

**Planning Board Meeting
May 23, 2023 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, May 23, 2023
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

April 25, 2023

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Formal Site Plan Application – Richard Gill – 83 Bunting Lane – Map 17 Lot 11

Formal Site Plan Application – Tom and Corie Learned – Off Maine Street – Map 10 Lot 52

Road Name Application – Tom and Corie Learned – White Oak Hill Road – Map 10 Lot 55

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Kord and Pauline Veinote – 119 Chickadee Lane
– Map 37 Lot 10

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
April 25, 2023
Approved on _____, 2023

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

MINUTES – March 28, 2023 – Member Porter moved to approve the minutes with a minor change. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane – Map 10 Lot 82 Sublot 5E

The Board approved the Formal Site Plan on February 14, 2023. However, a waiver for the backlot driveway to originate from a paved street was not originally requested at the February 14th meeting and no one realized this until after the meeting. The Applicant is now requesting this waiver.

Member Porter moved to approve the waiver. Member Skilling seconded the motion. Discussion: None Vote: 5- yes 0- no

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

Phil Richardson from Richardson Landscape Service presented the project to the Board. The Applicant would like to remove existing hardscape and install a new patio, front entrance, walkway etc., and revegetate. The Board would like the application filled in more to reflect changes in the lot as well as a more detailed site drawing.

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

Member Porter moved to approve the Formal Shoreland Zoning Application with the following conditions: no public hearing, no site walk, update the application and give a more detailed site drawing to be put in a future packet for the Board to review. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan Review – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street – Map 15 Lot 7

The Applicant has requested the application to be tabled.

Member Porter Moved to table to Formal Site Plan Review. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

POLAND PLANNING BOARD
MINUTES OF MEETING
April 25, 2023
Approved on _____, 2023

Formal Shoreland Zoning Application – Kord and Pauline Veinote – 119 Chickadee Lane – Map 37 Lot 10

Keith Morse of JKL Land Surveying and Kord Veinote presented the project to the Board. The Applicant is requesting a change of use from a shed on the property to a house. The Applicant would then like to move the house back to the greatest practical extent from the resource and would like waivers to reduce the setbacks to 20' from 30' and for the requirement for a formal stormwater management plan.

The Board went through §504.4.A.1. – 8. to decide if the change of use can be granted. Member Porter moved to approve the change of use based on the criteria of §504.4.A.1. – 8. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

The Board then reviewed the rest of the proposed shoreland project.

Ken Knight a neighbor of the Applicant will be giving them an easement on his property for the septic. Mr. Knight fully supports the Applicant and their project.

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

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, the setbacks are waived to 20', the pavers near the resource need to be removed, the Applicant must get a planting plan from Androscoggin Valley Soil and Water Conservation District, the temporary structure on the property must be removed, the Applicant must get a Permit By Rule, an HHE-200 must be submitted to the Code Office, and the formal stormwater management plan is waived. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Major Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lots 33, 33A, and 36

The Applicant has requested the application to be tabled.

Member Porter Moved to table to Formal Site Plan Review. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

POLAND PLANNING BOARD
MINUTES OF MEETING
April 25, 2023
Approved on _____, 2023

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – Tom and Corrie Learned – White Oak Hill – Map 10 Lot 55

Member Porter moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane – Map 10 Lot 82 Sublot 5E

Member Porter moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Porter moved to adjourn the meeting at 8:01 p.m. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

George Greenwood, Chairperson

James Porter, Vice Chairperson

Cheryl Skilling, Secretary

James Walker, Member

Jonathan Gilson, Member



Site Plan Review Application

to the

Town of Poland

for

Bunting Lane Back Lot Drive

on behalf of

**Richard Gill
P.O. Box 147
West Poland, Maine 04291**

May 2023



May 5, 2023
220001

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

RE: Site Plan Review Application – Bunting Lane Back Lot Drive
83 Bunting Lane, Poland, Maine 04291

Dear Scott:

On behalf of the applicant, Richard Gill, we are pleased to submit the enclosed materials for Site Plan Review. The applicant is proposing to formalize a back lot drive extending from Megquire Hill Road over the existing private access, Bunting Lane. The purpose to design this is such they can obtain road frontage built to a town standard for proposed lot being cut out of the main larger parcel.

To create frontage will require they bring the section of Bunting Lane up to a Backlot standard. Bunting Lane currently serves access to the to their existing house and a neighboring summer home with shorefront to Thompson Lake. The Gil property is situated within the watershed of Thompson Lake, but the proposed improvements are well outside the 250-foot shoreland zoning district.

