E. Will there be any existing structures removed?</b> <ul style="list-style-type: none"> <li>If YES, submit information about the structure and how it will be disposed of.</li> </ul>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

### 2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

<b>A. Size of lawns:</b>	N/A	(sq. ft.)
<b>B. Size of fields:</b>	N/A	(sq. ft.)
<b>C. Size of driveways/roads:</b>	±830	(sq. ft.)
<b>D. Size of paths or other non-vegetated areas:</b>	N/A	(sq. ft.)
<b>E. Size of wetlands already filled</b>	N/A	(sq. ft.)

<b>3. EXISTING MAIN STRUCTURE</b>	
A. Ground Footprint: (Existing Camp w/overhangs)	±952 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	653 (sq. ft.)
C. Road frontage setback:	85 (ft.)
D. Side setback:	25 (ft.)
E. Rear setback:	N/A (ft.)
F. Distance to Great Pond:	±41 (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
<b>4. EXISTING ACCESSORY STRUCTURE</b>	
A. Total number of structures:	1
B. Total ground footprint:	126 (sq. ft.)
C. Total floor space:	126 (sq. ft.)
D. Closest road setback:	89 (ft.)
E. Closest side setback:	9 (ft.)
F. Closest rear setback:	N/A (ft.)
G. Distance to Great Pond:	±76 (ft.)
H. Distance to Streams:	N/A (ft.)
I. Distance to Wetlands:	N/A (ft.)
<b>5. TOTAL EXISTING IMPERVIOUS SURFACES</b>	
A. Add 2c + 2d + 3a + 4b:	1,909 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	11 %
*This number cannot exceed 15%	

## Proposed Development

1. WETLANDS TO BE IMPACTED:	None (sq. ft.)
<b>2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)</b>	
A. Changes in lawn size:	N/A (sq. ft.)
B. Changes in buffers:	N/A (sq. ft.)
C. Changes in naturally wooded areas:	N/A (sq. ft.)
D. Total opening in forest canopy:	N/A (sq. ft.)
<b>3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)</b>	
A. Changes in building footprint(s):	N/A (sq. ft.)
B. Changes in driveway/roadway:	N/A (sq. ft.)
C. Changes in patios, walkways, etc:	N/A (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	None (sq. ft.)
<b>4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES</b>	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	None %
*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](http://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:**

Stuart Davis - Agent

**Date:** May 28, 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	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
X			Site Plan drawings				
X			Signed copy of application				
X			Name & Address of owner				
X			Name & Address of all abutters within 500 feet of your lot				
X			Map of general location				
X			Show all adjacent properties				
X			Name, Map & Lot numbers on drawings				
X			Copy of Deeds & Agreements				
X			Name of designer on plans				
			<u>Section 508.30 Shoreland Areas</u>				
		X	Structure & Site Plan drawing				
		X	New structure set back 100' from lake, 75' from streams & wetlands				
		X	Water dependent structures indicated				
		X	Setbacks or structures shown in drawings				
		X	Show all structures				
		X	Side and road setbacks shown				
		X	Need for larger than required setbacks				
		X	Steep slopes shown				
		X	Multiple Principle Structures have required land area				
			<u>Piers, Wharves, Bridges</u>				
			Shore access soils described				
X			Locations of development and natural beaches shown				
		X	Effect on fish & wildlife				
		X	Dimensions of structures shown				
		X	Superstructure on piers				
		X	Use of pier superstructures				
		X	Permanent structures have DEP permit				
			<u>Individual Private Campsites</u>				
		X	Show land area for each site				
		X	Campsite setbacks are shown				
		X	Type of development for sites				
		X	Amount of clearing for vegetation				
		X	Sewage disposal plan				
		X	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
X			Setbacks as required				
		X	State reasons for location in Resource Protection				
		X	Culverts				
		X	<u>(Part two) Road Only</u>				
			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				
		X	<u>Storm water runoff</u>				
			Plans show storm water runoff and retaining areas				
		X	<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				
		X	<u>Shoreland Access Held In Common</u>				
			Proper water frontage for number of lots that hold access in common				
		X	<u>Single Family Home in Resource Protection District</u>				
			No place on lot outside Resource Protection where home can be located				
			Lot undeveloped				
X			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				
X			<u>Phosphorus Calculations</u>				
X			<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.	
<b>TOTAL</b>	

