

**Planning Board Meeting
January 24, 2023 – 7:00 PM
Town Office Conference Room**



Meeting Materials

Planning Board
Tuesday, January 24, 2023
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES

December 13, 2022

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Preliminary Major Subdivision Amendment – Brian Corey – 8 Tamerack Way
– Map 13 Lot 16 Sublot 3 and Map 13 Lot 16

Proposed CLUC Changes

Road Name Application – Tom and Corie Learned – Maine Street (Rt.26) – Map 10 Lot 55
(Goes through additional parcels 0039-0016, 0010-0052, and 0039-0015 owned by the
Learneds.)

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Christopher Gousse – 39 Black Duck Lane
– Map 36 Lot 9

Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road
– Map 25 Lot 27

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
December 13, 2022
Approved on _____, 2023

CALL TO ORDER – Chairperson George Greenwood called the meeting to order at 7:00pm with Members James Porter, James Walker, and CEO Scott Neal present. Members Cheryl Skilling and Jon Gilson are absent with notice.

MINUTES – November 22, 2022 – Member Porter moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Shoreland Zoning Application – Christopher Gousse – 39 Black Duck Lane – Map 36 Lot 9

Christopher Gousse and Chad Truman presented the amended plans to the Board. There was an issue with a corner of the house being within the 100' setback to the lake and how it would meet the height requirement. To fix this problem the second story corner of the house within the 100' setback will be a 3' x 6' deck.

To make sure that the height requirement is adhered to when the house is built CEO Neal would like a surveyor to come out and verify the height during construction.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Member Porter moves to approve the Formal Shoreland Zoning Application with the following conditions: no site walk, no public hearing, and a surveyor must come out and verify the height of the building within the 100' setback during construction. Member Walker seconded the motion. Discussion: None Vote: 3- yes 0-no

Formal Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road – Map 25 Lot 27

Tedd Hamilton presented the additional materials to the Board.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Member Porter moved to approve the Formal Shoreland Zoning Application with the following conditions: no site walk and no public hearing. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

POLAND PLANNING BOARD
MINUTES OF MEETING
December 13, 2022
Approved on _____, 2023

NEW BUSINESS – None

ANY OTHER BUSINESS – None

ADJOURN – Member Porter moved to adjourn the meeting at 7:28 p.m. Member Walker seconded the motion. Discussion: None Vote 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

George Greenwood, Chairperson

James Porter, Vice Chairperson

Absent with Notice
Cheryl Skilling, Secretary

James Walker, Member

Absent with Notice
Jonathan Gilson, Member

AMENDMENT #1
WILDWOOD PHASE 1 SUBDIVISION
SUBDIVISION APPLICATION

REVISION OF LOT 3 & DETENTION POND AREA

POLAND TAX MAP 13-16, LOT 3

Prepared for:
Brian S. Corey
8 Tamerack Way
Poland Turner, Maine 04274

Regarding property located at:

8 Tamerack Way
Poland, Maine 04274

Prepared by:
DAVIS LAND SURVEYING, LLC
Stuart A. Davis
Professional Land Surveyor #2208
990 Minot Avenue
Auburn, Maine 04210

January 24, 2023
DLS Job #22-106

Davis Land Surveying, LLC
990 Minot Avenue
Auburn, ME 04210

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

January 24, 2023

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

RE: Amendment of Lot 3 and Detention Pond Area within Wildwood Phase 1 Subdivision

Dear Planning Board Chairperson and Members,

Enclosed please find an Amended Subdivision application and supporting documents to amend Lot 3 and Detention Pond Area within Wildwood Phase 1 Subdivision as shown on a plan entitled "Subdivision Plan – Phase 1 Wildwood" prepared for Autumn, Inc dated October 2011, last revised 1/3/2012 and recorded at the Androscoggin County Registry of Deeds (ACRD) in Plan Book 49, Page 67 and 68. The subdivision was originally approved by the Town of Poland Planning Board on February 14, 2012. Exhibits and submittals are on file with the Town of Poland for this approval.

The applicant constructed a garage on the property without the beneficial knowledge of where the actual sidelines between Lot 3 and the Detention Pond Area were, which resulted in the garage on Lot #3 being sited incorrectly. This created an encroachment to side setbacks. The purpose of this application is to adjust the boundary lines for Lot #3 and Detention Pond Area to exchange 1,150 sq. ft. of area to accommodate the garage for Lot #3 and to fix the setback encroachment. The number of lots for the Amended Subdivision Plan – Phase 1 Wildwood" will remain as 13 lots and all areas of said lots to remain the same as shown on aforementioned plan. This will have no impact on the stormwater and erosion control measures for the site.

Brian Corey will be meeting with the Homeowners Association on January 13, 2023 and will be securing a letter from all those involved regarding their acceptance of the Amended Plan as shown. We will not have the letter in hand before we submit this Application 1-12-2023. Once we receive the letter, I can email Scott & Sarah a copy of said letter to be included in the Planning Board Package and or Mr. Corey can supply a copy of said letter at the meeting, unless said letter would be considered supplemental information that could not be presented at the night of the meeting.

We look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart Davis", written in a cursive style.

Stuart Davis, PLS

Table of Contents:

| | |
|-----------|--|
| Exhibit 1 | Subdivision Application |
| Exhibit 2 | Agent Authorization Letter |
| Exhibit 3 | Tax Assessor Card Tax Map 13, Lot 16-3 |
| Exhibit 4 | Deeds – Book 9155, Page 77 |
| Exhibit 5 | Town of Poland Location Map Tax Map 13, Lot 16-3 |
| Exhibit 6 | Map of Abutters w/in 500 Feet & List of Abutters |
| Exhibit 7 | Subdivision Plan – Phase 1 Wildwood (ACRD Plan Book 49, Page 67) |
| Exhibit 8 | Subdivision Plan – Phase 1 Wildwood (ACRD Plan Book 49, Page 68) |

Project Plans:

| | |
|-----------|--|
| Exhibit 9 | Amendment #1 of Wildwood Phase 1 Subdivision – Revision of Lot 3 & Detention Pond Area |
|-----------|--|



Town of Poland, Maine Planning Board

Preliminary Major Subdivision Application

Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms and obtain copies of information as required by the application.
 - a. Obtain names and addresses of "Abutters" (*within 500 feet of your lot*) from the Assessor's Office.
 - i. You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification sent by this office of your request.
 - ii. An Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 607.2 of the Comprehensive Land Use Code.
 - i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page and then select "Comprehensive Land Use Code". Hardcopies are also available for purchase at the town office.
 - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATES**
 - a. A total of fourteen 14 copies of the plans and a digital PDF copy (on either cd or usb) are needed.
 - i. Four (4) of the copies are required for Department Heads and should be attached to the department head notice. (Recreation Dept. needs notification but does not need an application)
 - ii. The applicant is responsible for the delivery of the Road Commissioner's, the Fire/Rescue Chief's, the Police Dept, and the School Departments application copies.
 - iii. Department heads should receive their copies 14 days prior to the scheduled meeting. This allows them ample time to report their recommendations back to the Planning Board before the scheduled meeting.
 - b. The Code Enforcement Office must receive an original application (An application with original signatures) and an additional 13 copies and a digital PDF copy (on either cd or usb) along with the appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to remain on the upcoming agenda.
 - c. If review for completeness of information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
 - d. The application will be put on display for public review 7 days prior to the meeting.
 - e. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

PROJECT NAME: _____

Date of Planning Board Review: _____ / _____ / _____ Number of Lots/ Units: _____

LOT INFORMATION:

Tax Assessor's Map # _____ Lot # _____ Sub lot # _____
Registry of Deeds Book # _____ Page# _____
Road Location: _____
Lot Size: _____ Acres or Sq. Ft. Road Frontage: _____ Ft.
Year lot created: _____ (If unknown, give best estimate with +/- after date)
Zoning District(s): _____ Flood Zone: _____ Aquifer Overlay: _____
Current use of lot: _____

LAND OWNER(s):

Name(s) _____
Company _____
Mail Address: _____ Main Phone: _____ - _____ - _____
Town/State/Zip _____ Alternate Phone: _____ - _____ - _____

APPLICANT or CONTACT PERSON:

Applicant is: _____ Landowner _____ Contractor _____ Renter _____ Buyer

If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): _____

Company _____

Mail Address: _____ Main Phone: _____ - _____ - _____

Town/State/Zip _____ Alternate Phone: _____ - _____ - _____

THIS APPLICATION IS FOR: (Check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> New Development | (Amendment of Lot #3 & Detention Pond Area. Land exchange to fix setback encroachments due to placement of garage on Lot #3.) |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Change In Use | |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use | |
| <input type="checkbox"/> Governmental | <input type="checkbox"/> Expansion of Structure(s) | |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Resumption of Use | |

EXISTING LOT CONDITIONS: (This page is to describe what is on your lot currently) (NOT APPLICABLE)**1. General**

Does this lot have any existing development? (If No, go to "Proposed Development") _____ Yes

_____ No

- | | | |
|--|-----------|----------|
| a. Is there an existing Well | _____ Yes | _____ No |
| b. Is there an existing Septic System | _____ Yes | _____ No |
| i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location. | | |
| c. Is there an existing Road Entrance or driveway | _____ Yes | _____ No |
| i) If yes, will there be any changes/modifications? | _____ Yes | _____ No |
| ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.) | | |
| d. Any structures to be removed | _____ Yes | _____ No |
| i) If yes, submit information about the structure to be removed and how any debris will be disposed of. | | |