Background: The proposed project site is located at 83 Bunting Lane and is identified as lot 11 on the Town of Poland Tax Map 17 in the Rural Residential I district. The current ± 13.8 -acre lake house parcel identified as lot 11 will be split into a 7.79-acre lot with the existing house and shorefront, new 60ft right-of-way for Bunting Lane, and a new 5.05-acre lot that abuts Megquire Hill Road as depicted on a division plan from Sawyer Engineering & Surveying dated 12/29/2022. The existing site consists of a narrow access ranging in width from 10-12 feet that extends through undeveloped forested land to access the existing house on the shorefront to Thompson Lake.

Wetlands exist along the northerly boundary line near Megquire Hill Road and towards the middle of the property just south of the steep slope at the end of the proposed Bunting Lane right-of-way.

Project Description: The applicant is proposing to formalize Bunting Lane into a backlot drive to access the existing lake house and future developments. The Backlot Drive features a 12' travel width with a 2' total gravel base. Grassed surfaced shoulder on each side and will follow the existing travel way extending approximately 1,250 ft south towards Thompson Lake. A hammerhead turnaround built to the Backlot Drive standards for the Town of Poland is located at the end of the proposed Bunting Lane. The proposed Backlot Drive will remain private and be maintained by the applicant. The plans include provisions for diverting and dispersing the stormwater from the road to the existing wetlands by means of level spreaders and riprap end sections into designated stormwater buffer areas.

The northerly third of the Bunting Lane slopes to a wetland located just off of Megquire Hill Road while the remainder of the site slopes to Thompson Lake to the South. Impacts to these wetlands have been

avoided and due to the presence of the vernal pool we have used the required 100-foot setback, to also serve as a wooded buffer for the very modest increase in road surface.

Additionally, the lower section of the proposed road will also utilize a 50' wooded buffer to provide treatment for the road surface runoff from the shoulders and the slight widening for the travel way. The proposed access improvements do not warrant any DEP permits as they are under the threshold for new impervious surfaces, but we did provide drainage improvements where collected runoff has been directed to provide treatment and avoid erosion and assist with surface conditions to avoid flooding, soil saturation conditions, and winter icing. Road surfaces will be appropriately sloped, and shaped with well-draining MDOT specified gravel materials meeting Town Standards, and culvert outlets will be protected with stone riprap.

Closure: Overall the backlot driveway, will provide improved surface conditions and dimensions allowing for a mid-point turnaround on Bunting Lane. This project will not be making improvements beyond the newly created lot and hammerhead terminus. Overall, there is a very minimal increase of under 2000 SF of new road surfaces created, based on the design following the existing Bunting Lane travel way, and where the proposed shoulders will be gravel based and loamed and seeded to provide a grass surface to further assist in the phosphorus export uptake, and stormwater treatment. Additionally, the backlot driveway improvements are well outside the 250 ft Shoreland Zoning setback from the shoreline of Thompson Lake.

The Gils wish to make the necessary improvements over the section of Bunting Lane this year to bring the new lot in compliance to build a home. We look forward to working with you during the review of this application. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, reading "James R. Seymour". The signature is fluid and cursive, with a long horizontal stroke at the end.

James Seymour, PE
Senior Project Manager

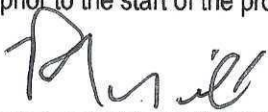
2. **List all state and federal approvals, permits, and licenses required, if any, for the project:**

This includes but is not limited to the following:


1. State highway entrance permit.
2. Soil disturbances involving more than one acre.
3. Impact on more than 4,300 square feet of any type wetland.
4. Soil disturbances within 100 feet of lakes, rivers or streams.
5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
6. Timber harvesting.
7. Flood zones.
8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
8. I understand that the **approval becomes invalid** if construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.



Applicant's Signature(s)