<b>Authorized Signature:</b>	<div style="text-align: right;"><b>Date:</b> _____</div> <div>_____  <i>Code Enforcement Officer or Planning Board Chair</i></div>
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Stephen A. Mello  
16 Fox Run Drive  
Wilmington, MA 01887

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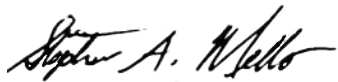
May 2, 2019

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

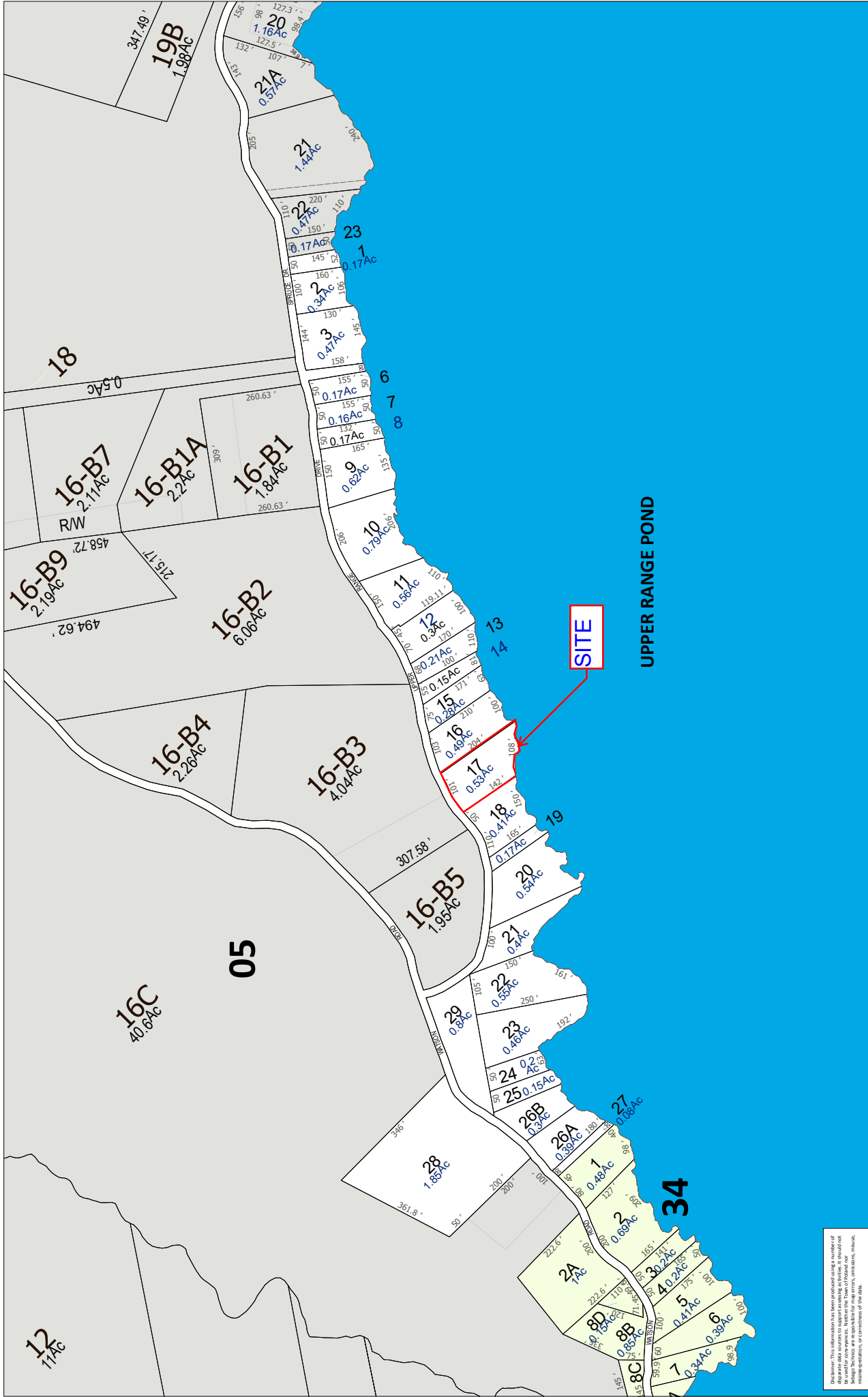
Dear Board Members,

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen A. Mello". The signature is fluid and cursive, with the first name "Stephen" and last name "Mello" being the most prominent parts.