2. Existing Land Development & Improvements NOT Including Buildings

- | | | |
|--------------------------------------|-------|------------------|
| a. Size of lawns | _____ | Sq. Ft. or Acres |
| b. Size of fields | _____ | Sq. Ft. or Acres |
| c. Size of driveways/roads | _____ | Sq. Ft. |
| d. Size of other non-vegetated areas | _____ | Sq. Ft. |
| e. Wetlands already filled | _____ | Sq. Ft. |

**This subdivision was approved
by the Poland Planning Board on
2/14/2012. Exhibits are on file.)**

3. Existing Main Structure

- | | | |
|--|----------------------------------|---------|
| a. Ground Footprint | _____ | Sq. Ft. |
| b. Total Gross Floor Space (exterior dimensions of all floors) | _____ | Sq. Ft. |
| c. Road Frontage Setback | _____ | Ft. |
| d. Side Setback | _____ | Ft. |
| e. Rear Setback | _____ | Ft. |
| f. Distance to Great Pond | _____ Not applicable (over 250') | Ft. |
| g. Distance to Stream | _____ Not applicable (over 250') | Ft. |
| h. Distance to Wetlands | _____ Not applicable (over 250') | Ft. |

4. Foundation Type

_____ Full Basement _____ Frost Walls _____ Slab _____ Piers

5. Existing Accessory Structure(s)

- | | |
|-------------------------------|--------------------------------------|
| a. Total Number of Structures | _____ |
| b. Total Ground Footprint | _____ Sq. Ft. |
| c. Total Floor Space | _____ Sq. Ft. |
| d. Closest Road Setback | _____ Ft. |
| e. Closest Side Setback | _____ Ft. |
| f. Closest Rear Setback | _____ Ft. |
| g. Distance to Great Pond | _____ Not applicable (over 250') Ft. |
| h. Distance to Streams | _____ Not applicable (over 250') Ft. |

i. Distance to Wetlands _____ Not applicable (over 250') _____ Ft.

PROPOSED DEVELOPMENT: (NOT APPLICABLE)

SUBMISSIONS:

1. Standard submissions requirements shall follow Section 607.2 Comprehensive Land Use Code.
 - a. Use the checklist on pages 7 & 8. *(See attached Addendum B for detail of requirements.)*
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. **List status of all state and federal approvals, permits, and licenses required, if any, for the project:**
This includes but is not limited to the following:
 1. State highway entrance permit.
 2. Soil disturbances involving more than one acre.
 3. Impact on more than 4,300 square feet of any type wetland.
 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 6. Timber harvesting.
 7. Flood zones.
 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

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.
2. I agree to comply with all 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.
3. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2006
4. 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.
5. 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.
6. 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 titles.
7. 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.
8. I understand that a **Certificate of Occupancy or Compliance** 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 started prior to the issuance of the certificate.
9. I understand that the **approval becomes invalid** if construction or use has not commenced within twelve (12) months of the Planning Board's 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.
10. 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.
11. 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 and/or Superior Court.
12. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.
13. Anything agreed to verbally or in writing during this application process must be adhered to and will be enforced.

Applicant's Signature(s)



Agent

1/24/2023

Date

Completeness of Submission CHECKLIST for:

(Plan Name) _____

The following list is the information required in Chapter 607.2 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check the appropriate left-hand column depending if the information has been provided, if you request a waiver from submitting the information, or if you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required.

| For Applicant Use | | | Submission requirements | (This subdivision was approved by the Poland Planning Board on 2/14/2012. Exhibits are on file.) | For Planning Board Use | | | |
|-------------------|----------------|----------------|--|---|------------------------|---------|--------|----------------|
| Provided | Waiver Request | Not Applicable | | | Received | On File | Waived | Not Applicable |
| | | | 607.1.H Municipal Impact | | | | | |
| | | | • Road Commissioner | | | | | |
| | | | • School Superintendent | | | | | |
| | | | • Police Department | | | | | |
| | | | • Rescue & Fire Departments | | | | | |
| | | | Section 607.2 Submissions | | | | | |
| X | | | A. Application form | | | | | |
| X | | | B. Location Map | | | | | |
| | | | B.1. Existing subdivision in proximity | | | | | |
| | | | B.2. Location & names of streets | | | | | |
| | | | B.3. Zoning Districts | | | | | |
| | | | B.4. Outline of subdivision & holdings | | | | | |
| | | | C. Preliminary Plan | | | | | |
| | | | * 15 copies of application | | | | | |
| | | | D. Section 606.3.D requirements | | | | | |
| | | | D.1. Proposed name | | | | | |
| | | | D.2. Names & address of all involved | | | | | |
| | | | D.3. Date plan prepared | | | | | |
| | | | D.4. Existing physical features | | | | | |
| | | | * Number of acres | | | | | |
| | | | * Property lines | | | | | |
| | | | * Existing buildings | | | | | |
| | | | * Vegetative cover type | | | | | |
| | | | * Trees >24" DBH | | | | | |
| | | | * Clearing area for lawns & structures | | | | | |
| | | | * Restrictions on clearings | | | | | |
| | | | D.5. Location of water bodies | | | | | |
| | | | D.6. Contours at requested intervals | | | | | |
| | | | D.7. Zoning Districts | | | | | |
| | | | D.8 Location, names, widths of: | | | | | |
| | | | * Roads | | | | | |
| | | | * Easements | | | | | |
| | | | * Buildings | | | | | |
| | | | * Parks | | | | | |
| | | | * Open Spaces | | | | | |
| | | | D.9. Title, rights, & interests | | | | | |
| | | | D.10. Standard boundary survey | | | | | |
| | | | D.11. Copy of most recent deed on parcel | | | | | |
| | | | D.12. Intended deed restrictions | | | | | |
| | | | D.13. Type of sewage disposal | | | | | |
| | | | D.13.a. SSWS pit locations & analyses | | | | | |
| | | | D.14.a. Public water supply approval | | | | | |
| | | | D.14.b. Private wells adequate supply | | | | | |
| | | | D.14.c. Adequate central supply | | | | | |

| For Applicant Use | | | | | For Planning Board Use | | | |
|-------------------|----------------|----------------|--|--|------------------------|---------|--------|----------------|
| Provided | Waiver Request | Not Applicable | Submission requirements | This subdivision was approved by the Poland Planning Board on 2/14/2012. Exhibits are on file.) | Received | On File | Waived | Not Applicable |
| | | | D.15. Wetlands identified | | | | | |
| | | | D.16. Phosphorous analysis | | | | | |
| | | | D.17. Location of sewers, water mains, culverts, & drainage ways | | | | | |
| | | | D.18. Open space to be preserved | | | | | |
| | | | D.19. Dedicated public use land | | | | | |
| | | | * Offers to town | | | | | |
| | | | * Selectmen look favorable on offer | | | | | |
| | | | D.20. Flood prone areas | | | | | |
| | | | D.21. Hydrogeologic assessment | | | | | |
| | | | D.21.a. Sand & gravel aquifers | | | | | |
| | | | D.21.b. Average dwelling density | | | | | |
| | | | * Potential for adverse impact | | | | | |
| | | | D.22. Storm water management plan | | | | | |
| | | | D.23. Erosion & sedimentation plan | | | | | |
| | | | D.23.a Permit from DEP | | | | | |
| | | | D.24 Areas of wildlife habitat | | | | | |
| | | | D.25. Areas on NRHP | | | | | |
| | | | D.26. Disposal of debris | | | | | |
| | | | * DEP permit | | | | | |
| | | | D.27. Scenic sites | | | | | |
| | | | D.28. Agricultural areas | | | | | |
| | | | D.29. Archeological resources | | | | | |
| | | | D.30. Technical & financial ability | | | | | |
| | | | Section 607.2.D emphasis | | | | | |
| | | | 1. Adequate water resources | | | | | |
| | | | 1.a. Private well analysis | | | | | |
| | | | 1.b. Private central well analysis | | | | | |
| | | | 2. High intensity soil survey | | | | | |
| | | | 3. Hydrogeologic Assessment | | | | | |
| | | | 3.a. On sand & gravel aquifer | | | | | |
| | | | 3.b. Housing density | | | | | |
| | | | 4. Estimate of vehicular traffic | | | | | |
| | | | 5. Traffic impact analysis | | | | | |
| | | | Supplemental Information | | | | | |
| | | | Lots meet space & bulk standards Sec. 507 | | | | | |
| | | | Status of any State or Federal permits | | | | | |
| | | | Condition A. | | | | | |
| | | | Condition B. | | | | | |
| | | | Condition C. | | | | | |
| | | | Condition D. | | | | | |
| | | | Condition E. | | | | | |
| | | | Condition F. | | | | | |

This pre-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

Special Requirements for Formal Site Review: _____

Planning Board Chair

____ / ____ / ____
Date

On-site Inspection

| ITEM | Requirements Met | Deficient | Waived | Not Applicable |
|--|------------------|-----------|--------|----------------|
| A. Less than 6 inches of snow on the ground | | | | |
| B. Structures, roads, parking, etc. flagged | | | | |
| C. Notice of inspection posted | | | | |
| D. Public allowed to accompany on-site inspection | | | | |
| E. PB reviewed site findings at next meeting | | | | |
| F. PB set contour intervals for formal application | | | | |

Brian S. Corey
8 Tamerack Way
Poland, Maine 04274

January 10, 2023

Town of Poland
Planning Board

Poland, Maine 04274

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for applications to the Town of Poland in regards to my property at 8 Tamerack Way (Tax Map 0013-0016, Lot 0003).