Date

Submission CHECKLIST

The following list is a short summary of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" 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. Columns on the right are for the Planning Board's use.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
X			1. Site Plan Drawings				
X			2. Signed copy of application				
X			3.a. Name & address of owner				
X			Name of development				
X			Name & address of abutters within 500' of lot for development				
X			Map of general location				
X			Show all contiguous properties				
X			Names, Map, & lot #'s on drawings				
X			Copy of deeds, agreements				
X			Engineer/ designer of plans				
X			Existing Conditions (Site Plan)				
X			Zoning Districts on and/or abutting project's lot shown				
X			Bearings & Distances shown on drawings				
X			Location of utilities, culverts, drains				
X			Location, name of existing r/w				
			Location, dimensions of existing structures				
X			Location, dimensions of existing roads, walks, parking, loading, etc.				
X			Location of intersection within 200'				
X			Location of open drains, wetlands, wildlife areas, historic sites, etc.				
X			Direction of surface drainage				
X			100-yr. Floodplain				
		X	Signs				
X			Easement, covenants, restrictions				
X			Proposed Development (Site Plan)				
X			Location & dimensions of all new structures. New development delineated from existing development				
		X	Setback dimensions shown & met				
		X	Exterior lighting (Will meet full cutoff requirements)				
		X	Incineration devices				
		X	Noise of machinery and operations				
		X	Type of odors generated				
		X	Septic system and other soils reports				
		X	Water supply				
		X	Raw & finished materials stored outside				
X			Contours shown at PB specified intervals				
X			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
		X	Landscaping plan				
X			Easements, r/w, legal restrictions				
X			Abutters' property lines, names				
			TRAFFIC DATA				

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
		X	Peak hour traffic				
		X	Traffic counts				
		X	Traffic accident data				
		X	Road capacities				
		X	Traffic signs, signals				
			STORMWATER & EROSION				
X			Method for handling stormwater shown				
X			Flow direction				
X			Catch basins, dry wells, ditches, etc.				
		X	Engineering Analysis of stormwater				
X			Erosion control measures				
		X	Hydrologist groundwater impact				
		X	Utility plans for all utilities				
X			Cross-section profile of roads, walks				
		X	Construction drawings of roads, utilities				
X			Cost analysis of project and financial capability demonstrated				
		X	Phosphorus control plan if in watershed of a great pond				
		X	Submission of waiver requests				
		X	Copies of state, federal applications, permits, &/or licenses required for this project.				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				

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

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

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

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

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

Conditions of Approval for Formal Site Review: _____

Planning Board Chair

___ / ___ / ___
Date

Site Review and Shoreland Zoning Review Fees:

<u>Type of fee</u>	<u>Fee</u>	<u>Units or Comments</u>
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00 per \$1,000.00	Based on Cost of Work
Commercial Towers	\$20.00 + \$10.00 per \$1,000.00	Based on Cost of Work
Notifications	\$.75	Each Notification, First Class Mail sent by Town

1. Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

2. Building and Grounds Improvement Fees. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.

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

4. Review Escrow Funds may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 5 / 23 / 23 Meetings are normally
conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map 17 Lot 11 Sub-lot

Applicant's Name: RICHARD GILL
Mailing Address: ~~P.O. BOX 147~~ 83 BUNTING LANE
Town, State, Zip: ~~WEST~~ POLAND, ME ~~04291~~ 04274
Home Phone: (207) 998-5434 Hours: 8-6
Work Phone: Hours:

Type of application: Sketch Plan ☒ Site Review ☐ Shoreland ☐ Subdivision ☐ Informational
Road location for project: BUNTING LANE
Zoning: RR (RURAL RESIDENTIAL) Lake Watershed: THOMPSON Nature of
business to be discussed (Brief description): BACK LOT & BACK LOT DRIVEWAY

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) 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: 5 / 8 / 23

OFFICE USE ONLY:

Request Taken By: Date: / / Time: : a.m. p.m.

Table of Contents

Cover Letter
Application
Agent Authorization Form

Exhibit 1	Title, Right or Interest
Exhibit 2	Technical and Financial Capacity
Exhibit 3	Site Location Map
Exhibit 4	Town of Poland Tax Map
Exhibit 5	500ft Abutters
Exhibit 6	NRCS Soils Information
Exhibit 7	FEMA Flood Map

Exhibit 1

Title, Right or Interest

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

~~NOT~~ **SHORT FORM QUITCLAIM DEED WITH COVENANT** ~~NOT~~
~~AN~~ ~~AN~~

OFFICIAL

OFFICIAL

Joann Ellsworth, of Cos Cob, Connecticut, and Richard J. Gill, of Swansea, Massachusetts. FOR CONSIDERATION PAID, grants to Bunting Lane, LLC, a Maine limited liability company duly authorized and existing under the laws of the State of Maine, whose mailing address is 19 Pond Place, Cos Cob, Connecticut 06807, WITH QUITCLAIM COVENANT, certain real property, together with the buildings and improvements thereon, located in Poland, Androscoggin County, Maine, being more particularly bounded and described as follows:

Two (2) certain lots or parcels of land with any buildings thereon, situated in said Poland, and being the same premises conveyed to Samuel R. Penney, Jr. by Leotine R. Stiles by two warranty deeds, the first being dated April 16, 1942 and recorded in the Androscoggin County Registry of Deeds in Book 532, Page 75, and the second being dated July 27, 1945, and recorded in said Registry of Deeds in Book 564, Page 271, excepting therefore, however, that portion of the premises conveyed by Samuel R. Penney, Jr. to Deane R. and Evelyn H. Quinton by warranty deed dated August 22, 1951 and recorded in said Registry of Deeds in Book 681, Page 118.


