Planning Board Meeting
May 14, 2024 – 7:00 PM
Town Office Conference Room

Meeting Materials

Planning Board
Tuesday, May 24, 2024
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES
April 9, 2024

April 23, 2024

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS
Sketch Plan Review – Auburn Housing Development Corporation – 0 Maine Street – Map 6 lot 47E

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Glenn and Denise Hall – 138 Sunderland Drive – Map: 14 Lot: 45 I

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
April 23, 2024
Approved on _____, 2024

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

MINUTES – April 9, 2024 – Member Greenwood moved to table the minutes as there is no quorum of members from the April 9th meeting to vote on them. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Shoreland Zoning Application – Glenn and Denise Hall – 138 Sunderland – Map: 14 Lot: 45 I

Stuart Davis of Davis Land Surveying presented the project to the Board. The Halls would like to enlarge the shed and remove the existing landing and stairs and replace them with a screened porch and new stairs. The lot coverage will remain under the fifteen percent limit.

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

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

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 7:19 p.m. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

POLAND PLANNING BOARD
MINUTES OF MEETING
April 23, 2024
Approved on _____, 2024

Planning Board

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

Sketch Plan Review

to the

Town of Poland

for

Elderly Housing Development
Poland, Maine

on behalf of

Auburn Housing Development Corporation
20 Great Falls Plaza P.O. Box 3037
Auburn, Maine 04212

April 2024

April 25th 2024
19325-02

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

Elderly Housing Development – Sketch Plan Review

Dear Mr. Neal and Members of the Board:

On behalf of our client, Auburn Housing Development Corporation, we are submitting the enclosed Sketch Plan Review application and related materials for the proposed Elderly Housing Development located in Tax Map 6 lot 47E, on Maine Street (Route 26) in Poland. The project site is approximately 8.11 acres which consists mainly of undeveloped/vegetated areas with wetlands located on the east and west sides of the property.

The applicant intends to develop the lot with a Elderly Housing building that will consist of 18 total housing units, and landscaped areas to serve as recreational space. The site will be developed with associated roadways, driveways, sidewalks, pedestrian walkways, landscape areas, and utility infrastructure. The total approximate impervious area for the proposed development is 1.37 acres, consisting of the proposed buildings and 27 parking spaces.

We look forward to your review process. Please feel free to contact us if additional information is needed. Thank you for your time and consideration relative to this project.

Sincerely,

SEBAGO TECHNICS, INC.

Jamie L. Garland, P.E.
Senior Project Engineer

c.c. Auburn Housing Development Corporation

AGENT AUTHORIZATION

APPLICANT/ OWNER	**Name**	Auburn Residential Development Corporation c/o Martin Szydlowski			
PROPERTY DESCRIPTION	**Physical Address**	Maine Street (Route 26) Poland, Maine		**Map**	6
				Lot	47E
APPLICANT'S AGENT INFORMATION	**Name**	Jamie L. Garland, P.E. - Sebago Technics, Inc.			
	Phone	(207) 200-2081	**Business Name & Mailing Address**	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4A South Portland, ME 04106	

Martf. Szyd

APPLICANT SIGNATURE DATE 4/23/2024

MARTIN f. SZYDLOWSKI

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE DATE 04/23/2024

Jamie L. Garland, P.E.

PLEASE TYPE OR PRINT NAME HERE

Town of Poland, Maine
Planning Board
Sketch Plan Review

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 on pages 1 and 5. Obtain or get copies of information as required by the application on these pages.
   a. The CEO can generate a map of the general location of your project if you cannot find a topographic map.
   b. Words in italics contain important instructions. Please follow them.
3. Use the "Submission Checklist" on page 3 to make sure submission requirements are met.
   a. The checklist is a summary of the standard requirements in Section 509.4 of the Comprehensive Land Use Code.
   b. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "*Code Enforcement*" page and then select "*Services*".
   c. Hardcopies are available at the town office.
   d. 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.
   e. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. Make the necessary copies of pages 1 through 4 of the application and all information requested *(see item 5 below)*.
5. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
   a. A total of at least ten (10) copies and 1 PDF copy (either cd or usb) of the plans are needed. ***(Don't forget to make a copy for yourself)*** The Code Enforcement Office must receive the original application, one PDF copy (either cd or usb), and an additional nine (9) copies with appropriate fees **by 1:00 p.m. twelve (12) days before** the stated meeting to be put on the upcoming agenda.
   b. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least **14 days** prior to the meeting.
6. The application must be on file for public review for at least 7 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date. **Additional Information:**
   a. An Agenda Request form is on page 4. This form needs to be filled out and returned to the Planning Office. This form is used to place your application on the Planning Board's agenda on a first-come, first-served basis. This may be filled out and given to this office at the time you obtain the application.

Planning Board Review Fees:

Type of fee	Description	Amount	Units or Comments
Application – sketch plans	Rough designs or concepts	$ 100.00	Each application
Notification of Abutters	All Abutters within 500 ft of property must be notified.	$ 1.00	Per Notification.

PROJECT NAME: Auburn Housing Development Corporation - Elderly Housing

Date of Planning Board Review: 05 / 14 / 2024 Application #_____

LOT INFORMATION:

Tax Assessor's Map # 6 Lot # 47E Sub lot #_____ Watershed: Middle Range Pond Watershed

Road Location : Route 26/Maine Street

Lot Size: 8.11 (Acres) or Sq. Ft. Road Frontage: 296 Ft.

Year lot created:_____ *(If unknown, give best estimate with "est." after date)*

Zoning District(s): Village IV Flood Zone: X Aquifer Overlay:_____

Current use of lot: Undeveloped Lot

LAND OWNER(s):

Name(s):

Company: Auburn Housing Development Corporation

Mail Address: 20 Great Falls Plaza P.O. Box 3037 Main Phone: 207-784-7351

Town/State/Zip: Auburn, Maine 04212 Alternate Phone:_____

APPLICANT - CONTACT PERSON:

Applicant is: ___X___Landowner _____Contractor _____Renter _____Buyer

If landowner, write "Same" below and continue to next block below. 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): Same

Company _____

Mail Address: _____ Main Phone: _____

Town/State/Zip _____ Alternate Phone: _____

THIS APPLICATION IS FOR: (*Check all that apply)*

__	Commercial	X	New Development
__	Industrial		Change in Use
__	Institutional		Expansion of Use
__	Governmental		Expansion of Structure(s)
__	Open Space		Resumption of Use