Sincerely,

A handwritten signature in black ink, appearing to be "B. Corey", with a stylized flourish at the end.

Brian S. Corey



Property Card: **8 TAMERACK WAY**
Poland, ME



Parcel ID: 0013-0016-0003
Trio Account #: 3820

Owner: COREY, BRIAN S
Co-Owner:
Mailing Address: 8 TAMARACK WAY
POLAND, ME 04274

| Valuation | Building Sketch |
|--|---|
| Card Number: 1 Acreage: 0.87 Land Value: \$54,740 Building Value: \$129,680 Total Value: \$129,680 Taxes: \$1,428 | NO SKETCH AVAILABLE |
| Building Information | |
| Year Built: 2014 Remodded: 0 Living Area (sqft): 0 Basement: Full Basement Finished Basement: 0 Number of Rooms: 5 Number of Bedrooms: 3 Number of Full Baths: 2 Number of Half Baths: 0 | Stories: Exterior Walls: WOOD SHINGLE Roofing Materials: Asphalt Shingles Foundation: Concrete Insulation: Full Fireplace: 0 Heating: Radiator A/C: None Attic: None |

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Warranty Deed

Statutory Short Forms Deeds Act ~ 33 M.R.S.A. § 761 et seq.

N O T
A N
O F F I C I A L
C O P Y

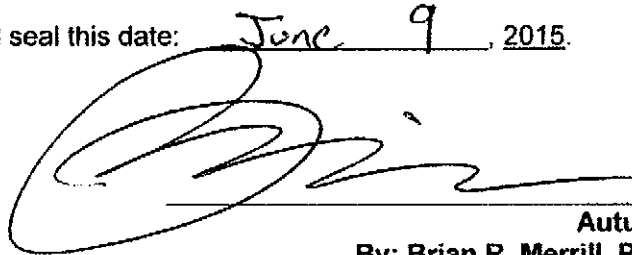
Autumn, Inc., a Maine Corporation with a place of business in the Town of Poland, County of Androscoggin and State of Maine, with a mailing address of 18 Hines Road, Poland, Maine 04274, for consideration paid, grant to **Brian S. Corey**, of the Town of Bethel, County of Oxford and State of Maine, with a mailing address of 1857 Intervale Road, Bethel, Maine 04217, with *warranty covenants*, the land in the Town of **Poland**, County of Androscoggin and State of Maine, more particularly bounded and described in Exhibit A, attached hereto and incorporated herein by reference.

The deed preparer makes no certification as to record marketable title, a title search not having been made attendant to the preparation of this deed.

Meaning and intending to convey and hereby conveying a portion of the same property conveyed to Autumn, Inc. by Warranty Deed from Meyer Development & Associates, dated December 30, 2010 and recorded in the Androscoggin County Registry of Deeds in Book 8092, Page 102.

Witness my hand and seal this date: June 9, 2015.

Signed, Sealed & Delivered
In Presence of



Autumn, Inc.
By: **Brian R. Merrill, President**

State of Maine
County of Androscoggin, ss.

Date: June 9, 2015

Then personally appeared the above-named **Brian R. Merrill** the duly authorized President of **Autumn, Inc.**, and severally acknowledged the foregoing instrument as his free act and deed in his said capacity and the free act and deed of said Grantor Corporation. Before Me,


Notary Public/Attorney-at-Law

J. Gregory Lestage, Attorney at Law

Printed Name

Commission expires _____

NOT NOT
AN AN
OFFICIAL OFFICIAL

A certain lot or parcel of land ^{C O P Y} **together with the improvements thereon** ^{C O P Y} **situated in the Town of Poland, County of Androscoggin and State of Maine, being bounded as follows;**

Being **Lot #3** of Wildwood, Phase 1, as shown on plan entitled "**Master Plan, Phase 1, Wildwood, Bakerstown Road (Route 11), Poland, Maine**", prepared for Autumn, Inc. and prepared by R.W. Eaton Associates, Land Surveying & Real Estate, dated February 14, 2012 and recorded in the Androscoggin County Registry of Deeds in **Plan Book 49, Page 67** and on plan entitled "**Subdivision Plan, Phase 1, Wildwood, Bakerstown Road (Route 11), Poland, Maine**", prepared for Autumn, Inc. and prepared by R.W. Eaton Associates, Land Surveying & Real Estate, dated February 14, 2012 and recorded in the Androscoggin County Registry of Deeds in **Plan Book 49, Page 68**.

The property conveyed herein is subject to State of Maine Department of Environmental Protection Department Findings of Fact and Order dated June 26, 2007; recorded in the Androscoggin County Registry of Deeds in Book 7196, Page 263, and dated January 10, 2012, recorded in said Registry of Deeds in Book 8325, Page 125.

This property is also subject to the Declaration of Covenants, Common Easements and Restrictions dated July 18, 2012, recorded in Book 8449, Page 227.

By acceptance of this deed, the Grantees become members of the Wildwood Homeowners Association and the ownership is benefited by and subject to the terms and conditions set forth in the Bylaws of the Wildwood Homeowners Association which are recorded in Book 8449, Page 243, and the Grantees agree to equally share the cost of maintenance of the common drive depicted as "Common Driveway Easement A" on the above referenced plan which abuts the lot conveyed herein with the owners of the other lots abutting that drive.



8 TAMERACK WAY, POLAND, ME TAX MAP 13-16, LOT 3

Town of Poland, ME

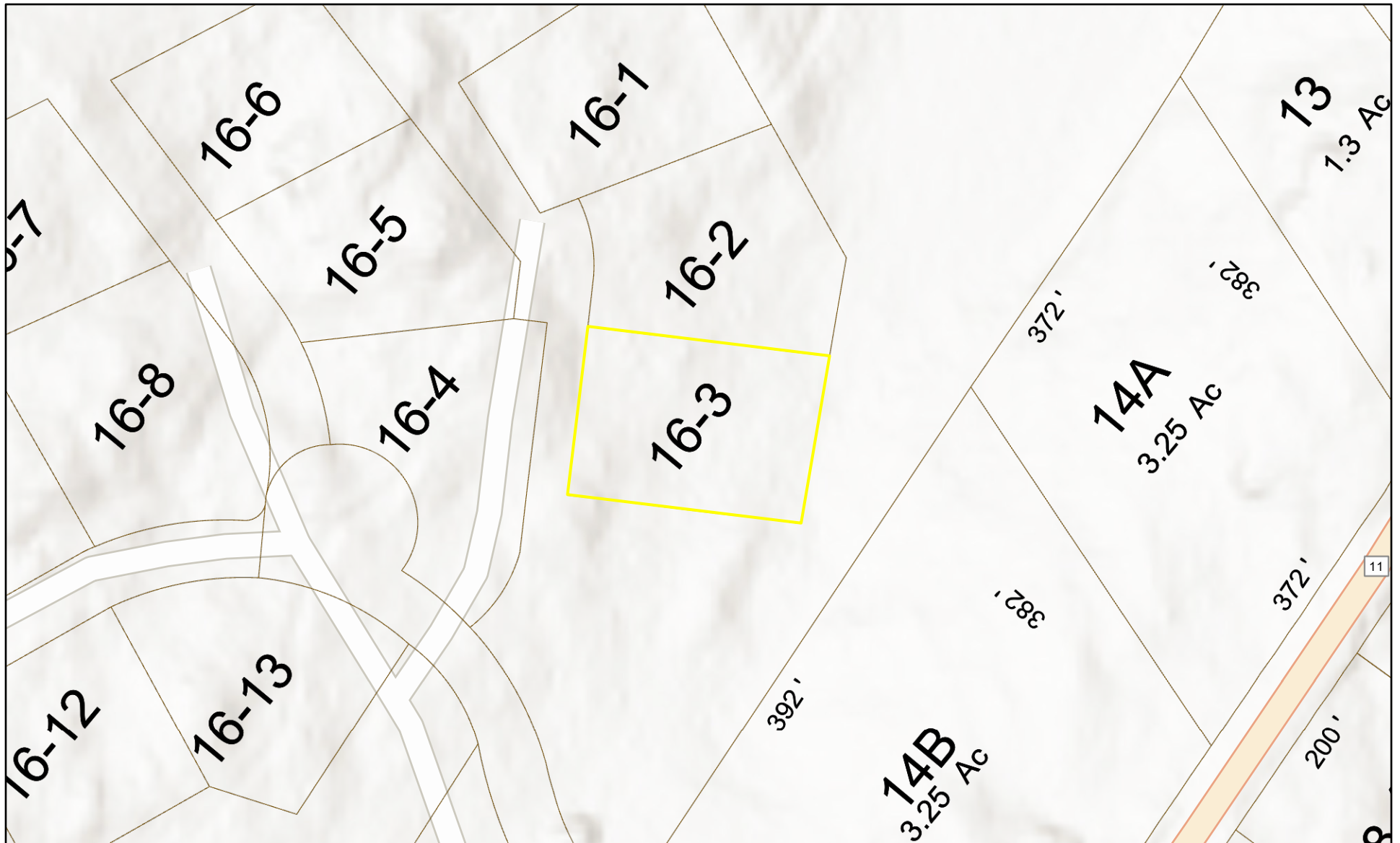
1 inch = 6018 Feet



December 30, 2022

www.cai-tech.com

0 6018 12036 18054



Data shown on this map 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 map.



