Planning Board Meeting
March 26, 2024 – 7:00 PM
Town Office Conference Room

Meeting Materials

Planning Board
Tuesday, March 26, 2024
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES
March 12, 2024

COMMUNICATIONS

OLD BUSINESS
Formal Site Plan Application – Matt New – Maine Street – Map 15 Lot 5C

NEW BUSINESS
Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning application – Pamela Booth – 26 Cliff Lane – Map: 20 Lot: 20

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
March 12, 2024
Approved on _____, 2024

CALL TO ORDER – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, George Greenwood, James Walker, Alternate Member Heather Ryan, and CEO Scott Neal present. Member George Greenwood is absent with notice. Alternate Member Heather Ryan is a voting member for this meeting.

MINUTES – February 27, 2024 – Member Gilson moved to approve the minutes. Member Skilling seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street – Map 15 Lot 7
Stuart Davis of Davis Land Surveying and Jon MacLean presented the project to the Board. This application came before the Board on October 10, 2023, was tabled, and has come back tonight with the requested additional information.

Mr. MacLean would like to open a dock manufacturing and sales business. There will be three buildings – the first to be built is the fabrication/manufacturing/storage building, second is a garage, and third the retail sales building. Until the sales building is built there will be a small office area in the first building. Mr. MacLean stated that he will be using new aluminum to make the docks which won't require the use of chemicals in the fabrication/manufacturing process.

The MEDOT has given a permit to move the driveway on Route26/ Maine Street down 75'. This entrance will only be for customers and the entrance on Route11/Bakerstown Road will only be for deliveries. Signage will be placed at both entrances stating customer or delivery entrance. The MEDOT has approved widening the driveway on Route 11/Bakerstown Road.

The dumpster pad and snow storage are shown on the plan. Also, the handicapped area will be paved, and the rest of the driveway will be gravel. The Board is not requiring that the handicapped parking area be paved, but with Mr. MacLean doing this. There will be curb stops at all parking spaces.

The lot has been cleared and there are minimal trees left on the site. Mr. Davis went over the landscape plan which will be shown on the plan. There will be a tree and some shrubs

on the parking island/peninsula. Also, note 10 has been added to the plan as per the third party reviewer's suggestion.

The consensus of the Board is that the sitework must be done first so if the other buildings don't happen then the sitework is done.

Mr. MacLean is proposing that the buildings be black and gray or beige and green. He is still working with Morton buildings on this. The Board would like to see canopies over the main door and those visible towards the street. If there is a lag time of 6 months or more after the second building is built, then Mr. MacLean will have to come back to the planning board for a review of the third building.

Mr. MacLean will need to work with the Code Office on the amount of escrow required.

Site work is planned for spring/summer and then the fabrication/manufacturing/storage building (first building). Then the second building in fall/winter or early in 2025.

Member Gilson moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Gilson moved to approve the Formal Site Plan Application with the following conditions: no public hearing, no site walk, if there is a lag time of 6 months or more after the second building is built then Mr. MacLean will have to come back to the planning board for a review of the third building, and escrow must be replenished.

NEW BUSINESS – Formal Site Plan Review – Town of Poland – 1211 Maine Street – Map: 40 Lots: 2 and 3

Bill Peterlein of Summit Geoengineering Services, Matt Garside, Town Manager of Poland, and Scott Segal, Poland Recreation Director, presented the project to the Board. This is for the expansion of the A.B. Ricker Memorial Library, the addition of a Municipal Park, and the stormwater and parking for both projects because of their location to each other. Mr. Peterlein focused on the engineering of the project.

There will be 53 parking spaces, which is significantly more than the 22 spaces currently available. There will be two way traffic. The Board had concerns about the entrance/exit near the Androscoggin Sheriff's Office/Poland Recreation Department building and the consensus of the Board is that this should be made an exit only driveway. The Town Officials agreed and signage will be placed once the sitework is done.

There is also potential for the curbing at the library entrance to be rounded for an easier entrance and for the pavement area to be widened. The Board agreed these would be good changes to make.

There were questions about lighting in the parking area. Mr. Segal had a lighting specialist design a plan and handed it out at the meeting. Around the parking lot there will be boulders on the park side and bump stops on the library side.

There were questions regarding the need for a dumpster and how large events will be handled. As of now there is no need for a dumpster, but if that changes then the topic will be revisited. If any large events are planned, then outreach with the neighbors will be done to allay any concerns and to make sure they are aware of the event.

Mr. Peterlein went over the process where water will drain to the dry pond/detention basin and slowly be released into the sewer line in Route 26/ Maine Street.

The required permits have been submitted to MEDOT. Also, a draft agreement will be drawn up, signed by the Town Officials, and sent to MEDOT for final approval.

The Municipal Park will come before the planning board under a separate application.

The current plan is for sitework for the stormwater and parking to be done by Public Works this summer with a goal of having the entire project done by 2026.

Member Gilson moved to approve the checklist as complete. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Gilson moved to approve the Formal Site Plan Application with the following conditions: no site walk, no public hearing, make the middle driveway an exit only with appropriate signage, and it is conditioned upon final MEDOT approval. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

<u>Formal Shoreland Zoning application – Pamela Booth – 26 Cliff Lane – Map: 20 Lot: 20</u>
Stuart Davis of Davis Land Surveying presented the project to the Board. This is the third time the Applicant has come before the Board, and she would now like to put a full foundation under the camp. The house will be outside the 100’ mark. The house will be 10’ higher than it currently is with the new foundation but will remain under the maximum height requirement.

In the proposed plan the new stairs from the deck are closer to the resource than they can be. These will need to be moved off to the side or changed in some way so as to stay behind the 85' 7" mark.

Member Gilson moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Gilson moved to approve the Formal Shoreland Zoning Application with the following conditions: no public hearing, no site walk, and the stairs need to be moved behind the 85' 7" mark. Member Walker seconded the motion.
Discussion: None Vote: 5-yes 0-no.

Road Name Application – Timothy and Amanda McAlister – Off Kinney Woods Lane – Map: 10 Lot: 82 Sublot: 5E
Member Gilson moved to approve the Applicant's first choice of McAlister Lane as the road name. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Gilson moved to adjourn the meeting at 8:58 p.m. Alternate Member Ryan seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

_____	Absent with Notice
James Porter, Chairperson	George Greenwood, Vice Chairperson
_____	_____
Jonahan Gilson, Secretary	Cheryl Skilling, Member
_____	_____
James Wlaker, Jr., Member	Heather Ryan, Alternate Member

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

March 14, 2024

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

Subject: Application For Site Plan Review
Poland Auto Spa

Members Of The Board,

Main-Land Development Consultants, Inc is representing Matt New (Applicant) in his Application for Formal Site Plan Review in the Town of Poland.

This project wet before the Planning Board on the January 9th, 2024 meeting. During that meeting, the board recommended changes to the design and requested additional information. The comments included,

- Adjust the site layout to encourage one-way vehicle circulation
- Provide a sketch which shows the turning path of emergency vehicles
- Provide architectural plans
- Provide at least one parking space on site for maintenance personnel and a note stating the availability of additional employee parking on the abutting lot

The plan set has been adjusted to reflect those items. The revised civil plan set, and architectural plans are included as part of this submittal.