Stephen A. Mello



Disclaimer: This information has been produced using a number of separate data sources to support a mapping activity. It should not be used for any other purpose. The user assumes all liability for any errors, omissions, or inaccuracies in the data.

SEBAGO  
Engineering & Surveying, Inc.  
100 Main Street, Suite 200  
Sebago, Maine 04086  
Tel: 207.533.8888

MAPS PREPARED BY:  
SEBAGO  
Engineering & Surveying, Inc.  
100 Main Street, Suite 200  
Sebago, Maine 04086  
Tel: 207.533.8888

05 Abutting Tax Map Number  
Subdivision Lot Number  
8-338 Tax Parcel Lot Number  
Water-related Wetlands

Property Tax Map Number  
Statement of Right of Ways  
Formatted Lot Lines  
Geometry

Abutting and  
Adjoining Number  
Traveled Hwy

LEGEND

PROPERTY MAP  
**TOWN OF POLAND, MAINE**  
APRIL 1, 2016

UPDATES  
SEBAGO TECHNIQUES  
O'DONNELL & ASSOCIATES  
2015 UPDATES  
2014 UPDATES AND TAX MAPS

0 50 100 200 300 Feet

**MAP 35**



# Town of Poland, Maine

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

Last Updated 05/30/2018

[Back to List](#)

**Map/Lot** 0035-0017  
**Book** 8188  
**Page** 285  
**Account** 2513  
**Location** 24 UPPER RANGE DR.  
**Owner** MELLO, STEPHEN A.  
16 FOX RUN RD.  
WILMINGTON MA 01887

**Assessment**

<b>Land</b>	197,780
<b>Building</b>	23,320
<b>Taxable</b>	221,100

**Property Information****Type**

Residential

<b>Acreage</b>	0.53
<b>Zone</b>	Shoreland
<b>Neighborhood</b>	Range 2

**Land**

<b>Description</b>	<b>Type</b>	<b>Units</b>	<b>Value</b>
Baselot (Fract)	Fractional Acreage	0.50	185,000
Frontage 1	Acres	0.03	2,775
Site Improvement 1	Improvements	1.00	10,000
		0.53	197,780

**Building**

<b>Value</b>	22,377
<b>Year Built</b>	1960
<b>Full Baths</b>	1
<b>Area</b>	192

**Tax Detail**

<b>Year</b>	<b>Original</b>	<b>Remaining</b>
2016	3,139.62	0.00

**Sale History**

<b>Previous Owner</b>	<b>Sale Date</b>	<b>Sale Price</b>
GOSSELIN, JEROME E., GOSSELIN, ELIZABETH A. (JT)	6/30/2011	215,000

[Back to List](#)

Powered by:

The logo for Harris Real Estate, featuring the word "HARRIS" in a stylized, blue, serif font with a horizontal line underneath.

QUITCLAIM DEED  
WITH COVENANT

DENNIS E. DYCK of Harrison, County of Cumberland and State of Maine, grants to DENNIS E. DYCK and DOROTHY M. FRANCISCO both of Harrison, County of Cumberland and State of Maine, with quitclaim covenants, as JOINT TENANTS, and not as tenants in common all my right, title and interest in and to a certain lot or parcel of land with any buildings thereon, situated in Town of Otisfield, County of Oxford and State of Maine, more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 30 day of June, 2011.

S. Graves

Dennis E. Dyck

STATE OF MAINE  
Oxford, ss.

June 30, 2011

Then personally appeared the above-named Dennis E. Dyck and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan J. Graves  
Notary Public/Attorney at Law



SUSAN J. GRAVES  
NOTARY PUBLIC/MAINE  
MY COMMISSION EXPIRES DEC 11, 2013

MAINE REAL ESTATE  
TRANSFER TAX PAID



#16664

EXHIBIT A

A certain lot or parcel of land situated in the Town of Otisfield, County of Oxford and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly boundary of the town road leading over the Ivory Hill, so-called, said point being the corner of stone walls and the southwesterly corner of land now or formerly of Kenneth Myrick;

Thence northerly and following a stone wall on the westerly boundary of said Myrick land to the southerly boundary of land now or formerly owned by Joseph Fortier;

Thence westerly along said Fortier boundary to land now or formerly of D.A. Beatty;

Thence southerly and following the easterly boundary of said Beatty land and of the Whittemore homestead to said northerly boundary of said road;

Thence easterly along said boundary of said road to the point of beginning.