Abutters w/in 500 Feet

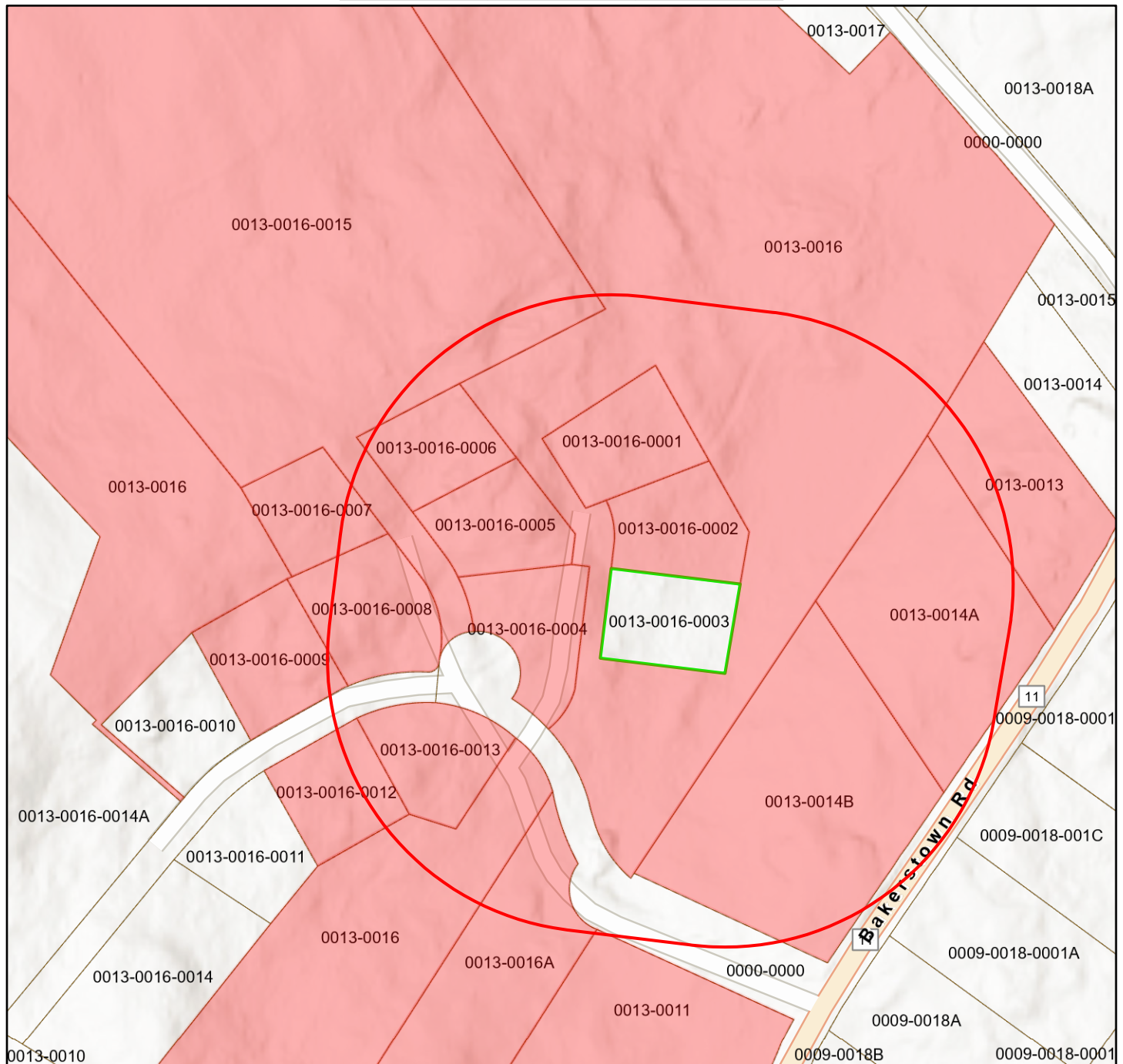
8 Tamerack Way, Poland, ME

1 inch = 376 Feet



www.cai-tech.com

January 10, 2023



Parcel - Poly

Street Names

Parcel Lines - No Orthos

Data shown on this map 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 map.



500 feet Abutters List Report

Poland, ME
January 10, 2023

Subject Property:

Parcel Number: 0013-0016-0003
CAMA Number: 0013-0016-0003
Property Address: 8 TAMERACK WAY

Mailing Address: COREY, BRIAN S
8 TAMARACK WAY
POLAND, ME 04274

Abutters:

Parcel Number: 0013-0011
CAMA Number: 0013-0011
Property Address: BAKERSTOWN RD.

Mailing Address: DAVIS, DENNIS L
779 BAKERSTOWN RD
POLAND, ME 04274

Parcel Number: 0013-0013
CAMA Number: 0013-0013
Property Address: 733 BAKERSTOWN RD.

Mailing Address: BISBEE, VICKI
733 BAKERSTOWN RD.
POLAND, ME 04274

Parcel Number: 0013-0014A
CAMA Number: 0013-0014A
Property Address: 743 BAKERSTOWN RD.

Mailing Address: PULSIFER, DONALD A III
743 BAKERSTOWN ROAD
POLAND, ME 04274

Parcel Number: 0013-0014B
CAMA Number: 0013-0014B
Property Address: 767 BAKERSTOWN RD.

Mailing Address: ROSENGREN, ERIC C
767 BAKERSTOWN ROAD
POLAND, ME 04274

Parcel Number: 0013-0016
CAMA Number: 0013-0016
Property Address: BAKERSTOWN RD.

Mailing Address: WILDWOOD HOMEOWNERS
ASSOCIATION
58 WATSON RD
POLAND, ME 04274

Parcel Number: 0013-0016-0001
CAMA Number: 0013-0016-0001
Property Address: 20 TAMERACK WAY

Mailing Address: ANDERSEN, LAURA M
20 TAMARACK WAY
POLAND, ME 04274

Parcel Number: 0013-0016-0002
CAMA Number: 0013-0016-0002
Property Address: 18 TAMERACK WAY

Mailing Address: WILLIAMS, JAMES K
18 TAMERACK WAY
POLAND, ME 04274

Parcel Number: 0013-0016-0004
CAMA Number: 0013-0016-0004
Property Address: 7 TAMERACK WAY

Mailing Address: WOODARD, BROOKE L
7 TAMERACK WAY
POLAND, ME 04274

Parcel Number: 0013-0016-0005
CAMA Number: 0013-0016-0005
Property Address: 9 WHISPERING PINE

Mailing Address: DOMENICHELLO, ANDREW M
9 WHISPERING PINE
POLAND, ME 04274

Parcel Number: 0013-0016-0006
CAMA Number: 0013-0016-0006
Property Address: 13 WHISPERING PINE

Mailing Address: DEARBORN, MALORIE ELIZABETH
13 WHISPERING PINES DRIVE
POLAND, ME 04274



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 feet Abutters List Report

Poland, ME
January 10, 2023

Parcel Number: 0013-0016-0007
CAMA Number: 0013-0016-0007
Property Address: 12 WHISPERING PINES

Mailing Address: LEMONT, CHRISTIAN
12 WHISPERING PINES
POLAND, ME 04274

Parcel Number: 0013-0016-0008
CAMA Number: 0013-0016-0008
Property Address: 10 WHISPERING PINE

Mailing Address: DAWLEY, AARON S
99 CENTER ROAD
GRAY, ME 04039

Parcel Number: 0013-0016-0009
CAMA Number: 0013-0016-0009
Property Address: 51 JESSICA WAY

Mailing Address: FOSS, JEFFREY R
51 JESSICA WAY
POLAND, ME 04274

Parcel Number: 0013-0016-0012
CAMA Number: 0013-0016-0012
Property Address: BAKERSTOWN RD.

Mailing Address: BARTLETT, MARK C
PO BOX 396
GREENVILLE JUNCTION, ME 04442

Parcel Number: 0013-0016-0013
CAMA Number: 0013-0016-0013
Property Address: 32 JESSICA WAY

Mailing Address: LANCASTER, KALIN L
32 JESSICA WAY
POLAND, ME 04274

Parcel Number: 0013-0016-0015
CAMA Number: 0013-0016-0015
Property Address: BAKERSTOWN RD.