Proposed Development

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items if applicable:**
   a. Provide a copy of deed and Tax Assessor's information card.
   b. Provide a map of the general area showing land features within at least ½ mile of this lot.
   c. Provide sketch plan(s) of your lot with existing development and its dimensions shown.
   d. Provide sketch plan(s) of your lot with proposed development and its dimensions shown.
      i. *(May be combined on existing development drawing.)*
   e. Standard submissions requirements shall follow Section 509.4.D of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies can be purchased in the Code Enforcement Office.
      i. *(Use checklist on page 3 for summary of usual requirements.)*
   f. Other requirements unique to your project may be added by the Planning Board.
2. **List all state and federal approvals, permits, and licenses that may be required for the project:**

DISCLOSURE: ***(READ BEFORE SIGNING)***

1. I hereby acknowledge that I have read this application and state that the information in this document is to the best of my knowledge correct and true.
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 pre-application.
3. I understand that all construction of proposed structures shall conform to the Maine Uniform Building an Energy Code, and the NFPA-101 Life Safety Code, 2003.
4. I understand that final approval is valid for only the uses as specified in the formal application. Any approval sought in the pre-application and not in the formal application shall not be a part of any approval from the Planning Board without express written approval from the Board.
5. I understand that the permitting authority must approve any changes made to the uses sought in the formal application after approval is granted or permits issued.
6. I understand that the **pre-application becomes invalid if** the formal review plan has not been received by the Planning Board within six (6) months of the Planning Board's review of this application, without express written permission from the Planning Board to allow a longer time period, or it is found that false statements have been furnished with this application.
7. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner.

_____ _____ 4.28.2024

Applicant's Signature *Date*

SKETCH PLAN CHECKLIST:

The following list is the information required in Chapter 509.4 of the Comprehensive Land Use Code for the Town of Poland, Maine for a complete Sketch Plan Review Application. Please check in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or 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				For Planning Board Use			
Provided	Waiver Request	Not Applicable	**Item Section 509.4.D**	Received	On File	Waived	Not Applicable
X			Signed copy of application				
X			Name & address of owner				
X			Map & lot #'s				
X			Name of development				
X			Sketch plan of proposed development				
X			Map of general location				
X			Show all contiguous properties				
X			Show existing development				

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				

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 05 / 14 / 2024

Meetings are normally conducted from 7:00 to 9:00 PM in the Municipal Conference Room at the Town Office
Map 6 *Lot* 47E *Sub-lot* _____

Applicant's Name: Auburn Housing Development Corporation
Mailing Address: 20 Great Falls Plaza P.O. Box 3037
Town, State, Zip: Auburn, Maine 04212
Home Phone: _____ Hours: _____
Work Phone: 207.784.7351 Hours: _____

Type of application:

X	**Sketch Plan**		**Site Review**		**Shoreland**		**Subdivision**		**Informational**

Road location for project: Route 26 / Maine Street
Zoning: Village IV Lake Watershed: Middle Range Pond
Nature of business to be discussed *(Brief description)*: Develop Lot with an Elderly Housing Facility that will consist of 18 units.

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, one PDF copy (on either cd or usb), and an additional nine (9) copies with appropriate fees by 1:00 p.m. twelve (12) days before the stated meeting to be put on the upcoming agenda.

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

Applicant's Signature: _____ Date: 4.28.2024

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

Return to the CEO Office by: _____

E

16

Bk 9610 Ps22 #8081
06-05-2017 @ 11:39a

WARRANTY DEED

JOSEPH F. CIMINO, of Poland, County of Androscoggin, State of Maine and **CIMINO PROPERTIES, LLC,** a Maine limited liability company (collectively, the "Grantors"), both having a mailing address of 481 Maine Street, P. O. Box 438, Poland, Maine 04274, for consideration paid, grant to **AUBURN HOUSING DEVELOPMENT CORPORATION,** a Maine nonprofit corporation with a mailing address of P. O. Box 3037, Auburn, Maine 04212-3037, with **WARRANTY COVENANTS,** a certain lot or parcel of land, with any buildings thereon, situated in Poland, County of Androscoggin, and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

SEE EXHIBIT A ANNEXED HERETO AND INCORPORATED HEREIN

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 1st day of June, 2017.

Witness

Joseph F. Cimino

Cimino Properties, LLC

Witness

By:
Joseph F. Cimino, Its Member/Manager

STATE OF MAINE
ANDROSCOGGIN, SS. June 1, 2017

Then personally appeared the above-named Joseph Cimino and acknowledged the foregoing instrument to be his free act and deed, both individually and in said capacity and the free act and deed of said entity.

Before me,

Ronald L. Bissonnette,
Maine Attorney at Law

F:\Tina\CLIENTS\Auburn Housing Development Corporation\Cimino, Joseph\Warranty Deed doc

EXHIBIT A

1. Parcel

A certain lot of land situated on the westerly sideline of State Route 26 in the Town of Poland, County of Androscoggin, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar inscribed PLS #2208 on the westerly sideline of State Route 26. Said rebar being at the apparent northeast corner of land now or formerly of Just Rite Inc. as described in deed dated August 29, 2013 and recorded in the Androscoggin Registry of Deeds in Book 8759, Page 292;

Thence, N 22° 53' 11" E by the westerly sideline of said State Route 26, a distance of two hundred ninety-six and 00/100 feet (296.00') to a 5/8" capped rebar inscribed PLS #2208;

Thence, N 43° 53' 25" W a distance of five hundred fourteen and 45/100 feet (514.45') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 71° 05' 08" W a distance of one hundred sixteen and 10/100 feet (116.10') to a 5/8" capped rebar inscribed PLS #2208;

Thence, N 14° 23' 23" W a distance of one hundred thirty-eight and 22/100 feet (138.22') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 71° 05' 08" W a distance of six hundred one and 20/100 feet (601.20') to a 5/8" capped rebar inscribed PLS #2208 on the apparent northerly sideline of land now or formerly of Francis R. Roy as described in a deed dated April 14, 1983 and recorded in said Registry in Book 1634, Page 319;

Thence, S 27° 54' 32" E along the apparent northerly sideline of said Roy, a distance of sixty-three and 57/100 feet (63.57') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Roy and the apparent northeasterly sideline of the Hines Road, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent southwesterly corner of land now or formerly of Brian Bonney and Bethany Meyerl as described in a deed dated November 20, 2002 and recorded in said Registry in Book 5193, Page 27;

Thence, N 71° 05' 08" E along the apparent westerly sideline of said Bonney and Meyerl, a distance of four hundred and 00/100 feet (400.00') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwest corner;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Bonney and Meyerl, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwesterly corner of land now or formerly of Brian Bonney and Bethany Meyerl as described in a deed dated December 29, 2005 and recorded in said Registry in Book 6634, Page 235;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Bonney and Meyerl, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northeasterly corner of said Bonney and Meyerl. Said rebar also being on the apparent westerly sideline of land now or formerly of Michael Y. Caouette as described in a deed dated December 29, 2005 and recorded in Book 6634, Page 237;

Thence, N 71° 05' 08" E along the apparent westerly sideline of said Caouette, a distance of sixty-nine and 62/100 feet (69.62') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwesterly corner of said Just Rite, Inc.;

Thence, S 66° 26' 31" E along the apparent northerly sideline of said Just Rite, Inc., a distance of two hundred thirty-nine and 90/100 feet (239.90') to the POINT OF BEGINNING.