This conveyance is made subject to all restrictions contained in the aforesaid deeds and is also subject to a certain right-of-way and easement conveyed by Samuel R. Penney, Jr. to C. W. Hayden et al by deed dated December 13, 1948, and recorded in said Registry of Deeds in Book 619, Page 314.

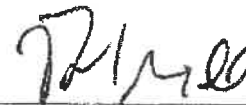
Also conveying a beneficial right-of-way and easement, in common with others described in a deed from Leotine R. Stiles to Samuel R. Penney et als. dated December 1, 1948, and recorded in said Registry of Deeds in Book 619, Page 313 and an easement to David M. MacMahon and J. Mary MacMahon dated July 28, 2005 and recorded in said Registry of Deeds in Book 6548, Page 40.

Being the same premises conveyed to the Kathryn C. Gill Revocable Trust by deed of The Gills, LLC, dated February 4, 2010, and recorded in said Registry of Deeds in Book 7885, Page 49. Further reference is made to a deed from the Kathryn C. Gill Revocable Trust to the Grantors herein of even date to be recorded herewith.

WITNESS our hands and seals this 25 day of November, 2020.

WITNESS:


Name: GARY LAUHER


Richard J. Gill

NOT
AN
OFFICIAL
COPY

Angela [Signature]

Name: NOT
AN
OFFICIAL
COPY

State of Connecticut
County of FARFIELD, ss. GREENWICH

NOT
AN
OFFICIAL
COPY

Joann Ellsworth

Joann Ellsworth
AN
OFFICIAL
COPY

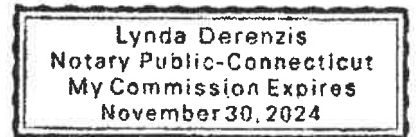
November 25, 2020.

PERSONALLY APPEARED the above-named Joann Ellsworth and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lynda Derenzis