Mailing Address: AUTUMN, INC.
58 WATSON RD
POLAND, ME 04274

Parcel Number: 0013-0016A
CAMA Number: 0013-0016A
Property Address: 19 JESSICA WAY

Mailing Address: MACEACHEN, IAN MATTHEW
19 JESSICA WAY
POLAND, ME 04274



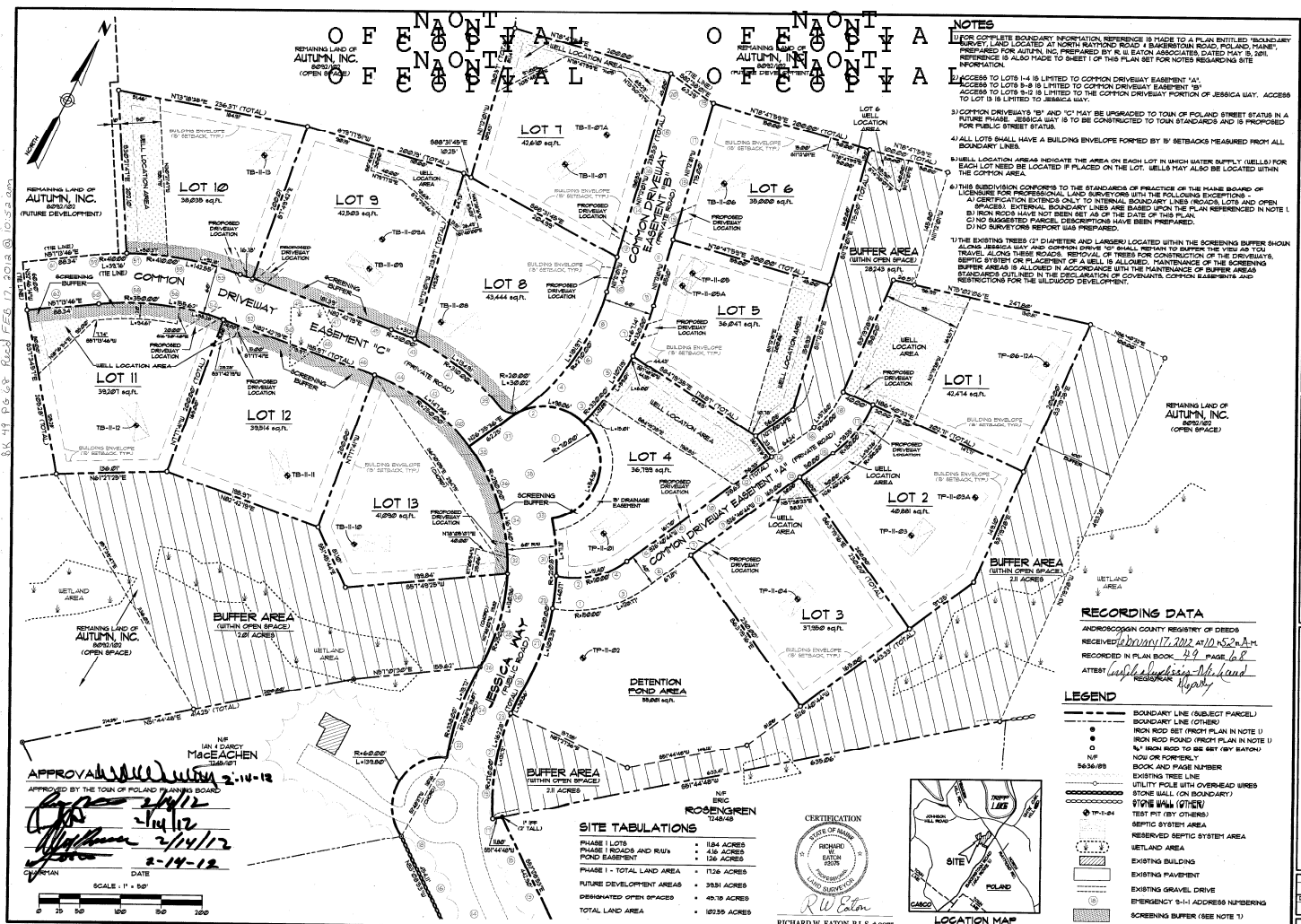
www.cai-tech.com

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.

1/10/2023

Page 2 of 2

84-49 Poland Road FEB 20 2012 @ 10:53 AM

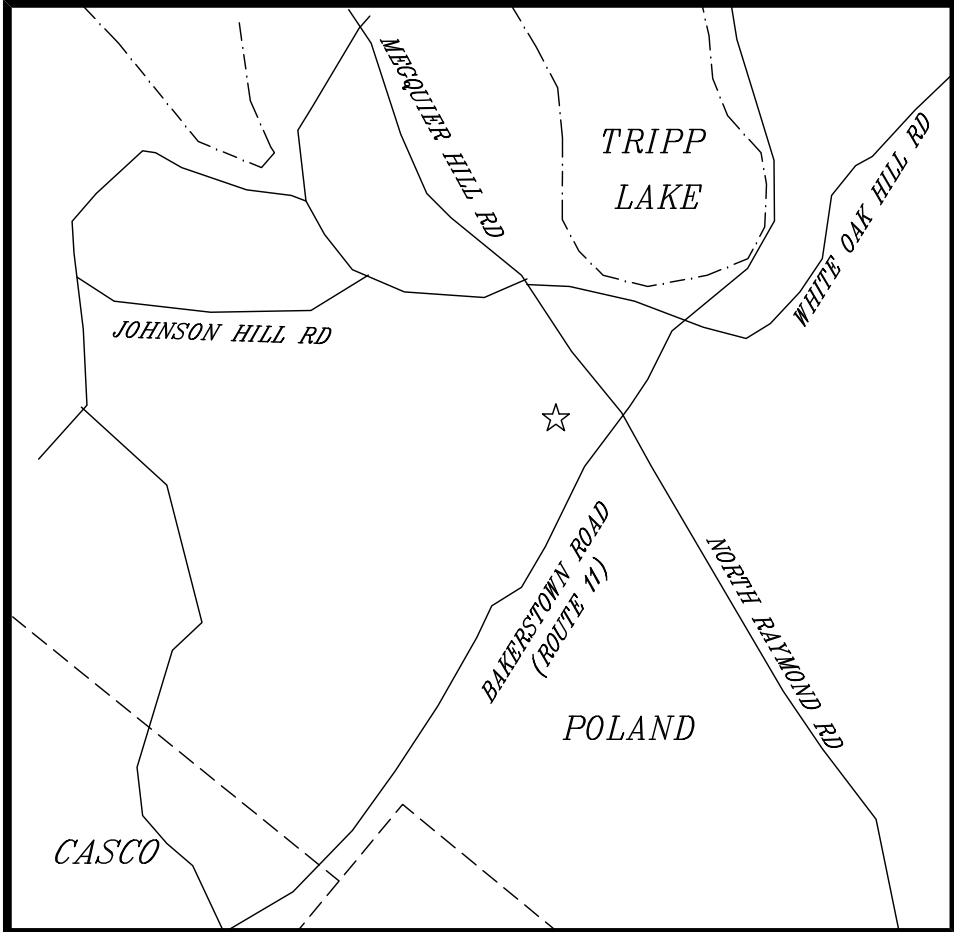


R. W. EATON ASSOCIATES
 LAND SURVEYING & REAL ESTATE
 38 FREEMANT STREET, WESTBORO, MASS 01581
 PHONE: 508-844-8400 FAX: 508-844-8401 E-MAIL: RW@EATONASSOCIATES.COM

SUBDIVISION PLAN - PHASE 1
 WILDLAND
 PREPARED FOR
AUTUMN, INC.
 84-49 POLAND ROAD - POLAND AND THE DRAFTS

| DATE | PROJECT |
|-----------|-----------|
| OCT. 2011 | 184 BACON |
| DRAWN BY | SCALE |
| PLANT | 1" = 50' |

SHEET 2 OF 2



LEGEND

- PROPERTY LINES
RIGHT OF WAY/ABUTTING LOT LINES
SETBACKS
5/8" CAPPED REBAR SET #2208
IRON PIN FOUND
UTILITY POLE
SHOT AT BASE
SHOT ON TOP
ABOVE GROUND
WILDWOOD SUBDIVISION LOT #