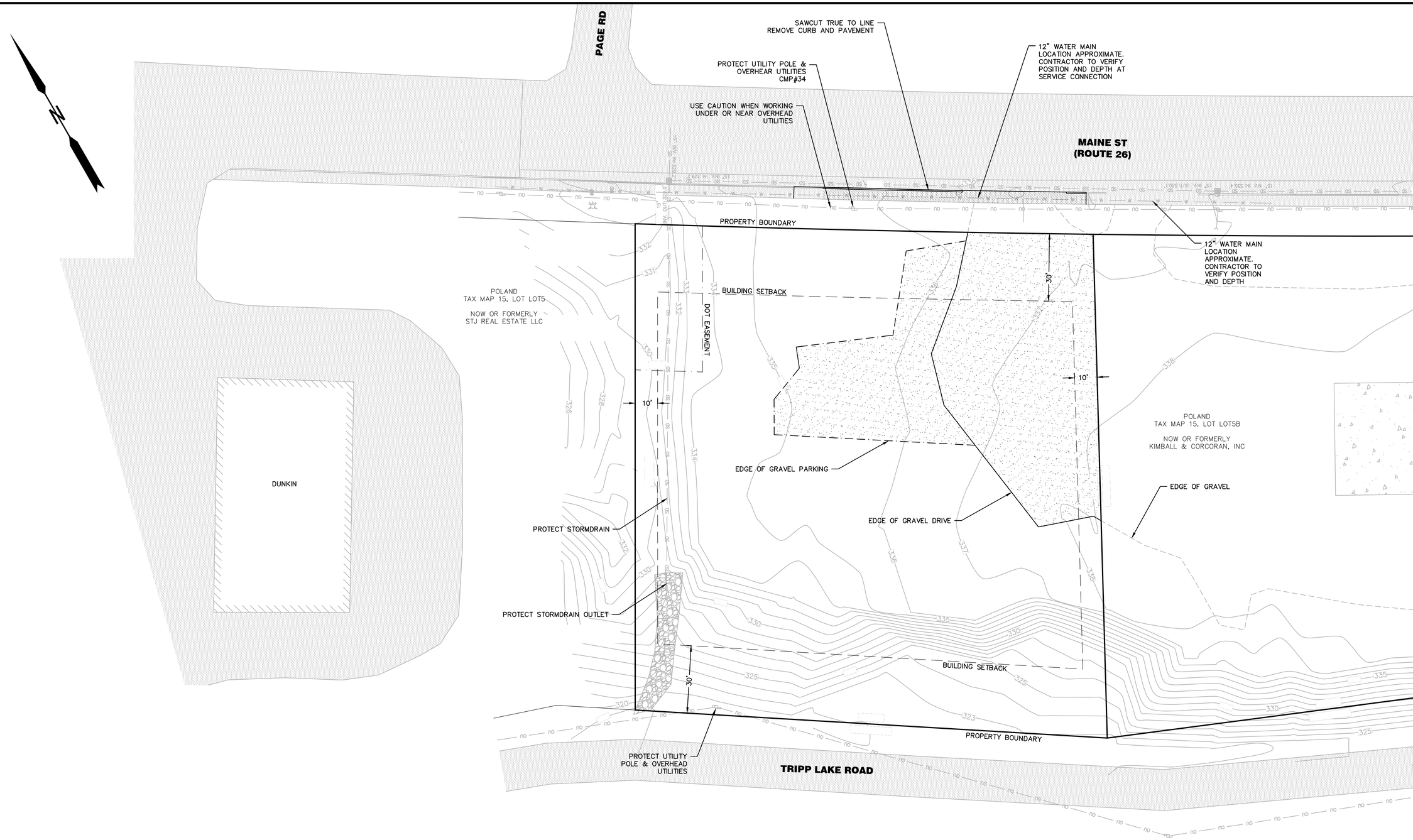
Main-Land looks forward to presenting these changes to the Planning Board during the March 26th meeting, or the next available.

Please contact Main-Land if you have any questions or requests for further information.

Sincerely,
Main-Land Development Consultants, Inc.

Shane D. Howley

Shane D. Howley, P.E.
Project Engineer,
207-500-8144



NOTES

1. TOWN OF POLAND: TAX MAP 15, LOT 5C.
2. TOTAL AREA: 1.04 ACRES, MORE OR LESS
3. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. ON AUGUST 7, 2023 AND AUGUST 21, 2023 AND LIDAR DATA WITH A CONTOUR INTERVAL OF 1-FOOT DOWNLOADED FROM NOAA DATA ACCESS VIEWER, HTTP://COAST.NOAA.GOV. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL OR ASSUMED.
4. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES AND TOWN OF POLAND GIS DATA, MAIN-LAND RECOMMENDS THE USE OF SUBSURFACE UTILITY LOCATION SERVICES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

LEGEND

- BOUNDARY LINE (SURVEYED)
- ABUTTER BOUNDARY LINE
- UTILITY POLE
- OVERHEAD UTILITY
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- BUILDING SETBACK
- EDGE OF GRAVEL
- PAVEMENT
- DEMOLISH PAVEMENT

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
POLAND AUTO SPA
ROUTE 26,
POLAND, ME

OWNER OF RECORD
MATT NEW
PO BOX 57,
WEST POLAND, ME, 04291

MADE FOR
MATT NEW
PO BOX 57,
WEST POLAND, ME, 04291

DRAWING SCALE:
20 0 10 20
(IN FEET)
1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2023-12-08 SDH ISSUED FOR PERMITTING.
SUBMISSION 2: 2024-03-13 SDH ISSUED FOR PERMITTING.

PROJ. MGR:	SDH
DRAWN BY:	SDH
CHECKED BY:	RWD
SUBMISSION NO.	2
SURVEY DATE:	2023-08-21
SUBMISSION DATE:	2024-03-13
SUBMITTED FOR:	PERMITTING