2. Bearings

The above described parcel contains 8 acres more or less. The bearings above referred to are referenced to Magnetic North as observed on September 2006 as shown on a plan recorded in said Registry in Plan Book 46, Page 187.

3. Source of Title

Being only a portion of land as described in a deed from the Estate of Corona M. Caouette to Joseph F. Cimino as described in a deed dated August 24, 2006 and recorded in the Androscoggin Registry of Deeds in Book 6878, Page 283 and being only a portion of land as described in a deed to Cimino Properties, LLC from Image Inc. as described in a deed dated April 16, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8650, Page 254.

4. Survey Plan

Reference is made to the Standard Boundary Survey Plan of Property on State Route 26, Poland, Maine, made by Davis Land Surveying, LLC for Auburn Housing Development Corporation dated May 22, 2017, a reduced copy of which is annexed hereto.

5. Exceptions to Covenants of Title

A. Joseph F. Cimino. The covenants of title expressed herein by Joseph F. Cimino extend only to the part of the above described premises which are part of the premises described in said deed to him dated August 24, 2006, and recorded in Book 6878, page 283, and are further subject to the following exceptions:

1. Terms and conditions of the Department of the Environmental Protection site location order regarding commercial subdivision L-23926-NB-A-N dated January 7, 2008 and recorded January 22, 2008 in Book 7351, Page 341.

2. Terms and conditions of the State of Maine Department of Environmental Protection site location order on Joseph Cimino's commercial subdivision L-23926 undated but recorded February 12, 2010 in Book 7880, Page 278 rescinding the prior site location order recorded in Book 7351, Page 341.

3. Terms and conditions of State of Maine Department of Environmental Protection site location order in the matter of Joseph Cimino commercial building L-23926 dated October 22, 2014 and recorded November 6, 2014 in Book 9030, Page 162.

4. Terms and conditions of the Notice of Abandonment and release of subdivision rights by Joseph Cimino relating to the subdivision plan recorded in Plan Book 46, Page 187, dated August 4, 2009 and recorded August 25, 2009 in Book 7774, Page 275.

5. Terms and conditions of the Certificate of Abandonment signed by Dana K. Lee, Town Manager of the Town of Poland, Maine relating to the Notice of Abandonment recorded in Book 7774, Page 275 dated August 25, 2009 and recorded August 25, 2009 in Book 7774, Page 274.

6. Notice of Layout and Taking by the State of Maine Department of Transportation against Joseph F. Cimino relating to a taking of land comprising 21,979 square feet, more or less, drainage rights and temporary construction rights dated April 10, 2008 and recorded May 12, 2008 in Book 7430, Page 55.

7. Notice of Layout and Taking by the State of Maine Department of Transportation against Joseph F. Cimino regarding temporary construction rights dated December 10, 2008 and recorded December 29, 2008 in Book 7590, Page 191.

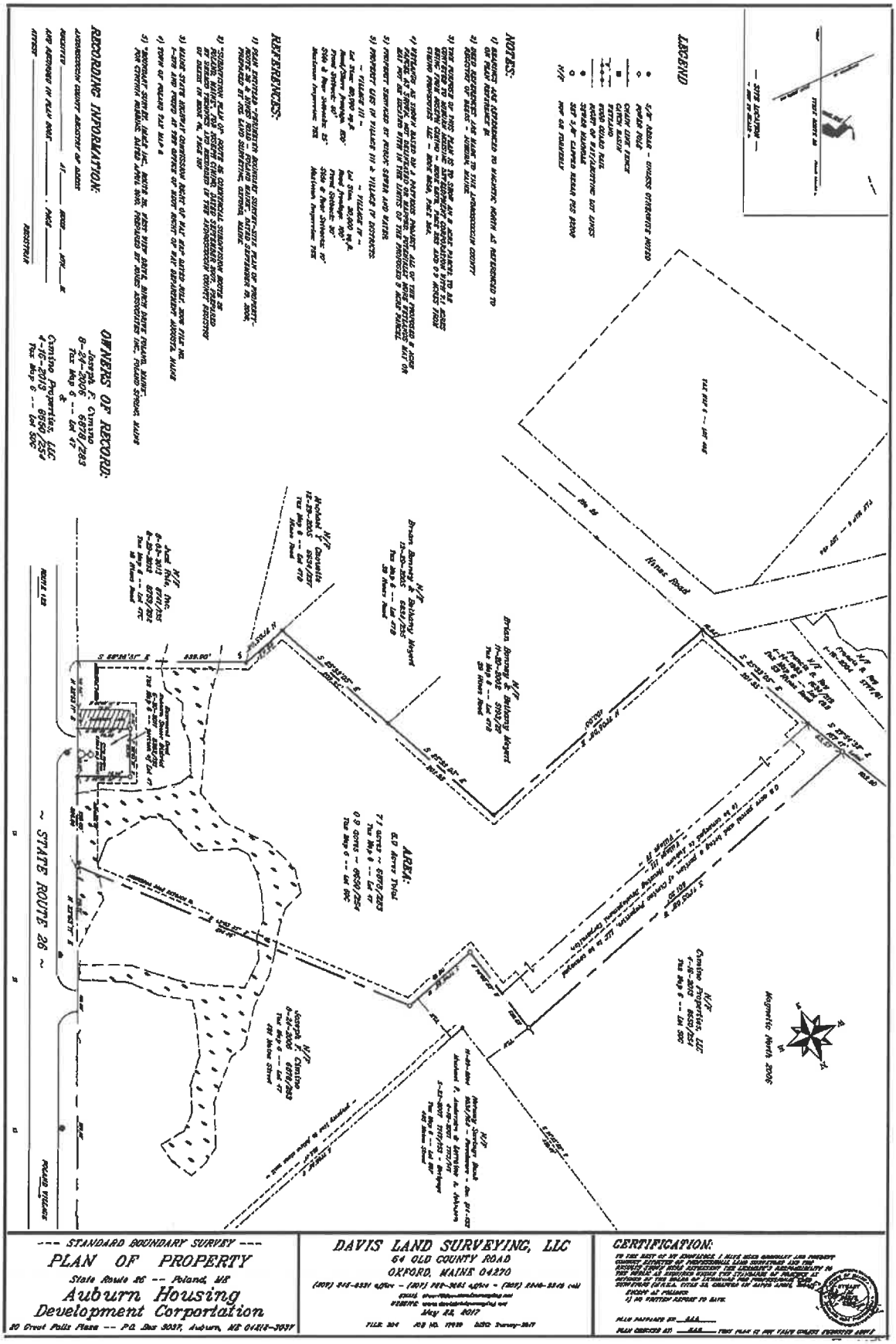
8. Easement from Joseph F. Cimino to the Auburn Sewer District including, without limitation intended, a permanent easement to construct repair and maintain a sewer line, a six foot diameter valve pit, and electric service entrance and pump control panel and an eight foot diameter wet well together with a temporary construction easement dated June 20, 2011 and recorded November 21, 2011 in Book 8282, Page 191.