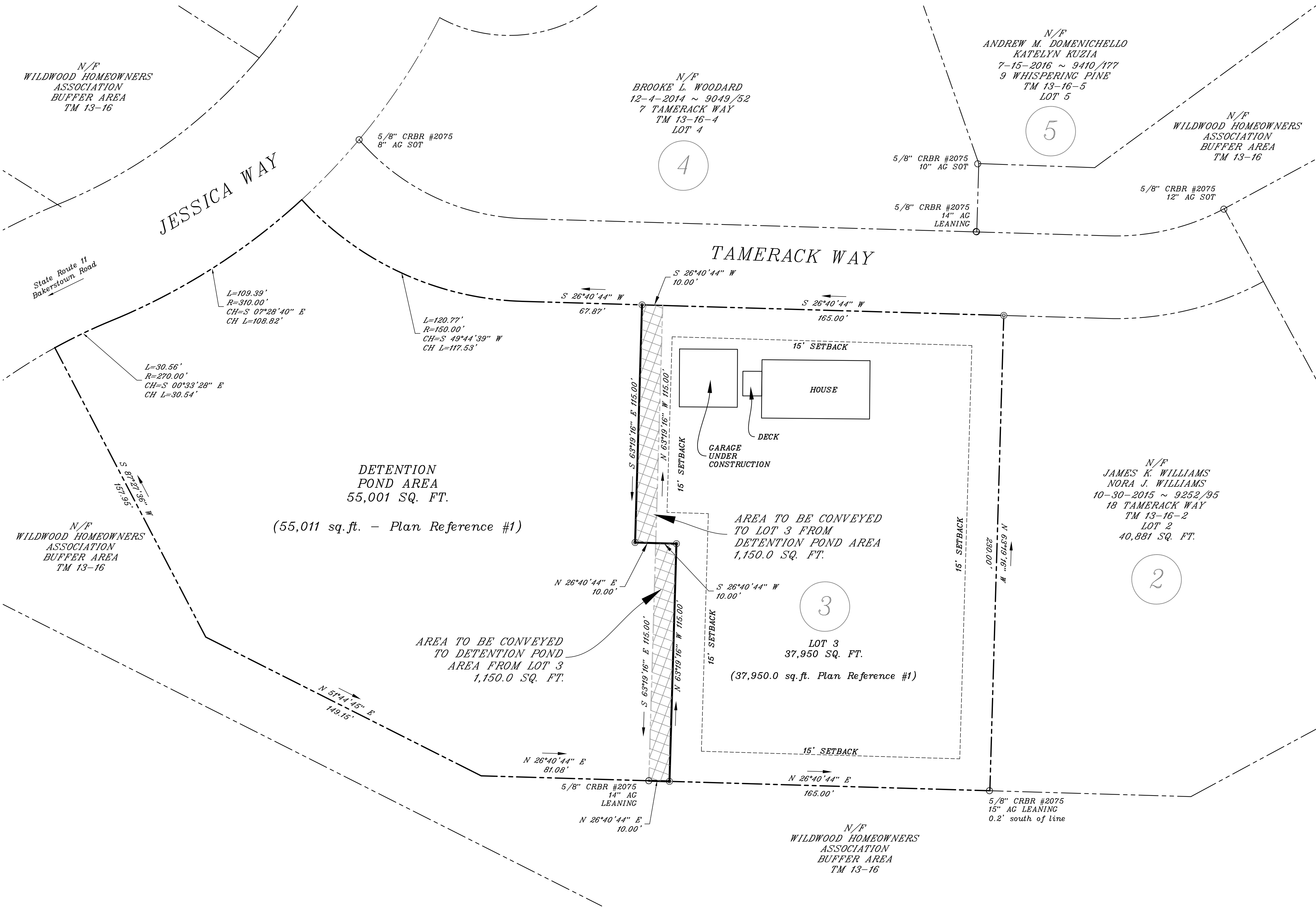
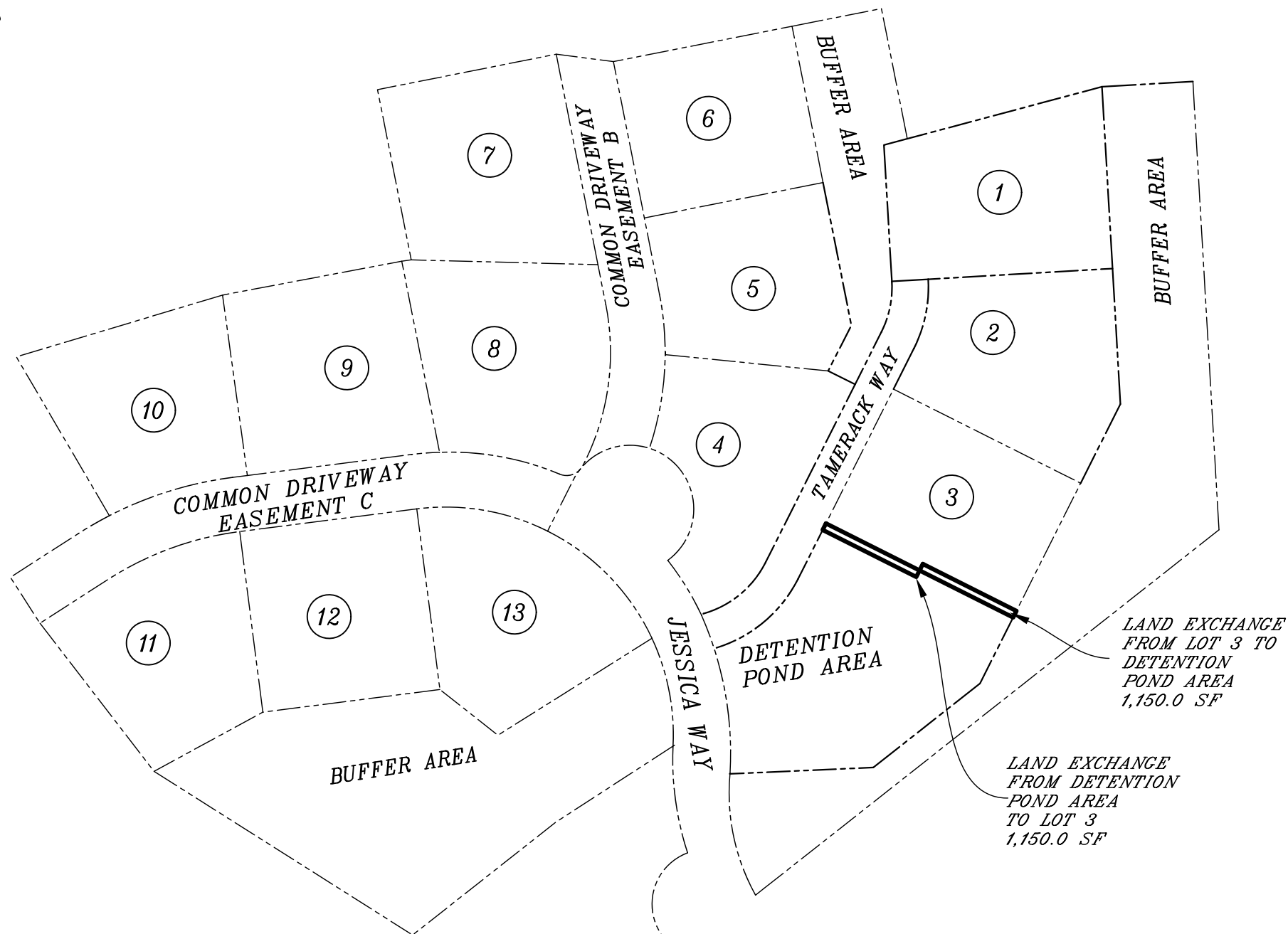
NOTES:

- BEARINGS ARE REFERENCED TO MAGNETIC NORTH APRIL 2005 AS SHOWN ON PLAN REFERENCE 1.
- DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- EXTERIOR AND INTERIOR BOUNDARIES BASED ON PLAN REF. 1.
- PROPERTY IS LOCATED IN THE VILLAGE 3 ZONING DISTRICT.
- WILDWOOD SUBDIVISION PHASE 1 WAS APPROVED BY THE POLAND PLANNING BOARD AND SIGNED ON 2-14-2012. PER NOTE #4 ON THE APPROVED PLAN, "ALL LOTS SHALL HAVE A BUILDING ENVELOPE FORMED BY 15' SETBACKS MEASURED FROM ALL BOUNDARY LINES."
- THE PURPOSE OF THIS PLAN IS TO AMEND LOT 3 AND THE DETENTION POND AREA WITHIN WILDWOOD SUBDIVISION PHASE 1 (PLAN REF. 1). THE GARAGE FOR LOT 3 WAS CONSTRUCTED WITHOUT THE BENEFICIAL KNOWLEDGE OF WHERE THE ACTUAL SIDELINE OF LOT 3 AND THE DETENTION POND AREA, WHICH RESULTED IN THE GARAGE ON LOT 3 BEING PLACED INCORRECTLY; THEREFORE CREATING AN ENCROACHMENT INTO SIDE SETBACKS OF 15 FEET. THIS AMENDMENT PLAN ADJUSTS THE BOUNDARY LINES FOR LOT 3 AND DETENTION POND AREA TO EXCHANGE 1,150.0 SQUARE FEET OF AREA TO ACCOMMODATE THE GARAGE FOR LOT 3 AND TO FIX SETBACK ENCROACHMENT. THE NUMBER OF LOTS FOR WILDWOOD SUBDIVISION PHASE 1 WILL REMAIN THE SAME AS 13 LOTS WITH DETENTION POND AREA AND BUFFER AREAS AS SHOWN ON PLAN REF. 1. THE AREA'S OF LOT 3 (37,950.0 sq.ft.) AND THE DETENTION POND AREA (55,001 sq.ft.) REMAIN THE SAME SIZE AS PLAN REFERENCE #1, ONLY SIDELINES HAVE CHANGED LOCATION.

REFERENCES:

- SUBDIVISION PLAN - PHASE 1 WILDWOOD PREPARED FOR AUTUMN, INC. DATED OCTOBER 2011, LAST REVISED 1-3-2012 PREPARED BY R.W. EATON ASSOCIATES AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 49, PAGES 67 & 68.