The above described lot contains approximately fifteen acres.

Meaning and intending to describe the premises conveyed in a Quit-Claim Deed from Federal National Mortgage Association to Dennis E. Dyck of even or recent date herein and duly recorded in the Oxford County Registry of Deeds.

Received  
Recorded Register of Deeds  
Jul 06, 2011 11:44A  
Oxford East County  
Patricia A. Shearman



# 500 foot Abutters List Report

Poland, ME  
May 15, 2019

## Subject Property:

Parcel Number: 0035-0017  
CAMA Number: 0035-0017  
Property Address: 24 UPPER RANGE DR.

Mailing Address: MELLO, STEPHEN A.  
16 FOX RUN RD.  
WILMINGTON, MA 01887

---

## Abutters:

Parcel Number: 0005-0016-B002  
CAMA Number: 0005-0016-B002  
Property Address: UPPER RANGE DR.

Mailing Address: ZUKOWSKI, ROBERT  
48 UPPER RANGE DR.  
POLAND, ME 04274

Parcel Number: 0005-0016-B003  
CAMA Number: 0005-0016-B003  
Property Address: 102 WATSON RD.

Mailing Address: ANDERSON, CLIFFORD J.  
102 WATSON RD.  
POLAND, ME 04274

Parcel Number: 0005-0016-B005  
CAMA Number: 0005-0016-B005  
Property Address: 118 WATSON RD.

Mailing Address: WRIGHT, BRIAN T.  
118 WATSON RD.  
POLAND, ME 04274

Parcel Number: 0005-0016C  
CAMA Number: 0005-0016C  
Property Address: 151 WATSON RD.

Mailing Address: STEPP, PAULINE  
% JIM STEPP P. O. BOX 118  
SOUTH CASCO, ME 04077

Parcel Number: 0035-0010  
CAMA Number: 0035-0010  
Property Address: 48 UPPER RANGE DR.

Mailing Address: ZUKOWSKI, ROBERT F.  
48 UPPER RANGE DR.  
POLAND, ME 04274

Parcel Number: 0035-0011  
CAMA Number: 0035-0011  
Property Address: 42 UPPER RANGE DR.

Mailing Address: SMITH, JAMES R.  
55 THREE RIVERS DR.  
BRIDGEWATER, MA 02324

Parcel Number: 0035-0012  
CAMA Number: 0035-0012  
Property Address: 38 UPPER RANGE DR.

Mailing Address: TURNER, EDWIN  
38 UPPER RANGE DR.  
POLAND, ME 04274

Parcel Number: 0035-0013  
CAMA Number: 0035-0013  
Property Address: 36 UPPER RANGE DR.

Mailing Address: LOGAN, CHARLES R.  
36 UPPER RANGE DR.  
POLAND, ME 04274



[www.cai-tech.com](http://www.cai-tech.com)

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



# 500 foot Abutters List Report

Poland, ME  
May 15, 2019

Parcel Number: 0035-0014  
CAMA Number: 0035-0014  
Property Address: UPPER RANGE DR.

Mailing Address: ANDERSON, CLIFFORD J.  
102 WATSON RD.  
POLAND, ME 04274

Parcel Number: 0035-0015  
CAMA Number: 0035-0015  
Property Address: 32 UPPER RANGE DR.

Mailing Address: CRAIB, STANLEY M., JR.  
590 S. W. ESTER AVE.  
PORT ST. LUCIE, FL 34983

Parcel Number: 0035-0016  
CAMA Number: 0035-0016  
Property Address: 26 UPPER RANGE DR.

Mailing Address: DESPRES, LINDA L.  
1 BAY ST.  
SCARBOROUGH, ME 04074

Parcel Number: 0035-0018  
CAMA Number: 0035-0018  
Property Address: 18 UPPER RANGE DR.

Mailing Address: GOSSELIN, JEROME E.  
25 MAYLANE DR.  
SALEM, NH 03079

Parcel Number: 0035-0019  
CAMA Number: 0035-0019  
Property Address: 16 UPPER RANGE DR.