Notary Public



P:\CLIENTS\G\Gill, K-Est\Real Estate\Quitclaim with covenant(Poland).docx

Exhibit 2

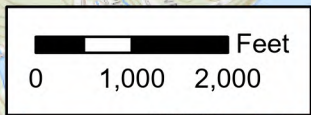
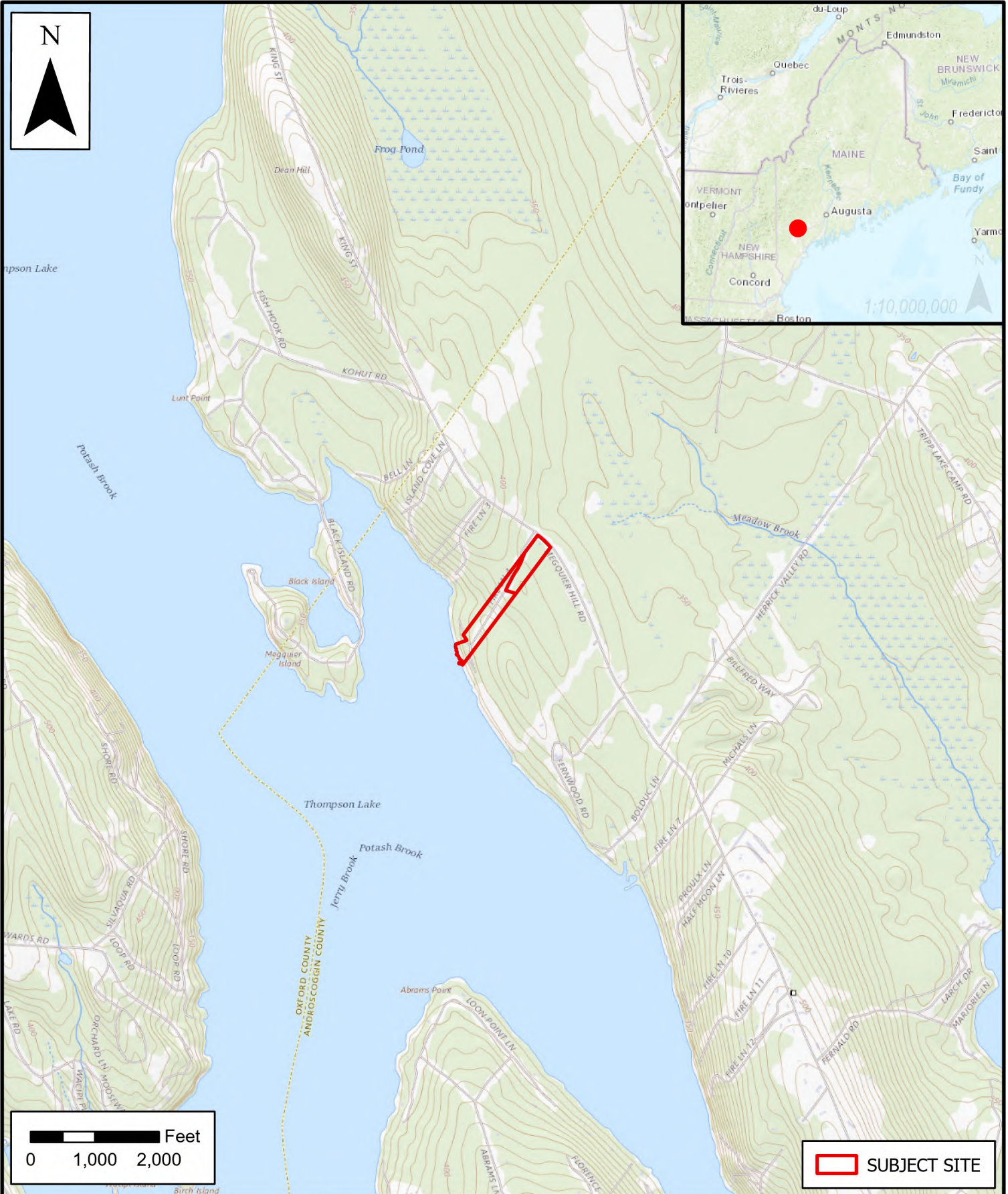
Technical and Financial Capacity

Technical Ability

Sebago Technics, Inc. (STI) is a multi-disciplinary engineering firm that offers a wide range of services specializing in land development, planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, soil science, wetlands science, land surveying, and environmental engineering. Over the years, we have found our depth of services to be a key element in meeting the customer's needs with timely and responsive services.

Exhibit 3

Site Location Map



SUBJECT SITE

SEBAGO
TECHNICS

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

LOCATION MAP

RICHARD GILL

LOCATION:

83 BUNTING LN
POLAND, ME

INFORMATION:

MAINE GEOLIBRARY
USGS QUADRANGLE

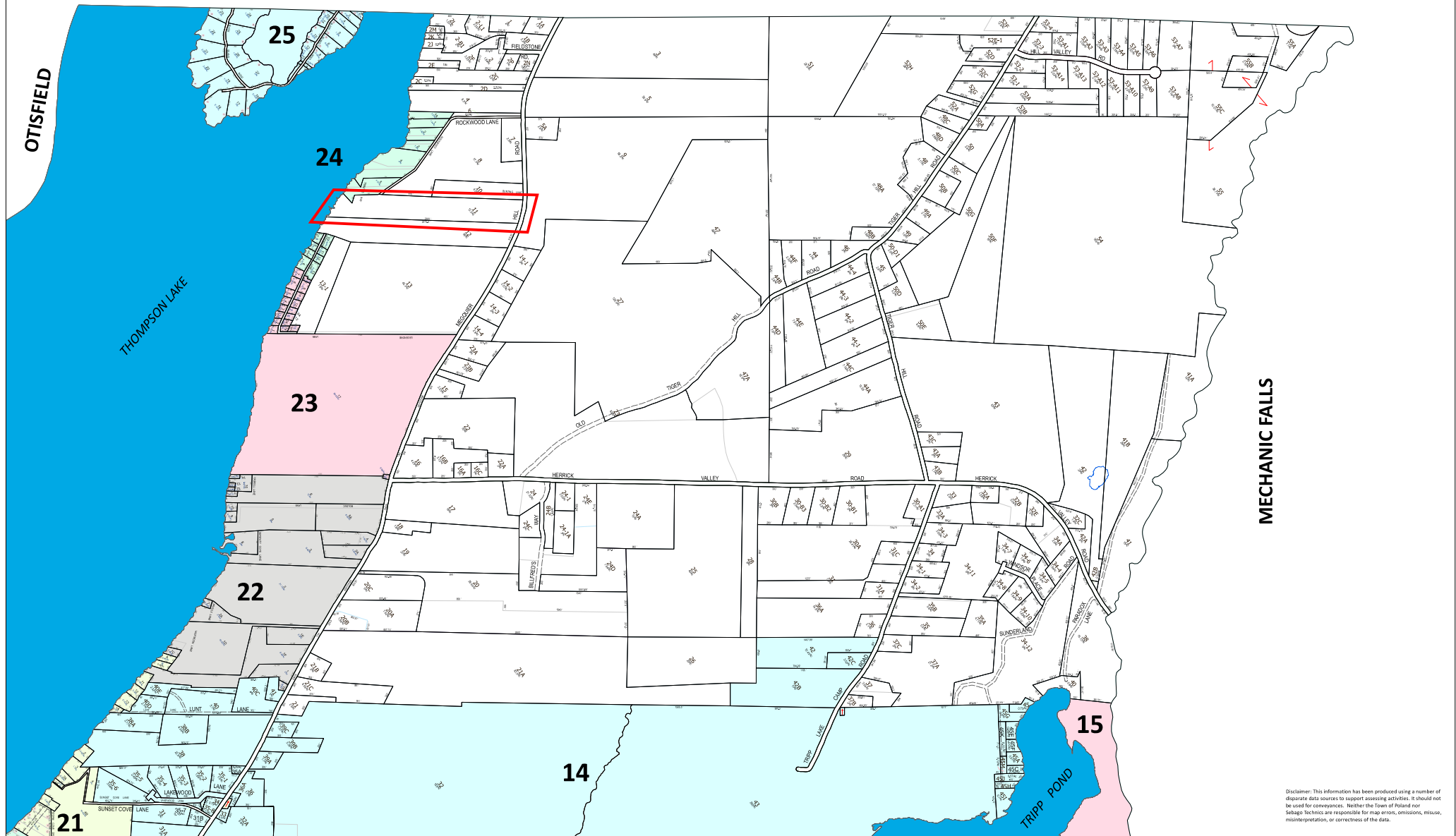
SCALE: 1:24,000

DATE: 3/30/2023

Exhibit 4

Town of Poland Tax Map

OXFORD



Disclaimer: This information has been produced using a number of disparate data sources to support assessing activities. It should not be used for conveyances. Neither the Town of Poland nor Sebago Technics are responsible for map errors, omissions, misuse, misinterpretation, or correctness of the data.

MAPS PREPARED BY:



WWW.SEBAGOTECHNICS.COM

05

05 Abutting Tax Map Number

3-1 Subdivision Lot Number

8-33B Tax Parcel Lot Number

Legend

Legend

↪ **Property Tie Hooks**

Easement/Right of Ways
Former Lot Lines

 Cemetery

↪ Prop

↪ **Property Tie Hooks**

== Easement/Right of Ways
- - - - - Former Lot Lines

 Cemetery

16

16 Building and
Building Number

Travelling Wave

November 2004



PROPERTY MAP

TOWN OF POLAND, MAINE

APRIL 1, 2016



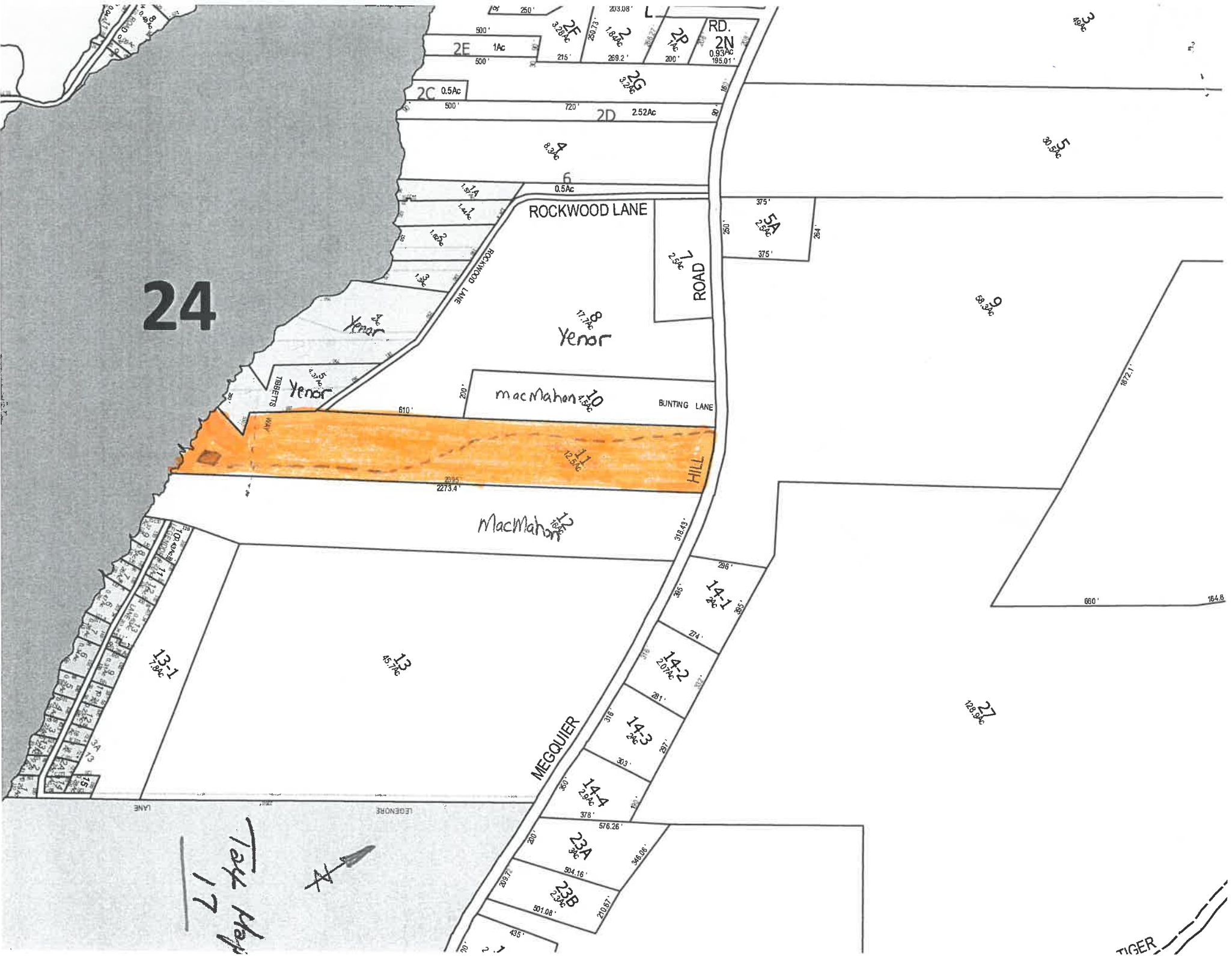
UPDATES

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

0 250 500 1,000 1,500

MAP 17

24



174 Hwy
17



TIGER



Property Card: 83 BUNTING LANE
Poland, ME



Parcel ID: 0017-0011
Trio Account #: 1936

Owner: BUNTING LANE, LLC
Co-Owner:
Mailing Address: 19 POND PLACE
COS COB, CT 06807

Valuation

Card Number: 1
Acreage: 12.5
Land Value: \$590,380
Building Value: \$363,180
Total Value: \$363,180
Taxes: \$13,328

Building Sketch

NO SKETCH
AVAILABLE

Building Information

Year Built: 1989 **Remodled:** 0

Living Area (sqft): 792
Basement: Full Basement
Finished Basement: 792
Number of Rooms: 7
Number of Bedrooms: 3
Number of Full Baths: 3
Number of Half Baths: 0

Stories:
Exterior Walls: WOOD SHINGLE
Roofing Materials: Asphalt Shingles
Foundation: Concrete
Insulation: Full
Fireplace: 0
Heating: Hot Water BB
A/C: None
Attic: None

Exhibit 5

500ft Abutters



500 feet Abutters List Report

Poland, ME
January 03, 2023

Subject Property:

Parcel Number: 0017-0011
CAMA Number: 0017-0011
Property Address: 83 BUNTING LANE

Mailing Address: BUNTING LANE, LLC
19 POND PLACE
COS COB, CT 06807

Abutters:

Parcel Number: 0017-0007
CAMA Number: 0017-0007
Property Address: 707 MEGQUIER HILL RD.

Mailing Address: BENNETT, MARGARET M. - ESTATE
MARGARET M. COX C/O NANCY
SHANNING
POLAND, ME 04274 7525

Parcel Number: 0017-0008
CAMA Number: 0017-0008
Property Address: MEGQUIER HILL RD.

Mailing Address: YENOR, JON R
87 HOWARD RD
GREENWICH, CT 06831

Parcel Number: 0017-0009
CAMA Number: 0017-0009
Property Address: 704 MEGQUIER HILL RD.