WILDWOOD SUBDIVISION PHASE 1



| | |
|-----------------------------------|------|
| APPROVED BY POLAND PLANNING BOARD | DATE |
| CHAIRPERSON: | |
| | |
| | |
| | |
| | |
| | |

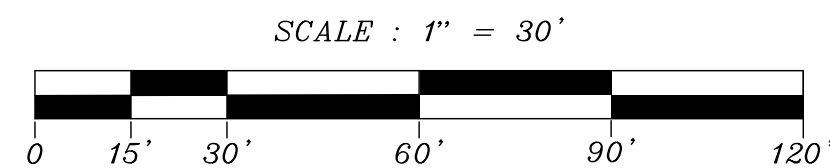
RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20____
AT ____HR ____MIN. ____M. AND RECORDED
IN PLAN BOOK _____ PAGE _____

ATTEST: _____
REGISTER

| REVISIONS: | | |
|------------|--------------|-------|
| NO. | DESCRIPTION: | DATE: |
| | | |
| | | |
| | | |



OWNER OF RECORD:

WILDWOOD PHASE 1 LOT 3
BRIAN S. COREY
8 TAMARACK WAY
POLAND, ME 04274
6-9-2015 ~ 9155/77
TM 13-16-3
37,950 SQ. FT.

DETENTION POND AREA
WILDWOOD HOMEOWNERS ASSOCIATION
58 WATSON ROAD
POLAND, ME 04274
2-16-2018 ~ 9787/22 (PORTION OF)
TM 13-16
55,001 SQ. FT.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT
COURT REPORTING OF PROFESSIONAL LAND SURVEYORS AND THE
RECORDS OF THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS TO
THE RECORDS REQUIRED UNDER THE STANDARDS OF PRACTICE
APPLIED BY THE BOARD OF LICENSING FOR PROFESSIONAL LAND
SURVEYORS (M.A.S.A. TITLE 52, CHAPTER 24 DATED APRIL, 2004).

EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE.
2) NO DEED DISCUSSION TO DATE.
PLAN PREPARED BY: S.A.B. & R.H.K.
PLAN CHECKED BY: S.A.B.

DAVIS LAND SURVEYING, LLC

990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 945-9991 ~ (207) 782-3685 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net
JANUARY 10, 2023

AMENDMENT #1 OF WILDWOOD PHASE 1 SUBDIVISION REVISION OF LOT 3 & DETENTION POND AREA 8 TAMARACK WAY, POLAND, MAINE

BRIAN S. COREY
8 TAMARACK WAY
POLAND, ME 04274

JOB NO.: 22-106
FILE NO.: 560

2023 CLUC Amendments Ideas

- Update to 2021 UPC
- Redo the Home occupation section, 508.11
- PB idea on 4.12.22 – Deer wintering areas on p. 173
- Section 508.23
- Wetland setback changes
- Look at timeframe for applications for PB
- Changes to Shoreland areas per DEP.
 - Village 1, 2, 3 – Change 6.d. and 7.d. to 100'
- Docks
- CEDC Downtown Design Standards

To be added in performance Standards

- 1. 508.30 Downtown District Design Standards** - In addition to all other applicable provisions of this ordinance, the following design standards shall apply in the Downtown District and in the Village 4 District to the construction of new non-residential structures, the expansion of existing non-residential structures and the conversion of residential structures to non-residential use.

A. Application Review The following design standards are applicable to all new and expanded non-residential structures and residential structures that are converted to non-residential use. The applicant shall submit a site plan that demonstrates to the satisfaction of the applicable Planning Authority of either the Planning Board or the Planning Staff (Code Enforcement Officer and Planner) that the project will comply with this standard. Such plans shall be completed by the applicant, or qualified designer, or design professional, with architecture or site/building/ landscape design expertise. The Planning Authority shall review the Downtown design Standards narrative and Plans and approve based on the following points system method. If the Planning Authority determines, because of particular circumstances of the property, that a third party review of the Downtown Design Standards would help achieve the purposes of this ordinance, the reviewing authority may require review and endorsement of such plans by the a third party qualified in architecture, site planning or landscape architecture design, or a State of Maine Professional Engineer or Architect to conduct such review, the cost of which shall be borne by the Applicant.

a. Point System

The **Planning Authority, (Planning Staff or Planning Board)** shall approve the portion of a site Plan application where the Downtown Design Standards are required, if the applicant meets or exceeds forty (40) points based on the following point schedule. The applicant will need to meet a minimal of six (6) points from each or the five categories that apply in the Downtown Design criteria, which are 1.) Building Architecture Design, 2.) Landscaping, 3. Parking Provisions, 4. Pedestrian Accessibility, and 5 Utilitarian Areas.

The applicant shall submit a written narrative, building plans (profile views), and site plan of the proposed lot and use showing how each of the following point credits, or deductions apply to the proposed development.

The Narrative shall provide detail discussion of how the requested requirement comply with Section 508.30, and give approximate description, locations and dimensions of each measure and how it meets the applicable score or 1, 2, or 3 points per item or if the design cannot meet certain criteria and loses points where such a penalty is indicated within the scoring criteria. Additionally, the applicant will need provide the final point tally breakdown on the final site plan approved by the Planning Authority.

Points will be determined by the Scoring criteria listed below:

b. Point Scoring Criteria

Building Architecture Design

- 1. Roof Pitch requirement (based on % of roof area meeting the requirement (choose one that applies))**
 - +1 pt. for 50-74% of total roof area meeting pitch recommendations,
 - +2pts 75-95%, of total roof area meeting pitch recommendations,
 - +3pts, >95% of total roof area meeting pitch recommendations,
 - 2 pt. for less than 50% of roof area meeting pitch requirements
- 2. Overall Color =Facade Meeting the requirement (choose one that applies)**
 - + 1 pt. for 50-74% of total facade meeting color recommendations,
 - + 2pt for 75-100% of total facade meeting color recommendations,
 - 3 pts for use of reflective of obtrusively bright colors for more than 10% of façade
- 3. Materials requirement based on % of facade area meeting the requirement (choose one that applies)**
 - + 1 pt for 50-74% of total facade meeting material recommendations,
 - + 2pt for 75-100% of total facade meeting material recommendations
- 4. Architecture (based on % of structure façade meeting the requirement) (choose one that applies)**
 - 1 pts 0-24%,
 - 0 pts- 25-49%,
 - 1pt 50-74%,
 - 2pts 75-95%,
 - 3pts, >95%
- 5. Public Street View (based on portion of front façade that incorporates an architectural feature across the horizontal length. (choose one that applies))**
 - +2 pts for multiple dormers, awnings, or architectural projections that break up front street facing façade
 - +2 pts for meeting minimum recommendation of architectural feature across a horizontal street front facing length of structure
 - +1 pt. for meeting minimum recommendation of architectural feature across a horizontal length of structure not facing the front but visible from public street view

Landscaping Design

1. Tree Plantings in Front Yard spaced across road frontage.

(choose one that applies)

+2pts based on street trees planted on count of 1per every 50 ft of street front on property

+1 pt. based on street trees planted on count of 1per every 100 ft of street front on property

+3pts based on street trees planted on count of in excess of 1 per every 50 ft of street front on property

-2 for planting of no street trees

2. Foundation Plantings: based on % of foundations horizontal distance – entrance openings meeting the requirement)

(choose one that applies)

-1 pts 0-24%,

0 pts- 25-49%,

1pt 50-74%,

2pts 75-95%,

3pts, >95%

3. Seasonal planters (based on portion of building façade horizontal distance facing public street or parking lot meeting the same requirement)

(choose one that applies)

+2 pt. for (1planter per 50 ft of front facing facade)

+1 pt. for (1planter per 100 ft of front facing facade)

(Bonus) +1 pt. for (1 planter per 100 ft of parking lot facing façade, in in public view.

4. Side Rear Buffering based on % of required structural setback used for buffer (choose one that applies)

+3pts if all side-yard setback is retained in landscape/natural buffer,

+2pts if 50-75% side-yard setback is retained in landscape/natural buffer

+1 pt., if 25-49 % side-yard setback is retained in landscape/natural buffer.

-2 pts if no buffer at all is retained alongside line.

+1 pt. Stockade screening fence along entire side to screen from neighbor's view at ground level

5. Screening Outdoor Storage (pts based on materials used)

(choose one that applies)

+3 pts if areas are completely screened using Landscape buffer and traditional fencing from public view

+2 pts if areas are completely screened using Landscape only or traditional fence material only from public view

+1 pt. if Chain-link black vinyl fence is used to screen/secure storage areas from public view

(Bonus) +1 pt. if entire perimeter of stored area is enclosed

Parking Provisions:

1. Minimization of parking areas (pts based on parking required per town Ordinance vs parking designed per demand.

(choose one that applies)

+2 pts for onsite parking spaces provide meeting minimal requirements

+1 Pt for parking for onsite parking spaces provide meeting minimal requirements but no more than 20% increase based on approved parking demand.

2. Shared Parking Arrangement (*choose those that apply*)

+ 1pt for every 10 spaces shared with another abutting property parking lot, (max of 3pts allowed)

3. Designed with Internal Islands (*choose those that apply*)

+ 1pt for every 200 SF of area in green/landscaped island (1 parking space equivalent)-3 points max)

4. Limiting front yard parking

(choose one that applies)

+2pts when 50 % of onsite parking is located behind structure front,

+3 pts when all parking is totally behind the structure rear

5. Stormwater BMP's designs

(choose one that applies)

+ 1 pt. if treatment measure is used to collect sediment/forebay

+1 pt. if 50 % Of paved areas is treated with DEP approved BMP (vegetative buffer/ infiltration/ pond)

+2 pts if 80% of paved areas are treated with an approved BMP, or site has acquired a Maine DEP Stormwater Management Permit meeting Chapter 500 standards (Phosphorus or TSS)

Pedestrian Access:

1. Entrances (Choose if applies)

+1pt for direct access / walking route from parking lot to access door with pavement. concrete or brick or hard surface equivalent.