Mailing Address: POTTER, ROBERT S.  
789 GRANITE ST.  
FREEPORT, ME 04032

Parcel Number: 0035-0020  
CAMA Number: 0035-0020  
Property Address: 14 UPPER RANGE DR.

Mailing Address: GERRY, THOMAS F.  
91 QUEEN ST.  
GORHAM, ME 04038

Parcel Number: 0035-0021  
CAMA Number: 0035-0021  
Property Address: UPPER RANGE DR.

Mailing Address: GERRY, THOMAS F.  
91 QUEEN ST.  
GORHAM, ME 04038

Parcel Number: 0035-0022  
CAMA Number: 0035-0022  
Property Address: 6 UPPER RANGE DR.

Mailing Address: WRIGHT, JEANNE HARTFORD  
118 WATSON RD.  
POLAND, ME 04274

Parcel Number: 0035-0029  
CAMA Number: 0035-0029  
Property Address: WATSON RD.

Mailing Address: GOREY, FRANCIS J.  
52 DAVIS AVE.  
AUBURN, ME 04210



www.cai-tech.com

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## NRPA PERMIT BY RULE NOTIFICATION FORM

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

PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

Name of Applicant: (owner)			Name of Agent:		
Applicant Mailing Address:			Agent Phone # (include area code):		
Town/City:			PROJECT Information Name of Town/City:		
State and Zip code:			Name of Wetland or Waterbody:		
Daytime Phone # (include area code):			Map #:		Lot #:
Detailed Directions to Site:					
			UTM Northing: (if known)		UTM Easting: (if known)
Description of Project:					
Part of a larger project? (check one)→	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check one)→	<input type="checkbox"/> Yes <input type="checkbox"/> No	Check one→ This project <input type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).	

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

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


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

## NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

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

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

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

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

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

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

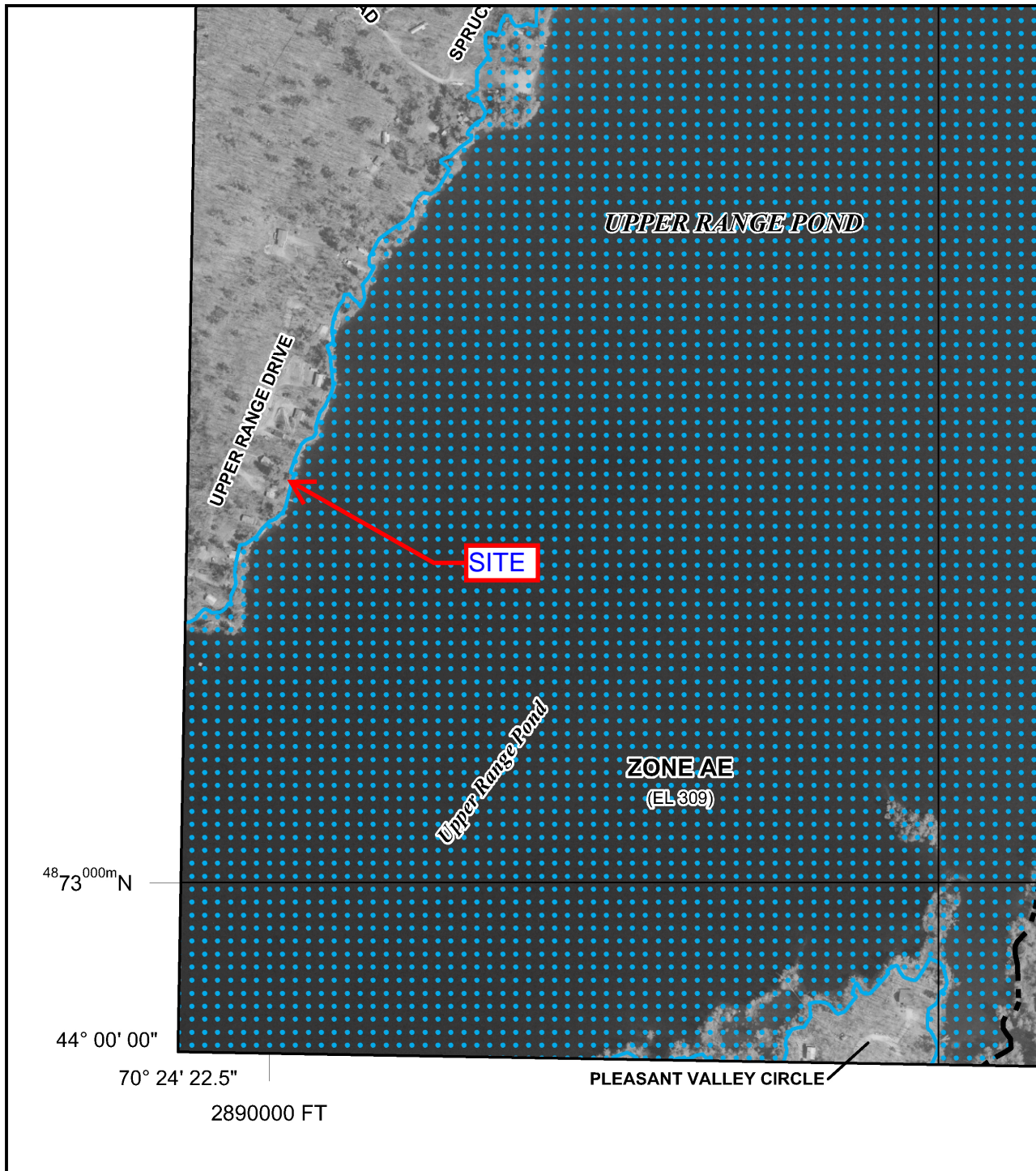
PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