NOT FOR CONSTRUCTION

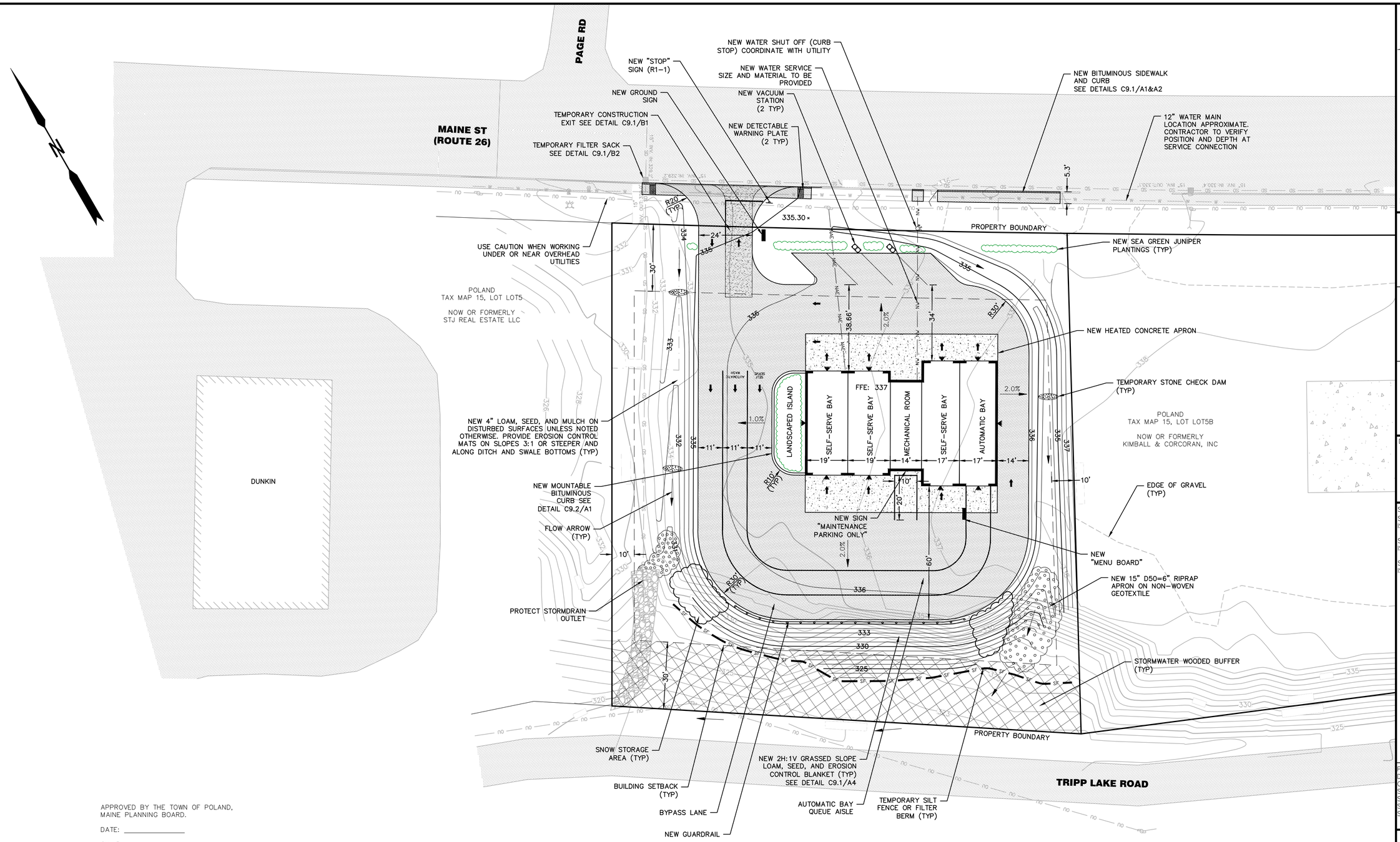
EXISTING CONDITIONS AND DEMOLITION PLAN

SEAL:
STATE OF MAINE
SHANE D. HOWLEY
No. 17341
LICENSED
PROFESSIONAL ENGINEER
2024-03-13

SHANE D. HOWLEY ME PE #17341

DRAWING NO.
C1.1

MLDC NO. 23-222 1 OF 4



APPROVED BY THE TOWN OF POLAND, MAINE PLANNING BOARD.

DATE: _____

CHAIRMAN: _____

CONDITIONS OF APPROVAL:

SITE DATA

	REQUIRED	PROPOSED
IMPERVIOUS AREA COVER	75% MAX	49%±
IMPERVIOUS AREA	–	22,215 S.F.±
ROAD FRONTAGE	100 FT MIN	203.8 FT
FRONT SETBACK	30 FT	30 FT
SIDE SETBACK	10 FT	10 FT

NOTES

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2. TOTAL AREA: 1.04 ACRES, MORE OR LESS
3. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. ON AUGUST 7, 2023 AND AUGUST 21, 2023 AND LIDAR DATA WITH A CONTOUR INTERVAL OF 1-FOOT DOWNLOADED FROM NOAA DATA ACCESS VIEWER, HTTP://COAST.NOAA.GOV. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL OR ASSUMED.
4. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES AND TOWN OF POLAND GIS DATA, MAIN-LAND RECOMMENDS THE USE OF SUBSURFACE UTILITY LOCATION SERVICES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
5. ADDITIONAL PARKING FOR MAINTENANCE OR SERVICE PERSONNEL IS AVAILABLE ON THE ABUTTING LOT 5B WHICH IS UNDER THE SAME OWNERSHIP.

LEGEND

- BOUNDARY LINE (SURVEYED)
- ABUTTER BOUNDARY LINE
- WATER SHUTOFF
- NW — NEW WATER SERVICE LINE
- NAE — NEW AERIAL ELECTRIC LINE
- UTILITY POLE
- OU — OVERHEAD UTILITY
- 490 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- 490 — NEW MAJOR CONTOUR LINE
- NEW MINOR CONTOUR LINE
- 490 — NEW SPOT GRADE
- BUILDING SETBACK
- EDGE OF GRAVEL
- SF — NEW SILT FENCE OR MULCH FILTER BERM
- PAVEMENT
- NEW PAVEMENT
- RIP-RAP
- NEW CONIFEROUS TREE
- NEW LIGHT
- NEW PAINTED DIRECTIONAL ARROW

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

POLAND AUTO SPA

ROUTE 26, POLAND, ME

OWNER OF RECORD

MATT NEW

PO BOX 57, WEST POLAND, ME, 04291

MADE FOR

MATT NEW

PO BOX 57, WEST POLAND, ME, 04291

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

SUBMISSION NOTES:

SUBMISSION 1: 2023-12-08 SDH ISSUED FOR PERMITTING.

SUBMISSION 2: 2024-01-15 SDH ISSUED FOR REVIEW.

SUBMISSION 3: 2024-03-13 SDH ISSUED FOR REVIEW.

PROJ. MGR:	SDH
DRAWN BY:	SDH
CHECKED BY:	RWD
SUBMISSION NO.	3
SURVEY DATE:	2023-08-21
SUBMISSION DATE:	2024-03-13
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

LAYOUT, GRADING & UTILITIES PLAN

SEAL:

STATE OF MAINE SHANE D. HOWLEY No. 17341 LICENSED PROFESSIONAL ENGINEER

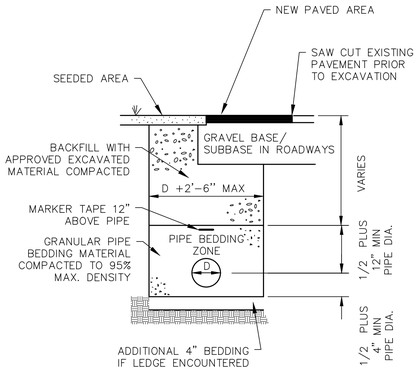
2024-03-13

SHANE D. HOWLEY ME PE #17341

DRAWING NO.

C2.1

MLDC NO. 23-222 2 OF 4



PIPE TRENCH

NOT TO SCALE

C5

EXISTING CONDITIONS AND DEMOLITION

E1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING PERFORMED AND SUPPLIED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC (MAIN–LAND).

E2. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER. NO TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS OTHERWISE COORDINATED WITH THE OWNER.

E3. RELOCATE EXISTING TBM INFORMATION ONTO NEW TBM OF CONTRACTORS CHOICE FOR CONSTRUCTION USE PRIOR TO REMOVAL OF EXISTING TBM.

E4. PRIOR TO BEGINNING DEMOLITION OR SITE WORK, THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE TOWN OF POLAND TO DISCUSS THE INSPECTION PROCESS AND PROJECT SCHEDULE.