9. Easement from Joseph F. Cimino to Central Maine Power Company and Northern New England Telephone Operations, LLC for poles and wires dated April 28, 2015 and recorded July 20, 2015 in Book 9186, Page 141.

B. Cimino Properties, LLC. The covenants of title expressed herein by Cimino Properties, LLC extend only to the part of the above described premises which are part of the premises described in said deed to it dated April 16, 2013 and recorded in Book 8650, Page 254, and are further subject to the following exceptions:

1. Restrictions and the consequences of violating the restrictions in the deed from Image, Inc. to Cimino Properties, LLC dated April 16, 2013, and recorded April 18, 2013, in Book 8650, Page 254, prohibiting use of any portion of the property as, and prohibiting any portion of the property to contain improvements appurtenant to, a hotel, motel, inn, public overnight camp, trailer camp or other overnight lodging business.

2. Easement from Image, Inc. to Central Maine Power Company and GTE Maine dated September 27, 1993 and recorded on November 2, 1993 in Book 3148, Page 299.



--- STANDARD BOUNDARY SURVEY ---

PLAN OF PROPERTY

State Route 26 -- Poland, ME

Auburn Housing Development Corporation

30 Great Falls Plaza -- P.O. Box 3037, Auburn, ME 04212-3037

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD

OXFORD, MAINE 04270

May 22, 2017

CERTIFICATION:

ANDROSCOGGIN COUNTY
Tina R. Chamberlain
REGISTER OF DEEDS

Property Card: **MAINE ST.**

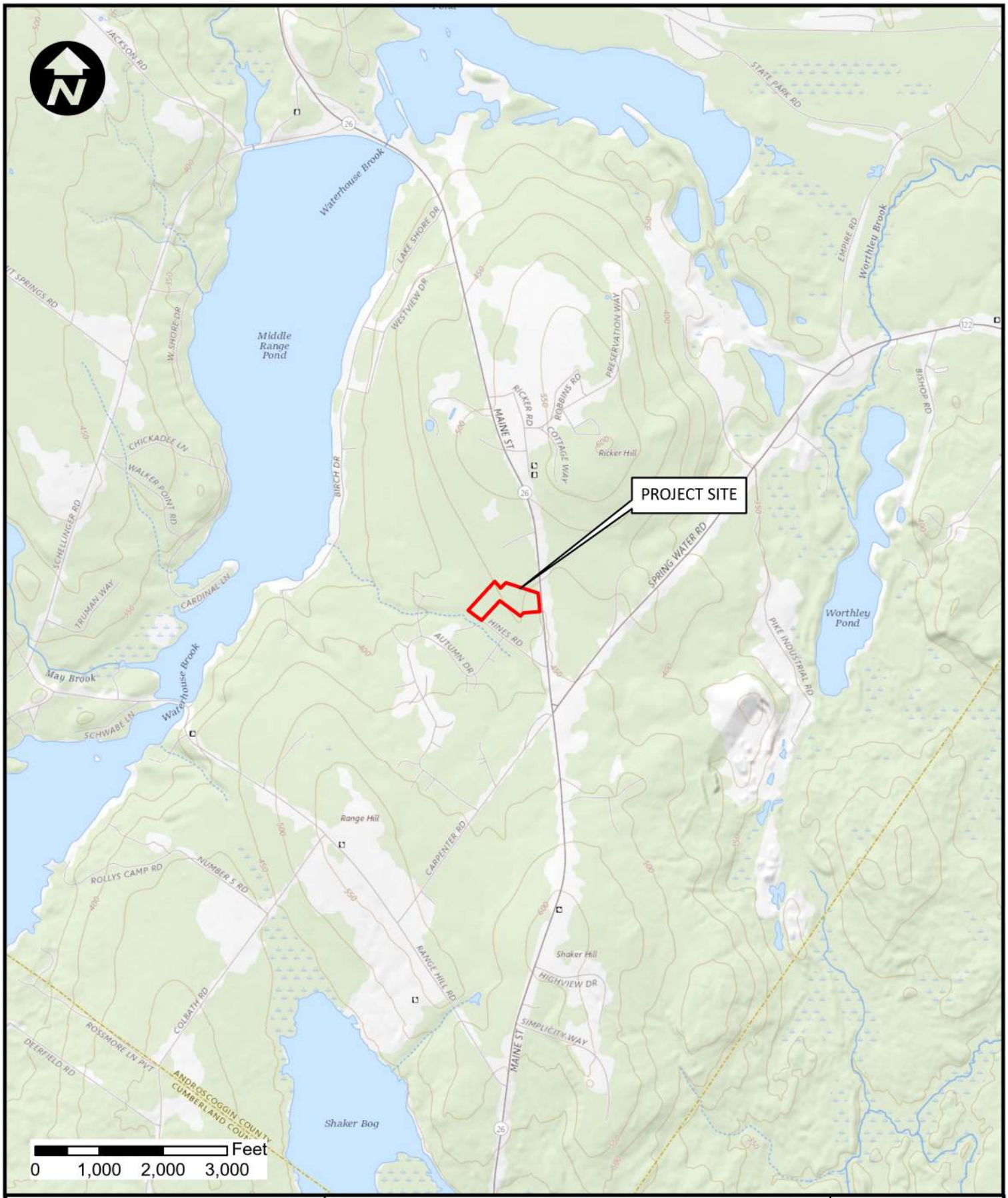
Poland, ME

NO PHOTO AVAILABLE

Parcel ID: 0006-0047E
Trio Account #: 3871

Owner: AUBURN HOUSING DEVELOPMENT
Co-Owner: CORP
Mailing Address:
P. O. BOX 3037
AUBURN, ME 04212