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

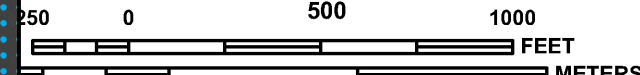
PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

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





MAP SCALE 1" = 500'



NIP  
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:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
POLAND, TOWN OF	230009	0294	E

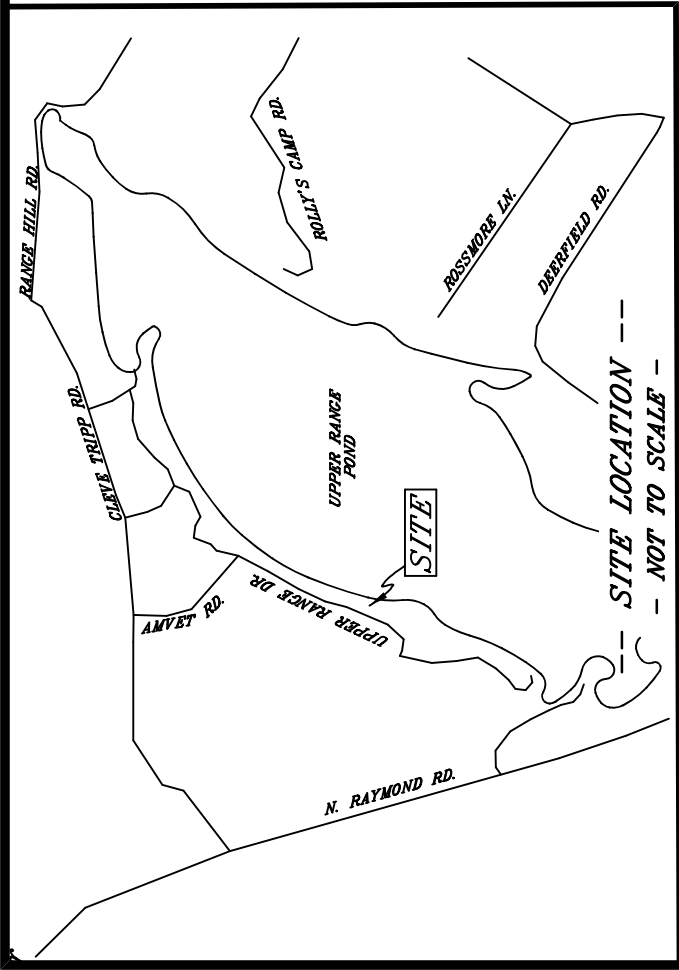
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



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](http://www.msc.fema.gov)