SITE LAYOUT AND MATERIALS

L1. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINES WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.

L2. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

GRADING AND EROSION CONTROL

G1. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.

G2. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE.

G3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE, PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.

G4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

UTILITIES

U1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO MAIN–LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

U2. PROVIDE AT LEAST 5' OF SOIL COVER OVER WATER LINES. WHERE MINIMUM COVER CANNOT BE ATTAINED, PROVIDE 4 FOOT WIDE LAYER OF 2–INCH THICK RIGID FOAM INSULATION ON BEDDING MATERIAL 6–INCHES ABOVE WATER LINE.

U3. CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES AND CATCH BASINS.

U4. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT–OF–WAY WITH THE UTILITY COMPANIES, THE TOWN AND MAINE DOT.

GENERAL NOTES

NOT TO SCALE

C3

UTILITY LOCATION REQUIREMENTS

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES.

A. PRE–MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS, OR STAKES SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.

B. CALL DIG SAFE, AT 1–888–DIGSAFE, AT LEAST THREE BUSINESS DAYS BUT NO MORE THAN 30 CALENDAR DAYS – BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.

C. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR–CODED PAINT, FLAGS, OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS–BUILT DRAWINGS.

D. CONTACT THE LANDOWNER AND OTHER 'NON–MEMBER' UTILITIES (WATER, SEWER, GAS, ETC) FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS–BUILT DRAWINGS.

E. RE–NOTIFY DIG SAFE AND THE NON–MEMBER UTILITIES IF THE DIGGING, DRILLING, OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY, OR ANY OTHER REASON.

F. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

G. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

H. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE P.U.C. OR VISIT THEIR WEBSITE.

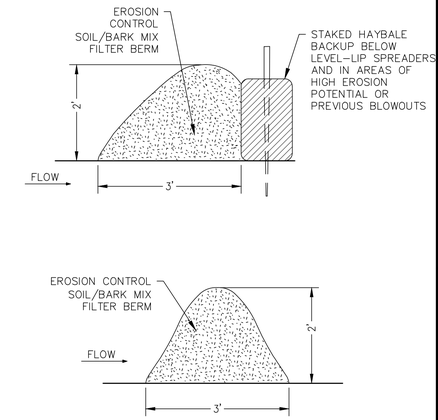
I. IF YOU DAMAGE, DISLOCATE, OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.

J. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT WITH THE P.U.C FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUS OR CALL THE P.U.C. AT 1–800–452–4699.

UTILITY LOCATION REQUIREMENTS

NOT TO SCALE

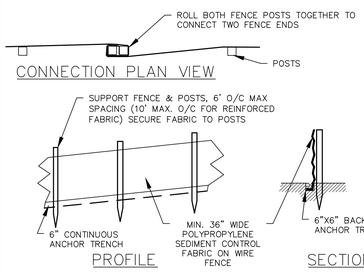
C2



SEDIMENT FILTER BERM

NOT TO SCALE

C1

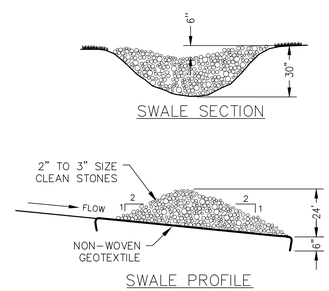


NOTES:
1. PLACE SILT FENCE OR FILTER BERMS ALONG UNIFORMLY SLOPED SURFACE.
2. EROSION CONTROL MIX FILTER BERM MAY BE SUBSTITUTED FOR A SILTFENCE. SEE THE SITE GRADING AND EROSION CONTROL PLAN.
3. EXCAVATE A 6"X6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
4. UNROLL ONE SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
5. DRIVE THE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
6. LAY THE TOE–IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE–IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
7. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

SILT FENCE

NOT TO SCALE

B5



SWALE/DITCH STONE CHECK DAM

NOT TO SCALE

B4

DANDY SACK™
SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

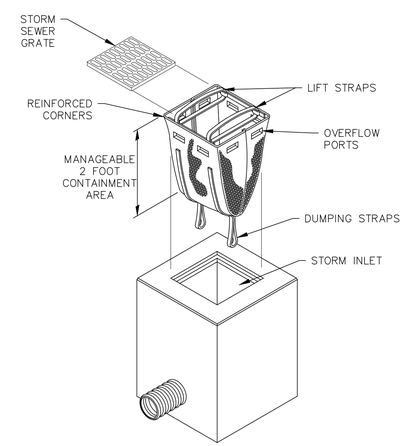
REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.90

HI–FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

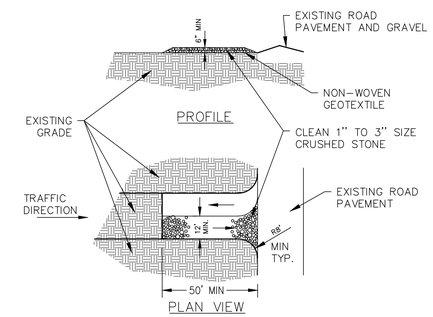
*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



STORM DRAIN INLET EROSION CONTROL

NOT TO SCALE

B2



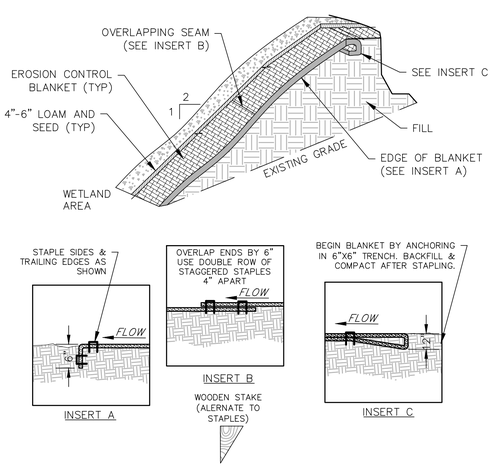
NOTES:
1. STONE SIZE: 2½" TO 1½" USE CRUSH STONE.
2. THICKNESS: MINIMUM OF 8".
3. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC TRAVELED WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE.

TEMP. STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

B1

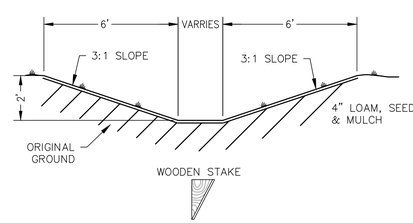
NOTES:
1. FILL SHALL BE COMPACTED IN 6" TO 12" LAYERS TO AVOID SETTLEMENT. COMPACT FILL UNDER PAVEMENTS AND GRAVEL AREAS TO 95% OF MAXIMUM DRY DENSITY; AND UNDER GRASS OR MULCH AREAS TO 90% OF MAXIMUM DRY DENSITY.
2. SOILS SHALL NOT CONTAIN COBBLES LARGER THAN 8" IN THE GREATEST DIMENSION, ICE, FROZEN SOIL, OR ROOTS/STUMPAGE.
3. DO NO WORK ON FROZEN OR MUDDY GROUND.
4. UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
5. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
6. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
7. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
8. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
9. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATERFLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
10. OVERLAP ADJACENT EDGES OF MAT BT THREE (3) INCHES (MIN.) AND STAKE.
11. WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRINGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
12. DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
13. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
14. STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT INTERVALS.
15. FOLLOW COLORED DOT PATTERNS BY MANUFACTURER.