Valuation	Building Sketch



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP
FOR: AUBURN HOUSING DEVELOPMENT CORPORATION

SCALE: 1:24,000

DATE: 04.28.2024

LOCATION:
MAINE STREET
POLAND, ME

INFORMATION:
USGS Quad Sheet: Minot, Mechanic Falls, Gray

19325_LocationMap.mxd

PROJECT NUMBER: 19352

500 feet Abutters List Report

Poland, ME
April 24, 2024

Subject Property:

Parcel Number:	0006-0047E	Mailing Address:	AUBURN RESIDENTIAL CORPORATION
CAMA Number:	0006-0047E		P.O. BOX 3037
Property Address:	MAINE ST.		AUBURN, ME 04210

Abutters:

Parcel Number:	0006-0042	Mailing Address:	GRECO, RONALD T
CAMA Number:	0006-0042		31 COBBLE KNOLL ROAD
Property Address:	31 COBBLE KNOLL RD.		POLAND, ME 04274
Parcel Number:	0006-0042B	Mailing Address:	BENEDICT, FRANK
CAMA Number:	0006-0042B		49 SPRING WATER RD.
Property Address:	49 SPRING WATER RD.		POLAND, ME 04274
Parcel Number:	0006-0044	Mailing Address:	COSTA, WENDY ANN
CAMA Number:	0006-0044		424 MAINE ST.
Property Address:	424 MAINE ST.		POLAND, ME 04274
Parcel Number:	0006-0045	Mailing Address:	AKIN, RACHEL B
CAMA Number:	0006-0045		27 SPRING ST.
Property Address:	MAINE ST.		YARMOUTH, ME 04096
Parcel Number:	0006-0046	Mailing Address:	AUTUMN INC
CAMA Number:	0006-0046		18 HINES ROAD
Property Address:	409 MAINE ST.		POLAND, ME 04274
Parcel Number:	0006-0047-1	Mailing Address:	CIMINO, JOSEPH F
CAMA Number:	0006-0047-1		P. O. BOX 438
Property Address:	481 MAINE ST.		POLAND, ME 04274 0438
Parcel Number:	0006-0047-3	Mailing Address:	UC PROPERTIES, LLC
CAMA Number:	0006-0047-3		10 LIBERTY STREET, SUITE 217
Property Address:	MAINE ST.		DANVERS, MA 01923
Parcel Number:	0006-0047-4	Mailing Address:	CIMINO, JOSEPH F
CAMA Number:	0006-0047-4		P. O. BOX 438
Property Address:	MAINE ST.		POLAND, ME 04274 0438
Parcel Number:	0006-0047A	Mailing Address:	GONZAGA, OMAR G
CAMA Number:	0006-0047A		23 HINES ROAD
Property Address:	23 HINES RD.		POLAND, ME 04274
Parcel Number:	0006-0047B	Mailing Address:	MEYERL, BETHANY
CAMA Number:	0006-0047B		39 HINES RD.
Property Address:	39 HINES RD.		POLAND, ME 04274

500 feet Abutters List Report

Poland, ME
April 24, 2024

Parcel Number:	0006-0047C	Mailing Address:	JUST RITE, INC.
CAMA Number:	0006-0047C		58 WATSON RD
Property Address:	HINES RD		POLAND, ME 04274
Parcel Number:	0006-0047C-1	Mailing Address:	DUROST, KELLY
CAMA Number:	0006-0047C-1		17 HINES ROAD
Property Address:	17 HINES ROAD		POLAND, ME 04274
Parcel Number:	0006-0047D	Mailing Address:	CAOUETTE, MICHAEL Y
CAMA Number:	0006-0047D		335 MEGQUIER HILL RD
Property Address:	HINES RD		POLAND, ME 04274
Parcel Number:	0006-0047F	Mailing Address:	LOWE, FRANK R
CAMA Number:	0006-0047F		183 BLACK ISLAND ROAD
Property Address:	435 MAINE ST.		OXFORD, ME 04270
Parcel Number:	0006-0048	Mailing Address:	WEDGEWOOD ESTATES
CAMA Number:	0006-0048		HOMEOWNERS ASSOC
Property Address:			4 DOE LANE
			POLAND, ME 04274
Parcel Number:	0006-0048-0045	Mailing Address:	GARCIA, PEDRO JR
CAMA Number:	0006-0048-0045		4 WINTERGREEN DRIVE
Property Address:	4 WINTERGREEN DR.		POLAND, ME 04274
Parcel Number:	0006-0048-0046	Mailing Address:	SOMMA, JEREMY D
CAMA Number:	0006-0048-0046		6 WINTERGREEN DRIVE
Property Address:	6 WINTERGREEN DR.		POLAND, ME 04274
Parcel Number:	0006-0048-0059	Mailing Address:	MORIN, ROBERT R JR
CAMA Number:	0006-0048-0059		189 AUTUMN DRIVE
Property Address:	189 AUTUMN DR.		POLAND, ME 04274
Parcel Number:	0006-0048E	Mailing Address:	O'CONNOR, KEVIN J
CAMA Number:	0006-0048E		38 HINES RD.
Property Address:	38 HINES RD.		POLAND, ME 04274
Parcel Number:	0006-0049	Mailing Address:	MORSE, PATRICK M
CAMA Number:	0006-0049		147 AUTUMN DRIVE
Property Address:	147 AUTUMN DR.		POLAND, ME 04274
Parcel Number:	0006-0049A	Mailing Address:	AUDET, RALPH
CAMA Number:	0006-0049A		P. O. BOX 522
Property Address:	58 HINES RD.		POLAND, ME 04274 0522
Parcel Number:	0006-0049B	Mailing Address:	ROY, FRANCIS R
CAMA Number:	0006-0049B		53 HINES RD
Property Address:	53 HINES RD.		POLAND, ME 04274

500 feet Abutters List Report

Poland, ME
April 24, 2024

Parcel Number:	0006-0049C	Mailing Address:	PATENAUDE, DOUGLAS F
CAMA Number:	0006-0049C		67 HINES ROAD
Property Address:	67 HINES RD.		POLAND, ME 04274
Parcel Number:	0006-0050E	Mailing Address:	STEVENS, LESTER
CAMA Number:	0006-0050E		P. O. BOX 542
Property Address:	509 MAINE ST.		POLAND, ME 04274 0542
Parcel Number:	0006-0050F	Mailing Address:	ANDERSON, MICHAEL
CAMA Number:	0006-0050F		P. O. BOX 103
Property Address:	485 MAINE ST.		POLAND, ME 04274 0103
Parcel Number:	0006-0050G	Mailing Address:	CIMINO PROPERTIES, LLC
CAMA Number:	0006-0050G		PO BOX 438
Property Address:			POLAND, ME 04274