2. Interconnectivity (Choose those that apply)

+ 2 pt. for interconnectivity of pedestrian paths, walks, trails to adjoining property or other public access.

+1 pt. for direct access to public sidewalk or street for pedestrian use

3. Sidewalks and Walkways: (Choose those that apply)

- + 1 pt. for use of private sidewalk or walkways along min. portion of side and or front of structure (overall access length must be equal to ½ building front façade length.
- +2 pts for use of private sidewalk or walkways along min. portion of side and or front of structure (overall access length must be equal to building front façade length.
- +2 pts for construction of public sidewalk or walk for public use along ½ street front.
- + 3 pts for construction of public sidewalk or walk for public use along entire length of street frontage

4. Safety and Security (Choose those that apply)

- +1 pt. for use of security measure installed for a public accessed or entrance area
- + 1 pt. for security measure installed to cover parking lot

5. Bicycle Access (choose if it applies)

- +2 pt. for installation of onsite bicycle rack, or location to secure patron bicycles

Utilitarian Areas

1. Utility Installation Minimization

(choose 1 that applies)

- +2pt for installing below ground utilities to serve structure
- + 1pt for minimizing overhead utilities (rear of building connection, reduce lengths of overhead wires)

2. Solar or Alternative Energy Provisions (Choose those that apply)

(choose those that that applies)

- +1pt for using solar device to provide power for onsite operations
- + 2 pt. for installation of solar panels on roof top conforming to Building Architecture pitch
- +1 for installation of Solar panels on property, such it is located behind the structure or in rear yard
- +1 for other alternative energy provisions which are screened at ground level from public view (geothermal, heat pumps, wind)

3. Loading Docks –

(choose one that applies)

- +2 pt. for locating loading dock to the rear facing wall of the structure or that it is behind sidewall of structure
- +1 pt. for loading dock to be located at the rear side of structure/ or projects out from building side.

4. Street lights

(choose those that that applies)

- + 1 pt. for use of full cutoff with LED or equivalent light fixture
- + 2 pt. for use if avg light poles heights are less than 16 ft in height AGL
- +1 pt. for use if avg light poles heights are less than 25ft height AGL
- + 1pt for utilization of timers/dimmers to reduce light levels or turn ff after hours of operation.

5. Dumpsters/Compactors/Generators

(choose those that that applies)

- + 2 pts to locate trash removal facilities to rear of property and fully screen with both allowed fencing materials and landscaping from public and neighbor view
- + 1 pt. to locate trash removal facilities to rear of property and fully screen with allowed fencing materials from public and neighbor view
- +1 for fully enclosed backup generator sources that meet provide noise reduction measures or meets noise standards

c. Alternate Means of Calculation:

In those cases where the Planning Authority determines that use of the points system is inadequate to evaluate a specific feature or item for the purposes of meeting the intent of the Downtown Design Standards, or otherwise determines that because of particular circumstances of the property other provisions can be offered, the Planning Authority may assess conformance with a specific standard and assign a separate point not to exceed 2pts based on compatibility in the Downtown Districts.

TOWN OF POLAND



Road Name Application

| | |
|------------------------|-------------------------|
| Parcel ID #: | 39-16 10-55 10-52 39-15 |
| Closest Existing Road: | MAINE STREET (RT. 26) |

Property Owner/Applicant Information

| | |
|------------------|----------------------------------|
| Owner Name: | Tom + Corie Learned |
| Mailing Address: | 1143 MAINE ST. Poland, ME. 04274 |
| Phone Number: | 207-212-3051 |
| Email Address: | info@Learnedexcavation.com |

Name request for new road:

1st Choice: The Learned Way

2nd Choice: Learned Way

3rd Choice: Learned Lane

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.

Applicant Signature: Tom Learned Date: 12-30-22

CEO STATEMENT

I have checked the Town of Poland road names and find the following:

- ☒ None of the names suggested are in use or similar to other road names
- ☐ Another road is using one of the names: _____
- ☐ One or more of the names is similar to an existing road: _____

CEO Signature: [Signature] Date: 1-12-23

PLANNING BOARD

The Planning Board recommends the following name: _____

Chairperson Signature: _____ Date: _____

BOARD OF SELECTPERSONS

The Board of Selectpersons Approves the following name: _____

Chairperson Signature: _____ Date: _____



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: December 13, 2022

Application Type: Formal Shoreland Zoning Application

Owners Name: Christopher Gousse (20 Old Bloody Hill Rd. Lewiston, Maine 04240)

Located at: 219 Black Island Rd.

Parcel ID: 0036-0009

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On December 13, 2022, Mr. Gousse submitted a Formal Shoreland Zoning Application to remove and replace the existing home. The application was originally tabled at the November 9, 2022, Planning Board (Board) meeting. The proposed new construction will reduce the existing impervious surfaces from 23.5% to 17.2%.

303.2.G. In addition to the standards contained elsewhere in Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the Shoreland Area as defined:

1. Will maintain safe and healthful conditions.

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Board finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters.

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater.

No changes in the current subsurface waste have been proposed; therefore, the Board finds that this section is not applicable.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat.

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters.

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use.

The structure associated with this application has a finished floor level that is one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The Applicant is not proposing an expansion of the existing structure inside the 100' setback; therefore, the Board finds that this section is not applicable.

504.3. B. Relocation of Non-Conforming Structures

The Applicant has proposed to remove the existing home and build on the existing foundation located there from a prior Board approval dated August 26, 2010; therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has proposed to remove the existing home and build a new home on the existing foundation located there from a prior Board approval dated August 26, 2010. The proposed new construction will reduce the existing impervious surfaces from 23.5% to 17.2%. Based on this information above and in the record the Board finds that this criterion will be met.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for, and the new structure will be no closer to the resource than the existing structure was permitted to be. Based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any new accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

508.27.E. Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

508.27.F. Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.G. Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.H. Storm Water Runoff

The phosphorus calculation form submitted with the application shows the required 30 points. Based on this information and in the record the Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

Any proposed removal of vegetation will be permitted through the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on December 13, 2022, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 9759, Page 321) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (3-0) with the following conditions, the application for Christopher Gousse to remove and replace the existing home as described in the application dated November 22, 2022, the building plans revised November 15, 2022, the site plan dated October 7, 2022, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- 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 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 Act, the Erosion and Sedimentation Control law, 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.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The setback and the height of the second floor deck must be verified in writing by a professional surveyor prior to framing the second floor.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: December 13, 2022
Poland Planning Board

George Greenwood, Chairperson

James Porter, Vice -Chairperson

Absent with Notice
Cheryl Skilling, Secretary

James Walker, Member

Absent with Notice
Jonathan Gilson, Member



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: December 13, 2022

Application Type: Formal Shoreland Zoning Application

Owners Name: Jane and Peter Savas (360 Newbury St. Unit 509, Boston, MA 02115)

Located at: 219 Black Island Rd.

Parcel ID: 0025-0027

Zoning Districts: Rural Residential 1 and Limited Residential

Project Description:

On December 13, 2022, Mr. and Mrs. Savas submitted a Formal Shoreland Zoning Application to remove and replace part of the existing home and remodel the remaining parts of the home. The application was originally tabled at the November 22, 2022, Planning Board (Board) meeting. The proposed new construction will not add additional impervious surfaces. Lot coverage will remain at 6.5% per the signed consent agreement dated September 30, 2022.

303.2.G. In addition to the standards contained elsewhere in Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the Shoreland Area as defined:

1. Will maintain safe and healthful conditions.

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Board finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters.

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater.

No changes in the current subsurface waste have been proposed; therefore, the Board finds that this section is not applicable.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat.

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters.

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use.

The structure associated with this application has a finished floor level that is one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The Applicant is not proposing an expansion of the existing structure; therefore, the Board finds that this section is not applicable.

504.3. B. Relocation of Non-Conforming Structures

The Applicant is remodeling the home and has not proposed to relocate the existing home; therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has proposed to replace part of the existing structure and remodel the remaining structure. The proposed new construction will not add additional impervious surfaces. Lot coverage will remain at 6.5% per the signed consent agreement dated September 30, 2022. The proposed new construction and remodel will not be more than 50% of the appraised value of the existing structure. Based on this information above and in the record the Board finds that this criterion will be met.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for, and the new remodeled structure will be no closer to the resource than the existing structure was permitted to be. Based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any new accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

508.27.E. Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

508.27.F. Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.G. Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.H. Storm Water Runoff

The phosphorus calculation form submitted with the application shows the required 30 points. Based on this information and in the record the Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

Any proposed removal of vegetation will be permitted through the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on December 13, 2022, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 5666, Page 196) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (3-0) with the following conditions, the application for Jane and Peter Savas to remove and replace part of the existing home and remodel the remaining parts of the home as described in the application dated November 22, 2022, the building plans dated October 27, 2022, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- 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 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 Act, the Erosion and Sedimentation Control law, 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.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: December 13, 2022
Poland Planning Board

George Greenwood, Chairperson

James Porter, Vice -Chairperson

Absent with Notice
Cheryl Skilling, Secretary

James Walker, Member

Absent with Notice
Jonathan Gilson, Member