EMBANKMENT W/EROSION CONTROL BLANKET

NOT TO SCALE

A4



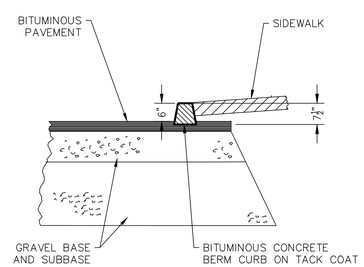
OPTION TO STAPLES

NOTES:
1. FLOW AREA OF GRASS DITCH TO BE LINED WITH AMERICAN EXCELSIOR CURLEX BANKMENT OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATION WITHIN 48 HOURS OF FINAL DITCH GRADING.
2. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP.
3. TAMP TRENCH FULL OF SOIL, SECURE WITH ROW OF STAPLES, 12" SPACING, 4" DOWN FROM THE TRENCH.
4. OVERLAP–BURY UPPER END OF LOWER STRIP AS IN "A" & "B" OVERLAP END OF TOP STRIP 4" AND STAPLE.
5. CHECK SLOT–FOLD OF NETTING BURIED IN SLIT TRENCH TAMPED; DOUBLE ROW OF STAPLES (OR WOOD STAKES) AT 12" SPACING, USE CHECK SLOTS AT 15" SPACING IN DITCHES OR STEEP SLOPES.

TYPICAL GRASS DITCH

NOT TO SCALE

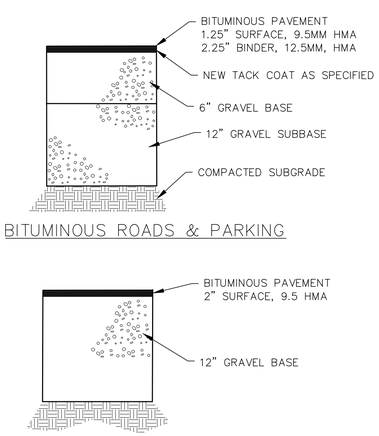
A3



BITUMINOUS CURB

NOT TO SCALE | MDOT TYPE 3: MOLD 1

A2



BITUMINOUS PAVEMENT DETAILS

NOT TO SCALE

A1

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
POLAND AUTO SPA
ROUTE 26, POLAND, ME

OWNER OF RECORD
MATT NEW
PO BOX 57, WEST POLAND, ME, 04291

MADE FOR
MATT NEW
PO BOX 57, WEST POLAND, ME, 04291

DRAWING SCALE:
NOT TO SCALE

SUBMISSION NOTES:
SUBMISSION 1: 2023–12–08 SDH ISSUED FOR PERMITTING.
SUBMISSION 2: 2024–03–13 SDH ISSUED FOR PERMITTING.

PROJ. MGR:	SDH
DRAWN BY:	SDH
CHECKED BY:	RWD
SUBMISSION NO.	2
SURVEY DATE:	2023–08–21
SUBMISSION DATE:	2024–03–13
SUBMITTED FOR:	PERMITTING

NOT FOR CONSTRUCTION

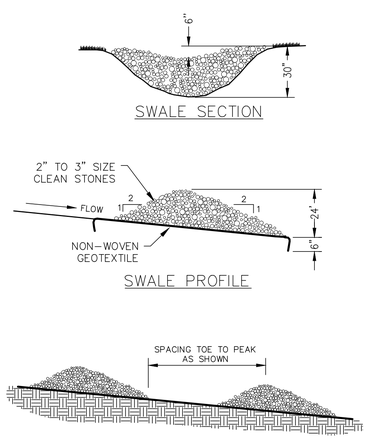
DETAILS

SEAL:
STATE OF MAINE
SHANE D. HOWLEY
No. 17341
LICENSED
PROFESSIONAL ENGINEER
2024-03-13

SHANE D. HOWLEY ME PE #17341

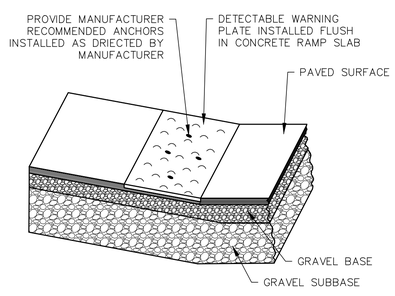
DRAWING NO.
C9.1

MLDC NO. 23–222 3 OF 4



SWALE/DITCH STONE CHECK DAM | A5

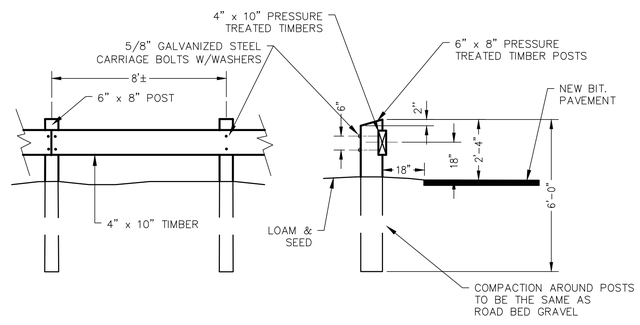
NOT TO SCALE



NOTE:
USE RADIUSED PLATES WHERE NECESSARY

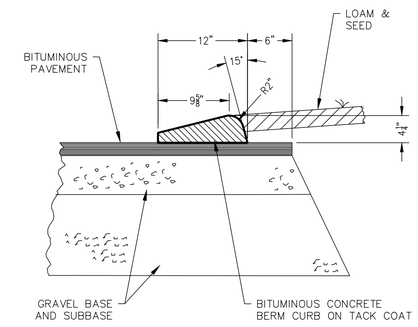
DETECTABLE WARNING PLATE | A4

NOT TO SCALE



WOODEN GUARDRAIL DETAIL | A2

NOT TO SCALE



BITUMINOUS CURB | A1

NOT TO SCALE

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

POLAND AUTO SPA

ROUTE 26,
POLAND, ME

OWNER OF RECORD

MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

MADE FOR

MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

DRAWING SCALE:

NOT TO SCALE

SUBMISSION NOTES:
SUBMISSION 1: 2024-03-13 SDH
ISSUED FOR PERMITTING.