Soil Map—Androscoggin and Sagadahoc Counties, Maine
(19325 - Auburn Housing Development Corporation)

Map Scale: 1:2,790 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 20, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton very stony fine sandy loam, 0 to 8 percent slopes	8.4	25.3%
Le	Leicester very stony fine sandy loam	8.8	26.6%
PbB	Paxton loam, 2 to 8 percent slopes	0.1	0.2%
PbC	Paxton loam, 8 to 15 percent slopes	1.9	5.9%
SyB	Sutton very stony loam, 0 to 8 percent slopes	1.6	4.7%
WrB	Woodbridge loam, 0 to 8 percent slopes	12.3	37.2%
Totals for Area of Interest		**33.0**	**100.0%**

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Androscoggin and Sagadahoc Counties, Maine

19325 - Auburn Housing Development Corporation

January 15, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

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- Area of Interest (AOI)

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- Soil Map Unit Lines
- Soil Map Unit Points

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- Perennial Water
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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
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Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton very stony fine sandy loam, 0 to 8 percent slopes	8.4	25.3%
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WrB	Woodbridge loam, 0 to 8 percent slopes	12.3	37.2%
Totals for Area of Interest		**33.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Androscoggin and Sagadahoc Counties, Maine

ChB—Charlton very stony fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kcx
Elevation: 10 to 3,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Till plains
Landform position (three-dimensional): Dip
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Typical profile

H1 - 0 to 7 inches: fine sandy loam
H2 - 7 to 24 inches: fine sandy loam
H3 - 24 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Tunbridge

Percent of map unit: 3 percent
Hydric soil rating: No

Woodbridge

Percent of map unit: 3 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Leicester

Percent of map unit: 3 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Hollis

Percent of map unit: 2 percent
Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton

Percent of map unit: 2 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Hermon

Percent of map unit: 2 percent
Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Le—Leicester very stony fine sandy loam

Map Unit Setting

National map unit symbol: 9kdm
Elevation: 0 to 2,500 feet
Mean annual precipitation: 28 to 55 inches

Mean annual air temperature: 37 to 52 degrees F
Frost-free period: 90 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Leicester and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leicester

Setting

Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Typical profile

H1 - 0 to 7 inches: fine sandy loam
H2 - 7 to 24 inches: fine sandy loam
H3 - 24 to 65 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 2 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Whitman

Percent of map unit: 7 percent
Landform: Till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Woodbridge

Percent of map unit: 4 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Wonsqueak

Percent of map unit: 2 percent
Landform: Swamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Leicester, slopes > 8 percent

Percent of map unit: 2 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

PbB—Paxton loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kf0
Elevation: 10 to 3,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 60 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 20 inches: fine sandy loam
H3 - 20 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: 18 to 40 inches to densic material
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Woodbridge

Percent of map unit: 6 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Leicester

Percent of map unit: 3 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Charlton

Percent of map unit: 3 percent
Landform: Till plains
Landform position (three-dimensional): Dip
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Tunbridge

Percent of map unit: 2 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton, slopes > 8 percent

Percent of map unit: 1 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

PbC—Paxton loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9kf1
Elevation: 10 to 3,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Paxton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 20 inches: fine sandy loam
H3 - 20 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 18 to 40 inches to densic material
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Woodbridge
Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Charlton
Percent of map unit: 4 percent
Landform: Till plains
Landform position (three-dimensional): Dip
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Tunbridge
Percent of map unit: 2 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester
Percent of map unit: 2 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Paxton, slopes > 15 percent
Percent of map unit: 1 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton, slopes < 8 percent
Percent of map unit: 1 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

SyB—Sutton very stony loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kfl
Elevation: 10 to 3,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Sutton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton

Setting

Landform: Till plains
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 30 inches: fine sandy loam
H3 - 30 to 65 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Charlton
Percent of map unit: 7 percent
Landform: Till plains
Landform position (three-dimensional): Dip
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester
Percent of map unit: 3 percent
Landform: Till plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Sutton, slopes > 8 percent
Percent of map unit: 2 percent
Landform: Till plains
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Paxton
Percent of map unit: 1 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Tunbridge
Percent of map unit: 1 percent
Hydric soil rating: No

Sutton, stone cover > 3 percent
Percent of map unit: 1 percent
Landform: Till plains
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

WrB—Woodbridge loam, 0 to 8 percent slopes

Map Unit Setting
National map unit symbol: 9kfv

Elevation: 10 to 2,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 60 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodbridge and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodbridge

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 20 inches: loam
H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 16 to 30 inches to densic material
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Colonel

Percent of map unit: 6 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Leicester

Percent of map unit: 3 percent
Landform: Till plains

Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Woodbridge, slopes > 8 percent