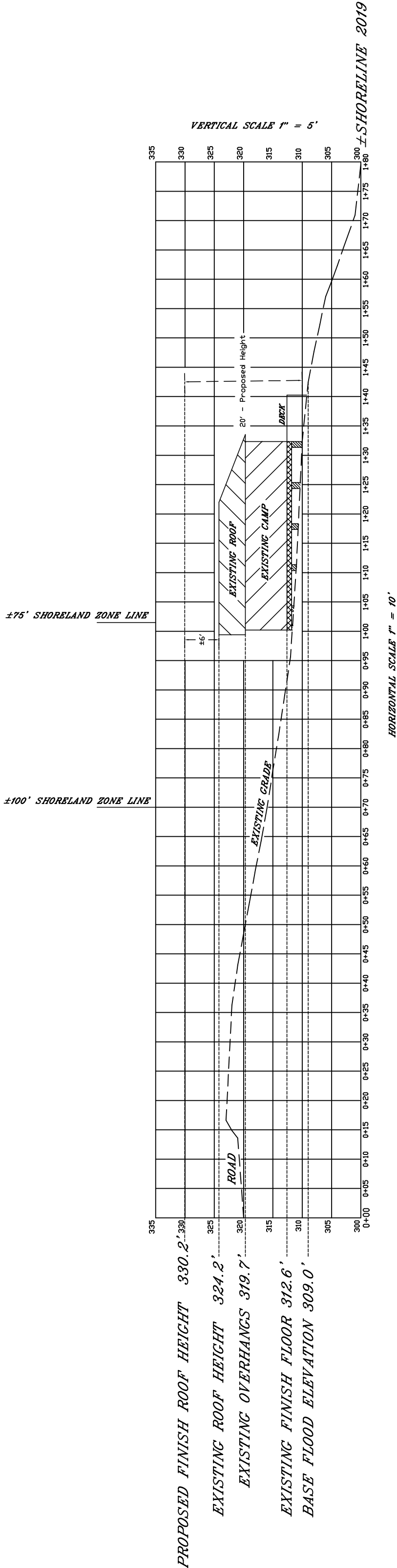
NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH APRIL, 2019.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (A.C.R.D.) - AUBURN, MAINE.
- 3) PURPOSE OF THIS PLAN IS TO SHOW THE PLAN & PROFILE OF THE EXISTING CAMP FOR PLANNING BOARD REVIEW AT 24 UPPER RANGE DRIVE - POLAND, MAINE.

REFERENCES:

- 1) PLAN OF SHORE LOTS UPPER RANGE ROAD, PROPERTY OF ALLEN D. WATSON BY FRED J. MCLEART, DATED JUNE 1987, RECORDED IN A.C.R.D. PLAN BOOK 16, PAGE 37.
- 2) TOWN OF POLAND TAX MAP 35.

EXISTING PROFILE - CAMP ON PIERS



Existing Impervious Area Calculation/Lot Coverage:	
Existing Camp w/Overhang	754.0 sq. ft.
Deck	198.1 sq. ft.
Shed	126.4 sq. ft.
Gravel Driveway	830.5 sq. ft.
Total = 1,909.0 sq. ft.	

Percentage of Lot Impervious Area Calculation:	
1,909.0 / 100 = 17%	17,383.69

Proposed Impervious Area Calculation/Lot Coverage:	
Existing Camp w/Overhang	754.0 sq. ft.
Deck	198.1 sq. ft.
Shed	126.4 sq. ft.
Gravel Driveway	830.5 sq. ft.
Total = 1,909.0 sq. ft.	

Zoning: Limited Residential  
Chapter 5 - 508.27

Minimum Lot Area: 80,000 sq.ft.  
Minimum Road Frontage: 200'  
Minimum Shore Frontage: 200'  
Maximum Impervious: 15%  
Maximum Structure Height: 20/25'

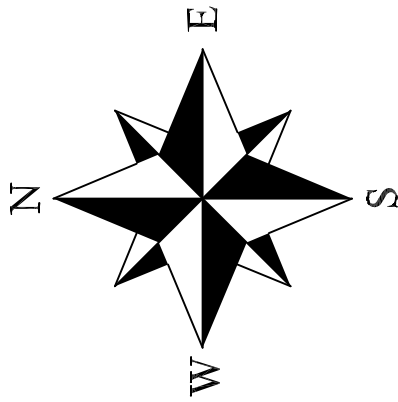
Setbacks:  
Front: 20'  
Side & Rear: 20'  
From HWM: 100'

AREA:

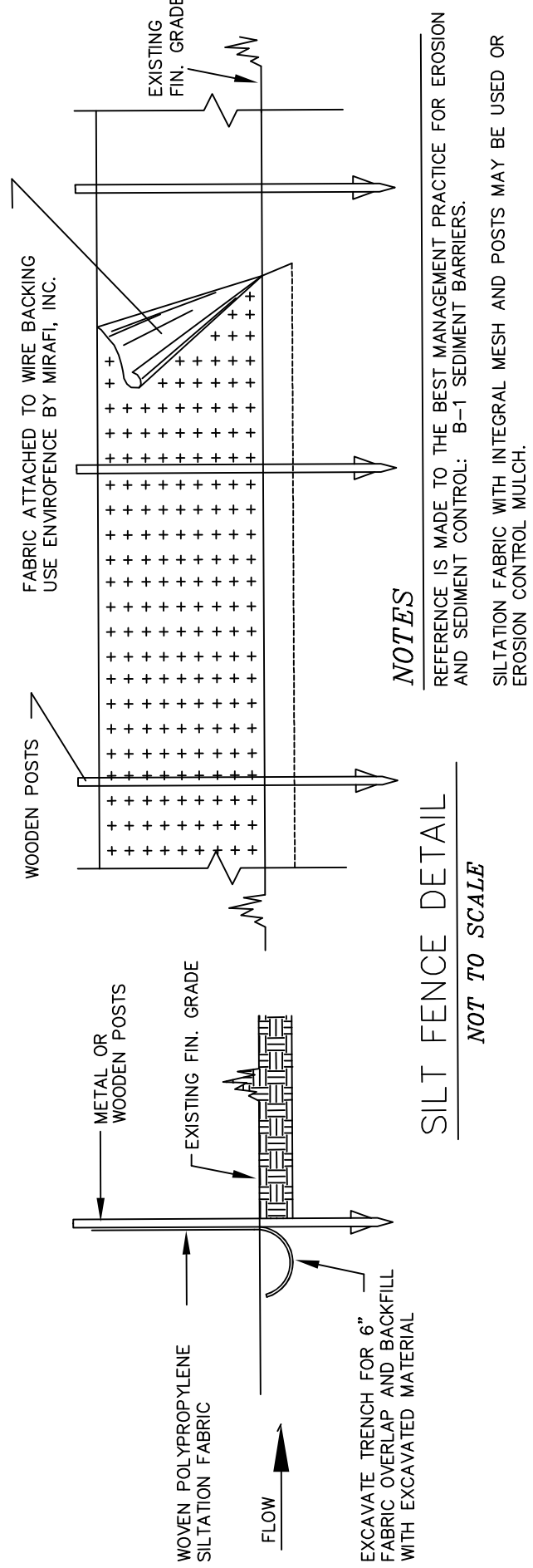
17,383.69 sq.ft.  
±0.4 acres

OWNER OF RECORD:

STEPHEN A. & THERESA M. MELLO  
8188/285 -- 6-28-2011  
24 UPPER RANGE DRIVE  
TAX MAP 35, LOT 17  
Lots 21-23 -- Plan Ref. #1



SCALE: 1" = 20'



RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE  
RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ HOUR \_\_\_\_\_ MIN \_\_\_\_\_ M.  
AND RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD - OXFORD, MAINE 04870  
990 MINOT AVENUE - AUBURN, ME 04210  
OFFICE PHONE (207) 845-9991 or (207) 782-3665  
CELL (207) 240-9949  
EMAIL: stuart@davislandsurveying.net  
www.davislandsurveying.net  
April 26, 2019  
FILE: 371 JOB NO.: 19-006

SHORELAND ZONING APPLICATION---

PROFILE OF PROPERTY

24 Upper Range Drive - Poland, Maine

Stephen A. Mello

16 Fox Run Drive -- Wilmington, MA 01887

TOWN OF POLAND PLANNING BOARD:  
CHAIRPERSON:

DATE:

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT  
CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE  
RESULTS SHOWS HEREON REPRESENT THE LAND SURVEYOR'S RESPONSIBILITY TO  
THE PUBLIC. I HAVE NOT BEEN AWARE OF ANY VIOLATIONS OF THE  
PROFESSIONAL LAND SURVEYORS' BOARD OF DISCIPLINE OR  
SURVEYORS' (M.R.S.A. TITLE 32, CHAPTER 181 DATED APRIL 2001).

EXCEPT AS FOLLOWS:  
1) NO WRITTEN REPORT TO DATE.  
2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: S.F.S.

THIS PLAN IS NOT VALID UNLESS APPROVED ABOVE