PROJ. MGR:	SDH
DRAWN BY:	SDH
CHECKED BY:	RWD
SUBMISSION NO.	1
SURVEY DATE:	2023-08-21
SUBMISSION DATE:	2024-03-13
SUBMITTED FOR:	PERMITTING

NOT FOR CONSTRUCTION

DETAILS

SEAL:

STATE OF MAINE
SHANE D. HOWLEY
No. 17341
LICENSED
PROFESSIONAL ENGINEER

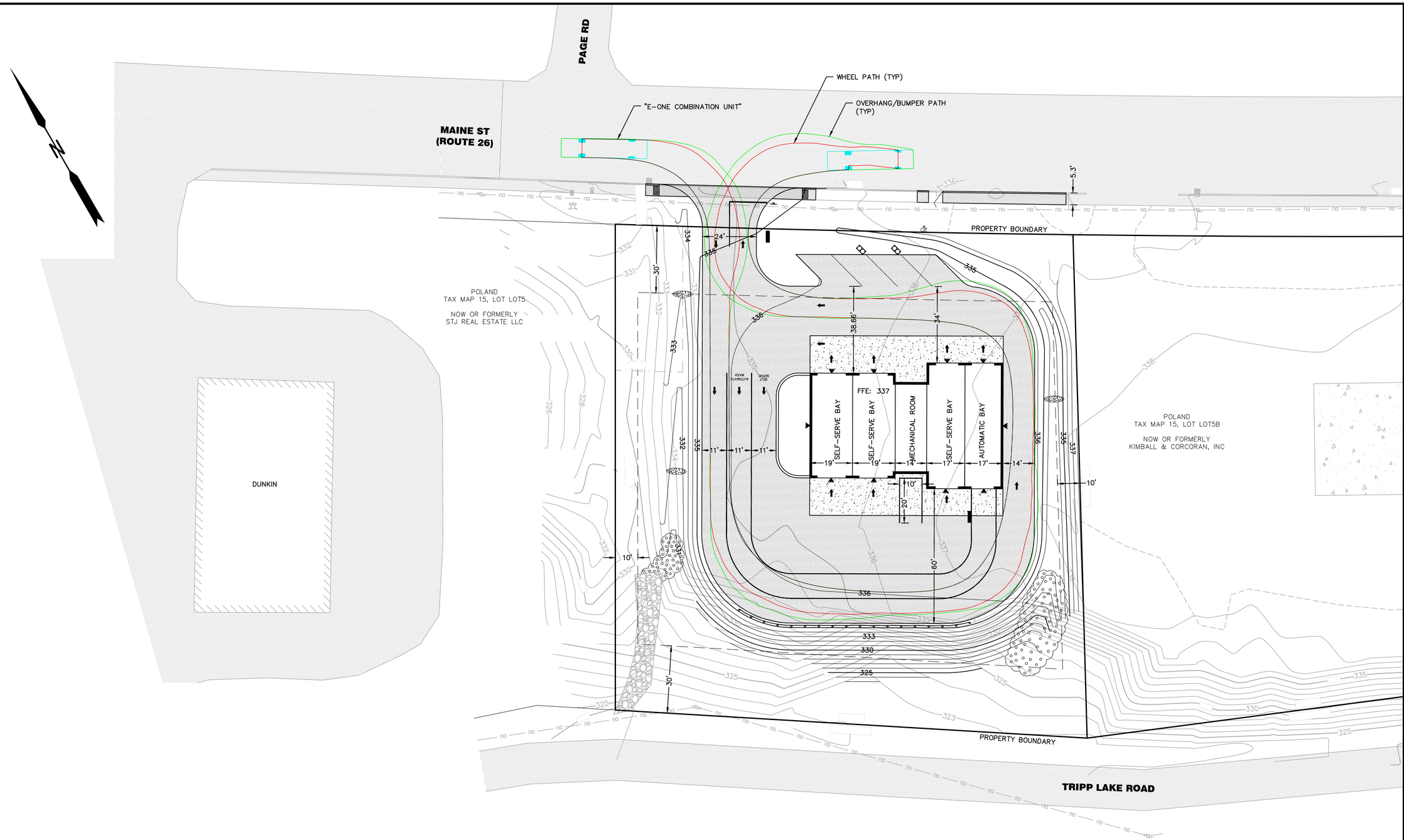
2024-03-13

SHANE D. HOWLEY ME PE #17341

DRAWING NO.

C9.2

MLDC NO. 23-222



NOTES

1. VEHICLE TURNING PATH SHOW WAS CREATED USING AUTOCAD CIVIL 3D'S VEHICLE TRACKING PROGRAM. THE DESIGN VEHICLE USED WAS AN "E-ONE COMBINATION UNIT", 8.33' WIDE, 38.25' LONG, BUMPER TO BUMPER.

LEGEND

- BOUNDARY LINE (SURVEYED)
- ABUTTER BOUNDARY LINE
- WATER SHUTOFF
- NAE — NEW AERIAL ELECTRIC LINE
- UTILITY POLE
- OU — OVERHEAD UTILITY
- 490 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- 490 — NEW MAJOR CONTOUR LINE
- NEW MINOR CONTOUR LINE
- 490 — NEW SPOT GRADE
- BUILDING SETBACK
- EDGE OF GRAVEL
- PAVEMENT
- NEW PAVEMENT
- RIP-RAP
- NEW CONIFEROUS TREE
- NEW LIGHT

MAIN-LAND
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PROJECT

POLAND AUTO SPA

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POLAND, ME

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MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

MADE FOR

MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2024-03-13 SDH
ISSUED FOR REVIEW.

PROJ. MGR:	SDH
DRAWN BY:	SDH
CHECKED BY:	RWD
SUBMISSION NO.	1
SURVEY DATE:	2023-08-21
SUBMISSION DATE:	2024-03-13
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

EMERGENCY VEHICLE TURNING SKETCH

SEAL:

STATE OF MAINE
SHANE D. HOWLEY
No. 17341
LICENSED
PROFESSIONAL ENGINEER

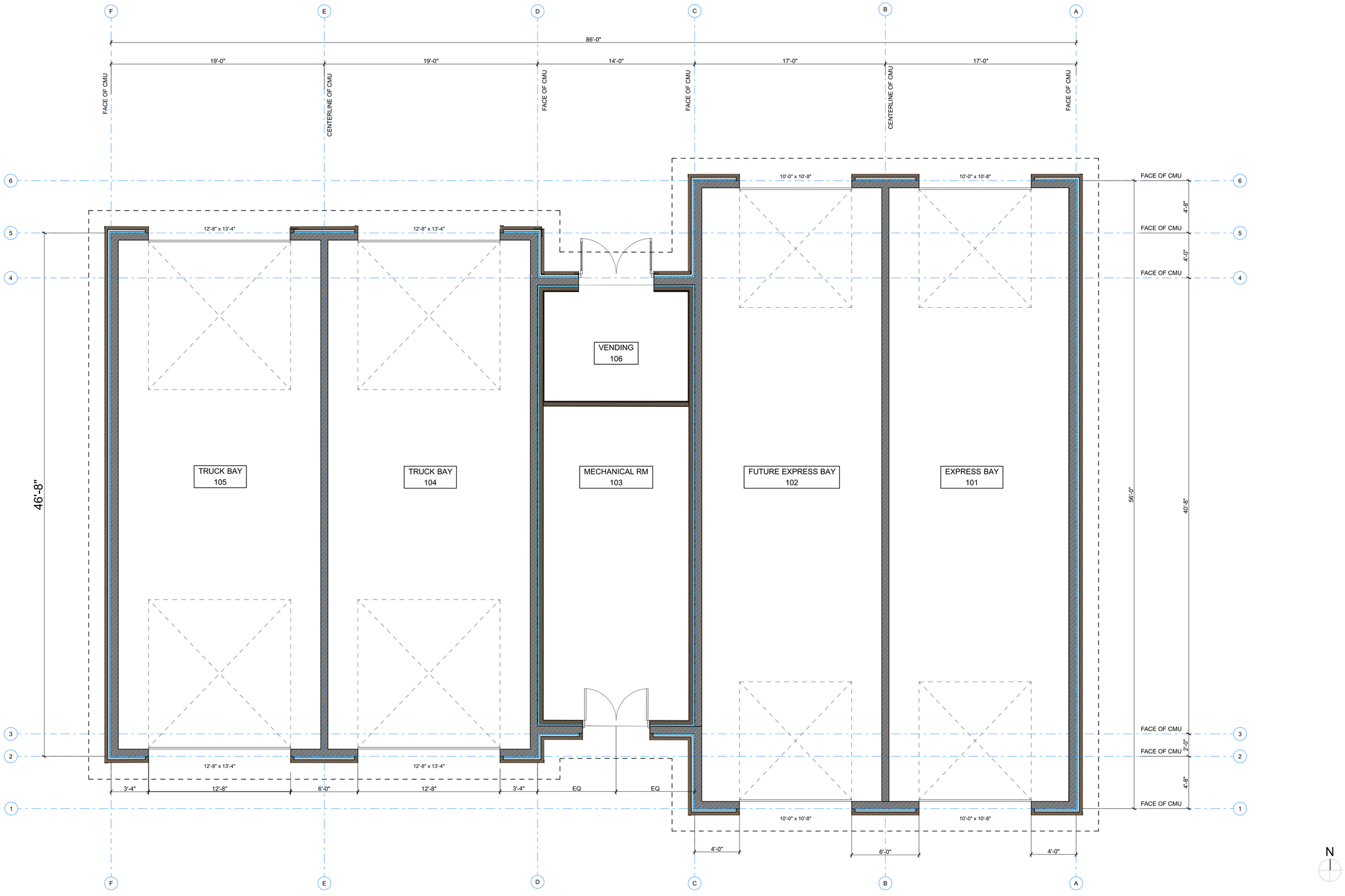
2024-03-13

SHANE D. HOWLEY ME PE #17341

DRAWING NO.

SKC 1

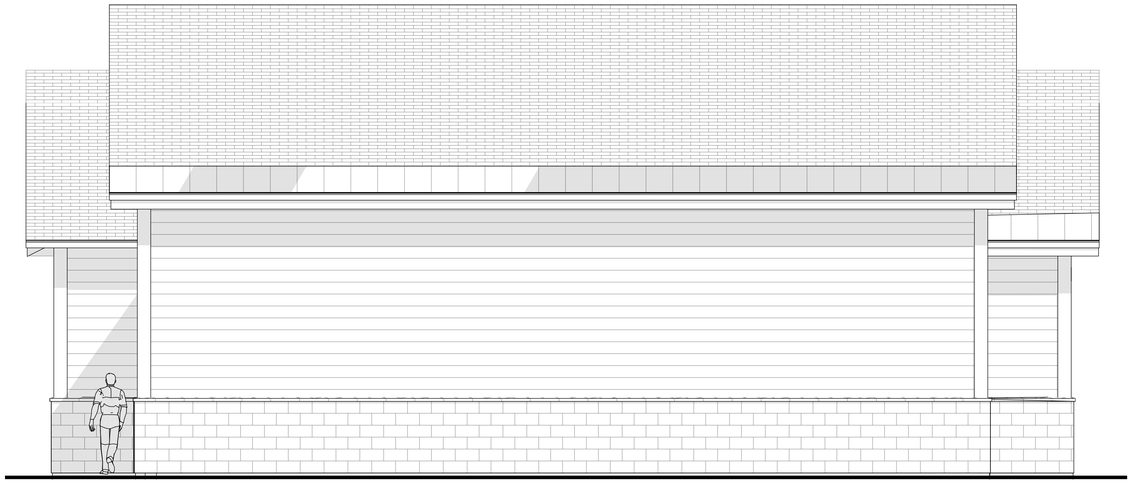
MLDC NO. 23-222



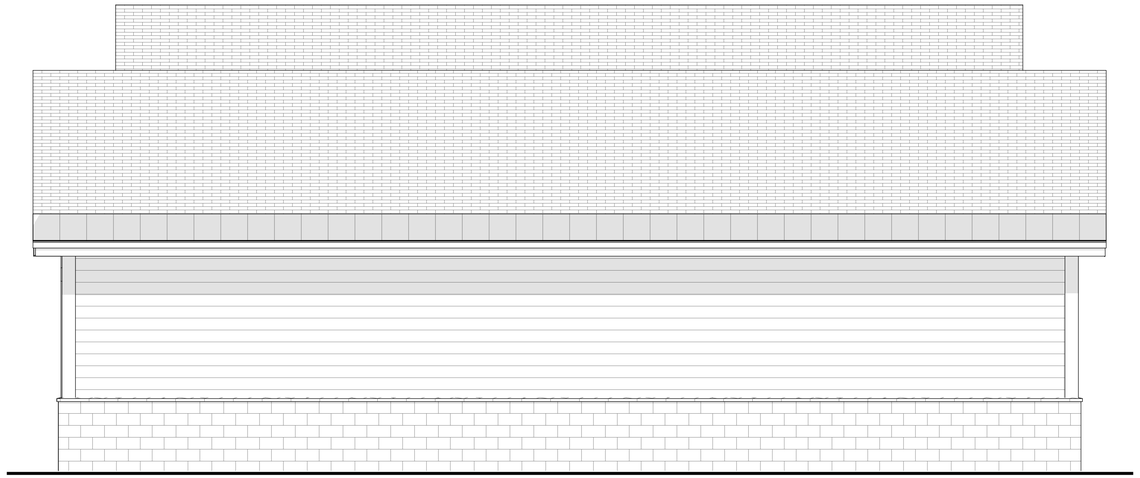
Planning Board Submission
March 14,2024

Portland Auto Spa
Route 26
Poland, Maine

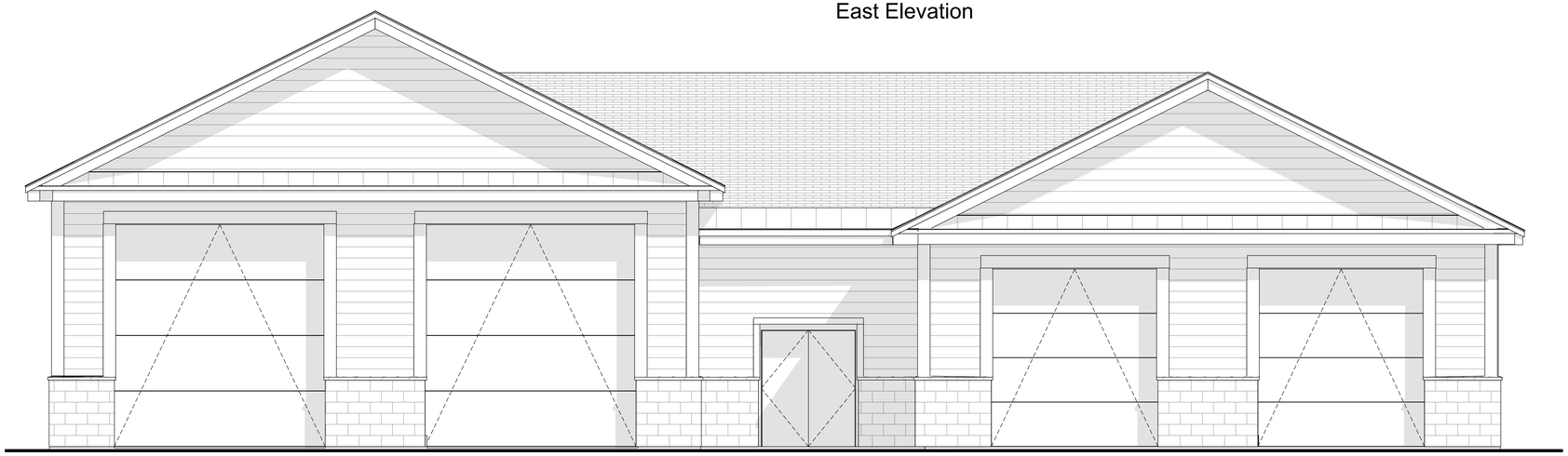
Floor Plan
1/4" = 1'-0"