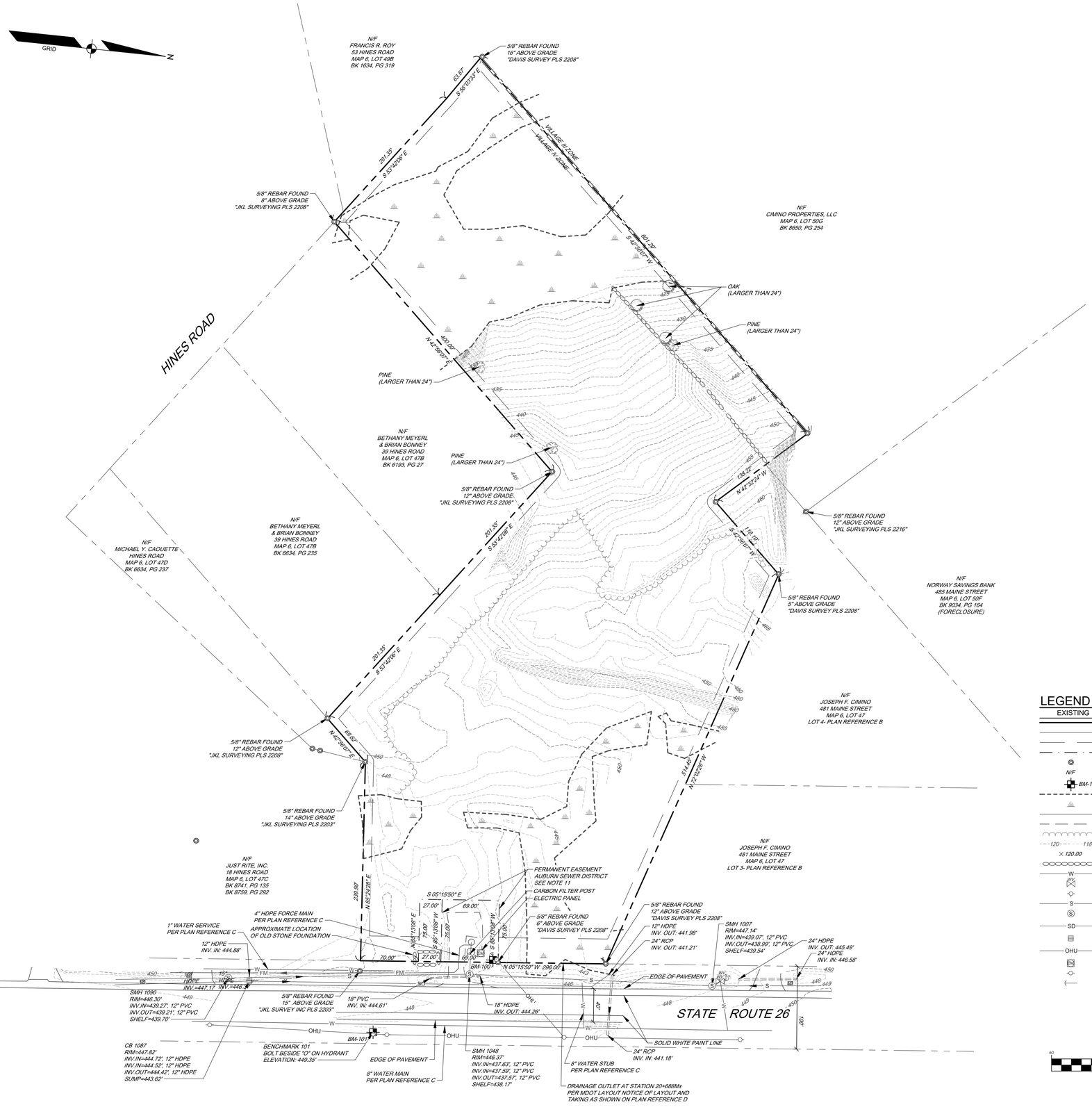
Percent of map unit: 2 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

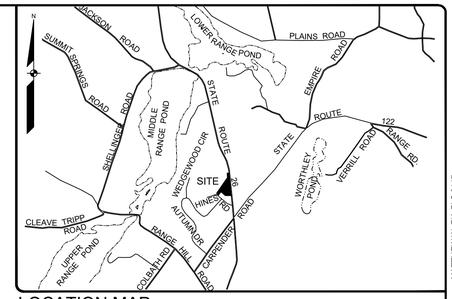
Tunbridge

Percent of map unit: 2 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton

Percent of map unit: 2 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No





LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AUBURN HOUSING DEVELOPMENT CORPORATION BY DEED DATED JUNE 1, 2017 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 9610, PAGE 22.
2. THE PROPERTY IS SHOWN AS LOT 47E ON THE TOWN OF POLAND TAX MAP 6 AND IS LOCATED IN THE VILLAGE IV DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE VILLAGE IV DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	10 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM IMPERVIOUS RATIO:	75%*

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 8.12 ACRES.
5. BOUNDARY INFORMATION AS DEPICTED IS BASED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. TIED INTO THE BOUNDARY BASED UPON MONUMENTATION FOUND DURING FIELD WORK PERFORMED IN JULY, 2019.

   TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPOSED DEVELOPED AREA IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY, 2020. GROUND OBSCURED BY SNOW AT TIME OF SURVEY. REMAINING AREA IS BASED UPON LIDAR (LIGHT DETENTION AND RANGING) DATA OBTAINED BY THE STATE OF MAINE IN 2016.
6. PLAN REFERENCES:
   A. "STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY ON STATE ROUTE 26 - POLAND, MAINE FOR AUBURN HOUSING DEVELOPMENT CORPORATION, 20 GREAT FALLS PLAZA, P.O. BOX 3037, AUBURN, MAINE 04212-3037" BY DAVIS LAND SURVEYING, LLC DATED MAY 22, 2017.
   B. "SUBDIVISION PLAN, MINOR SUBDIVISION - 4 LOTS 481 MAINE STREERT, POLAND MAINE, JOSEPH F. CIMINO" BY DAVIS LAND SURVEYING, LLC LAST DATED OCTOBER 22, 2019 AND RECORDED IN PLAN BOOK 53, PAGE 31.
   C. "TOWN OF POLAND, ME BOOSTER PUMP STATION, WATER MAIN, AND SEWER INFRASTRUCTURE CONTRACT NO. 2" BY WRIGHT-PIERCE LAST DATED JUNE 19, 2012.
   D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "16" (ROUTE 26), DOT FILE NO. 1-278, SHEET 5 OF 14, DATED JULY 2006.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK:

BM-100	SPIKE IN CMP POLE #9	ELEVATION: 445.75 (NAVD88)
BM-101	BOLT BESIDE "O" ON HYDRANT	ELEVATION: 449.35 (NAVD88)

9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR POLAND, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 2300120313E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER OF 2019 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
12. THE AUBURN SEWER DISTRICT RECEIVED AN EASEMENT DEED FROM JOSEPH F CIMINO IN DEED BOOK 8282, PAGE 191 DATED JUNE 20, 2011. THIS DEED HAS A PERMANENT EASEMENT FOR THE PUMP STATION AREA. AND AN ADJACENT TEMPORARY EASEMENT FOR CONSTRUCTION SOUTHERLY OF THE PERMANENT EASEMENT. PLAN REFERENCE B SHOWS THE PERMANENT EASEMENT AREA AS A PART OF LOT 1 (APPROXIMATELY 711 FEET NORTHERLY OF THE EASEMENT) THE LOCUS PARCEL IS SHOWN AS LOT 2 ON SAID PLAN. THE LOCUS PARCEL AS SHOWN HEREON WAS DEEDED TO AUBURN HOUSING DEVELOPMENT CORPORATION PER NOTE 1 AND INCLUDED THE EASEMENT WITHIN ITS OWNERSHIP.
13. THE TREES LARGER THAN 24 INCHES SHOWN HEREON WERE LOCATED BY OUR CLIENT AND PROVIDED TO US AS A SKETCH. THE LOCATIONS ARE APPROXIMATE.