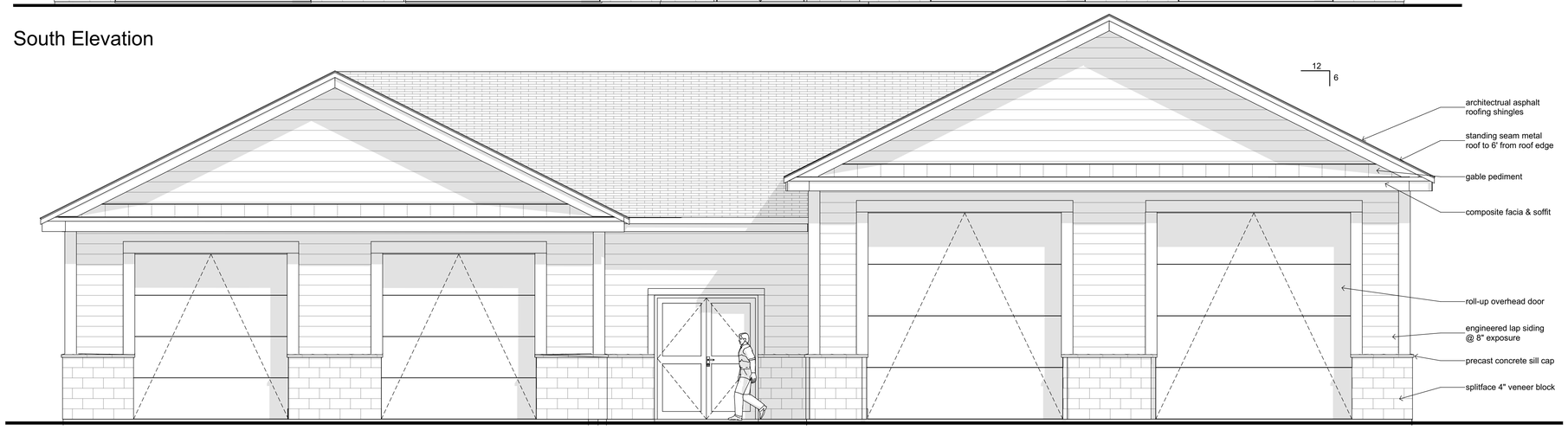
West Elevation



East Elevation



South Elevation



North Elevation

Planning Board Submission
March 14,2024

Portland Auto Spa
Route 26
Poland, Maine

Elevations
1/4" = 1'-0"

Southeast View

Northwest View

Planning Board Submission
March 14,2024

Portland Auto Spa
Route 26
Poland, Maine

3D Views
Not to Scale

Driftwood

Roofing:Certainteed
LandmarkArchitectural
Roofing Shingles
Color: Driftwood

Siding: LP 'Smartside'
Color: Tundra Gray

Splitface Masonry:
Gagne 'Granite Blend'

Planning Board Submission
March 14,2024

Portland Auto Spa
Route 26
Poland, Maine

Exterior Finish Materials

CEO Office Tel: 207-998-4601
E-mail: planningadmin@polandtownoffice.org

Planning Board Office

1231 Maine Street,
Poland, Maine 04274

Findings of Fact & Conclusion of Law

Date: March 12, 2024
Application Type: Formal Shoreland Zoning Application
Owners Name: Pamela Booth (9377 SW 56th Loop Ocala, FL 34481)
Located at: 26 Cliff Lane
Parcel ID: 0020-0020
Zoning Districts: Rural Residential 1 and Limited Residential

Project Description:

On January 11, 2022, Ms. Booth submitted a Formal Shoreland Zoning Application to remove a portion of the main deck and a covered shed to construct an enclosed 10′ x 15′ enclosed addition to the existing house totaling 146.8 square feet including the eaves. A small portion of the new addition (3.3 square feet) will be located within 75′ to 100′ from the shoreline. The existing and proposed impervious coverage will remain at 13.1%. On July 12, 2022, Ms. Booth submitted a Formal Shoreland Zoning application proposing to extend the previously approved addition 8′ towards the water. A portion of the proposed addition (99.8 square feet) will be located within 75′ to 100′ from the shoreline. The remaining portion (38.5 square feet) will be located beyond 100′. The proposed addition will bring the impervious lot coverage to 13.5%. On February 12, 2024, Ms. Booth submitted a Formal Shoreland Zoning application to remove the existing camp and replace it with a new camp using the approved footprint from the July 12, 2022, approval. The new camp will be set back from the lake an additional 5 feet from the lake with 402.85 square feet of the approved impervious surface inside the 100′ setback from the lake and 3,645.32 square feet outside the 100′ setback. The approved lot coverage will go up to 13.7 % from the previously approved 13.5 %.

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 Planning Board (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**
   There is an existing subsurface waste system and there are no new bedrooms proposed. Based on this information the Board finds that this criterion will be met.

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 Nonconforming Structures

504.3. A. Expansions of Nonconforming Structures
The Applicant had previously proposed a 99.8 square foot expansion between the 75′ and 100′ shoreland setback for a total of 467.32 square feet. The new approved part of the structure between the 75′ and 100′ shoreland setback has been reduced to 402.85 square feet. The new impervious lot coverage will be 13.7 percent. Based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Nonconforming Structures
The Applicant has proposed to relocate the new home 5 feet back from the existing structure. Based on this information the Board finds that this criterion will be met.

507.3.C. Reconstruction or Replacement of Nonconforming 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 relocate the new home 5 feet back from the existing. Based on this information 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 nonconforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Nonconforming Single-Family Dwelling Located in a Shoreland Zoning District
Setback reductions were not applied for, and the new camp will be no closer to the resource than the existing structure; 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 nonconforming structures. The Applicant has not proposed any 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. Structures and Uses Extending Over or Below the Normal High Water Line of a Water Body or within a Wetland
This application does not include any permanent structures projecting into or over waterbodies 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 by 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 March 12, 2024, 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 10789, Page 232) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for Pamela Booth to Remove and replace the existing camp as described in the application dated March 12, 2024, and the approved site plan dated March 12, 2024, 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 to be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soil shall be revegetated immediately upon completion of construction and any disturbed soil 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 Planning 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 Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development 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 proposed stairs must be relocated outside the setback of the original camp per the revised site plan dated March 14, 2024.

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: March 12, 2024
Poland Planning Board

_____	Absent with Notice
James Porter, Chairperson	George Greenwood, Vice -Chairperson
_____	_____
Jonathan Gilson, Secretary	Cheryl Skilling, Member
_____	_____
James Walker, Member	Heather Ryan, Membe