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- SETBACK
- EASEMENT
- IRON PIPE/ROD
- N/F NOW OR FORMERLY
- BM-1 BENCHMARK
- EDGE WETLAND
- WETLANDS
- EDGE PAVEMENT
- EDGE GRAVEL
- TREELINE
- 120 / 118 CONTOURS
- × 120.00 SPOT GRADE
- STONE WALL
- W WATER
- WATER GATE VALVE
- HYDRANT
- S SANITARY SEWER
- SANITARY MANHOLE
- SD STORM DRAIN
- CATCH BASIN
- OHU OVERHEAD UTILITY
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

MATTHEW W. EK, PLS 2117

STATE OF MAINE · MATTHEW W. EK · 2117 · PROFESSIONAL LAND SURVEYOR

REV	BY	DATE	STATUS
A	MWE	2/13/20	RELEASED FOR CLIENT REVIEW
B	MWE	4/8/21	REVISED PER TOWN REVIEW COMMENTS
C	MWE	5/11/21	FINAL PLAN FOR PLANNING BOARD REVIEW

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

EXISTING CONDITIONS PLAN
OF:
POLAND ELDERLY HOUSING DEVELOPMENT
ROUTE 26
POLAND, MAINE
FOR RECORD OWNER:
AUBURN HOUSING DEVELOPMENT CORP.
20 GREAT FALLS PLAZA, P.O. BOX 3037
AUBURN, MAINE 04212

DESIGNED	-
DRAWN	CLQ
CHECKED	MWE
DATE	2/10/2020
SCALE	1" = 60'
PROJECT	19325

SHEET 1 OF 1

19325EC-dwg, TAB:EC

GENERAL NOTES:

1. VERTICAL GRANITE CURB IS PROPOSED IN THE STRAIGHT RUNS (NARROW DOUBLE LINE) BETWEEN THE PARKING SPACES AND SIDEWALKS. ALL OTHER CURBING TO BE BITUMINOUS CURBING (WIDER DOUBLE LINE).

N

VILLAGE III
VILLAGE IV

10' REAR YARD SETBACK

10' SIDE YARD SETBACK

OUTDOOR RECREATION AREA

N: 432,006.6912
E: 2,900,643.1415

DRIP EDGE FILTER, TYP. SEE GRADING AND DRAINAGE PLAN

30' FRONT YARD SETBACK

LIMITS OF OFFSITE IMPROVEMENT AREA

UNDERDRAINED SOIL FILTER-2

10'

SNOW STORAGE AREA

N: 431,974.3643
E: 2,900,619.4072

TIPDOWN, TYPICAL

N: 431,949.7458
E: 2,900,734.9070

UNDERDRAINED SOIL FILTER-1

EXISTING ACCESS DRIVE FOR PUMP STATION

STATE ROUTE 26

BAC

5'R

15'

VGC

11 PARKING SPACES

4 PARKING SPACES

AUBURN WATER AND SEWER DISTRICT PUMP STATION

20'R

10'R

10'

PROPOSED TREELINE, TYP.

5' BITUMINOUS SIDEWALK, TYPICAL

N: 431,903.4351
E: 2,900,700.9626

SNOW STORAGE AREA

RE-SURFACE GRAVEL ACCESS AREA FOR PUMP STATION, SEE DETAIL

85' WIDE CURB CUT

N: 431,884.6078
E: 2,900,972.9689

STOP BAR AND STOP SIGN, SEE DETAIL

LIGHT POLE, TYP.

AMITY AVENUE

162'R

LIMITS OF HEAVY DUTY PAVEMENT, SEE DETAIL

BITUMINOUS CURBING, TYPICAL

ASPHALT TRANSITION. SEE DETAIL

PEDESTRIAN CROSSWALK, SEE DETAIL

EASEMENT FOR AUBURN WATER AND SEWER DISTRICT

15'X22' EQUIPMENT STORAGE

4" WSL

30'

10'X10' CMU DUMPSTER ENCLOSURE, SEE DETAIL

REMOVE EXISTING ROCK WALL

10' SIDE YARD SETBACK

SNOW STORAGE AREA

10' SIDE YARD SETBACK

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

REV.	BY	DATE	STATUS
L	JLG	05/XX/2024	SUBMITTED FOR TOWN AND MAINE DEP REVIEW
K	JLG	02/22/2024	CONCEPT PLAN TO CLIENT
J	CAB	10/15/2021	ADDENDUM #5
I	CAB	08/31/2021	ISSUED FOR CONSTRUCTION
H	CAB	08/18/2021	ISSUED FOR CONSTRUCTION
G	CAB	06/11/2021	FINAL PLAN FOR PLANNING BOARD REVIEW
F	CAB	04/02/2021	REVISED PER PLANNING BOARD REVIEW COMMENTS

JAMIE L. GARLAND, PE 15040

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN
OF:
POLAND ELDERLY HOUSING DEVELOPMENT
ROUTE 26
POLAND, MAINE
FOR:
AUBURN RESIDENTIAL DEVELOPMENT CORP.
20 GREAT FALLS PLAZA, P.O. BOX 3037
AUBURN, MAINE 04212

DESIGNED	DJS
DRAWN	BVD
CHECKED	JLG
DATE	1/14/2020
SCALE	1" = 30'
PROJECT	19325

SHEET 4 OF12

19325S.dwg, TAB:SITE PLAN

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: April 23, 2024

Application Type: Formal Shoreland Zoning Application
Owners Name: Glenn and Denise Hall (54 Alida Rd. Braintree, MA 02184)
Located at: 138 Sunderland Drive
Parcel ID: 0014-0045I
Zoning Districts: Rural Residential 1 and Limited Residential

Project Description:

On January 11, 2022, Glenn and Denise Hall submitted a Formal Shoreland application. The Halls have proposed to remove the existing landing and steps and replace them with a 9′ x 20′ screen porch with new stairs. The small existing shed will also be removed and replaced with a 10′ x 14′ shed. The existing impervious surfaces of 7.2% will increase to 7.9% with the proposed changes.

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 **s**pawning 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 has proposed a 263.42 square foot expansion leaving 60.66 square feet of the allowed 324.08 square foot, 30% expansion.

504.3. B. Relocation of Nonconforming Structures
The Applicant has not proposed to relocate the new home; therefore, the Board finds that this section is not applicable.

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 not proposed to relocate the new home; therefore, the Board finds that this section is not applicable.

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 screen porch and shed will be no closer to the resource than the existing structure; based on this information the Board finds that this criterion will be met.

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

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 proposed removing an existing shed and replacing it with a new 10′ x 14′ shed; 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
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 April 23, 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 10243, Page 6) 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 (Nonconforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (4-0) with the following conditions, the application for Glenn and Denise Hall to add a 9′ x 20′ screen porch with new stairs and a 10′ x 14′ shed as described in the application dated April 23, 2024, and the approved site plan dated April 23, 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.

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: April 23, 2024
Poland Planning Board

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