Mailing Address: BUTLER, BRUCE
704 MEGQUIER HILL ROAD
POLAND, ME 04274

Parcel Number: 0017-0009-A
CAMA Number: 0017-0009-A
Property Address: 664 MEGQUIER HILL RD.

Mailing Address: MORIN, MAURICE R
664 MEGQUIER HILL ROD
POLAND, ME 04274

Parcel Number: 0017-0010
CAMA Number: 0017-0010
Property Address: BUNTING LANE

Mailing Address: MACMAHON, DAVID M
95 BUNTING LANE
POLAND, ME 04274

Parcel Number: 0017-0012
CAMA Number: 0017-0012
Property Address: 91-95 BUNTING LANE

Mailing Address: MACMAHON, DAVID M
95 BUNTING LANE
POLAND, ME 04274

Parcel Number: 0017-0013
CAMA Number: 0017-0013
Property Address: 639 MEGQUIER HILL RD.

Mailing Address: LEONARD, TIMOTHY C
639 MEGQUIER HILL ROAD
POLAND, ME 04274

Parcel Number: 0017-0013-0001
CAMA Number: 0017-0013-0001
Property Address: LEGENDRE LANE

Mailing Address: AURILIO, VINCENT G. & MARY LYNNE
Trustees
4 WINDSOR DR.
BOW, NH 03304

Parcel Number: 0017-0014-0001
CAMA Number: 0017-0014-0001
Property Address: 650 MEGQUIER HILL RD.

Mailing Address: LALIBERTE, DAVID C
650 MEGQUIER HILL ROAD
POLAND, ME 04274

Parcel Number: 0017-0027
CAMA Number: 0017-0027
Property Address: OLD TIGER HILL RD.

Mailing Address: SMITH, ROGER C
c/o HM PAYSON & CO PO BOX 31
PORTLAND, ME 04112 0031



www.cai-tech.com

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500 feet Abutters List Report

Poland, ME
January 03, 2023

Parcel Number: 0024-0004
CAMA Number: 0024-0004
Property Address: 121 BUNTING LANE

Mailing Address: YENOR, JON R
87 HOWARD RD
GREENWICH, CT 06831

Parcel Number: 0024-0005
CAMA Number: 0024-0005
Property Address: 9 TIBBETTS WAY

Mailing Address: YENOR, JON R
87 HOWARD RD
GREENWICH, CT 06831

Parcel Number: 0024-0007
CAMA Number: 0024-0007
Property Address: 126 LEGENDRE LANE

Mailing Address: AURILIO, VINCENT G. & MARY LYNNE
Trustees
4 WINDSOR DR.
BOW, NH 03304

Parcel Number: 0024-0008
CAMA Number: 0024-0008
Property Address: 130 LEGENDRE LANE

Mailing Address: SEDGWICK, PETER E
78 BAYBERRY DR.
NORTH YARMOUTH, ME 04097

Parcel Number: 0024-0009
CAMA Number: 0024-0009
Property Address: 134 LEGENDRE LANE

Mailing Address: MARCOTTE, RONALD V
JANICE (BOUCHLES) MARCOTTE 69
WASHINGTON ST., UNIT 5
NEWBURYPORT, MA 01950 2367

Parcel Number: 0024-0010
CAMA Number: 0024-0010
Property Address: LEGENDRE LANE

Mailing Address: MARCOTTE, RONALD V
JANICE (BOUCHLES) MARCOTTE 69
WASHINGTON ST., UNIT 5
NEWBURYPORT, MA 01950 2367

Parcel Number: 0024-0011
CAMA Number: 0024-0011
Property Address: LEGENDRE LANE

Mailing Address: SEDGWICK, PETER E
78 BAYBERRY DR.
NORTH YARMOUTH, ME 04097

Parcel Number: 0024-0012
CAMA Number: 0024-0012
Property Address: 125 LEGENDRE LANE

Mailing Address: AURILIO REVOCABLE TRUST
4 WINDSOR ROAD
BOW, NH 03304



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Exhibit 6

NRCS Soils Map



Island
e Ln

Rockwood Ln

Megquier Hill Rd

Megquier Hill Rd

0 500 1,000 Feet

- SUBJECT SITE
- ChB, Charlton very stony fine sandy loam, 0 to 8 percent slopes
- ChC, Charlton very stony fine sandy loam, 8 to 15 percent slopes
- SyB, Sutton very stony loam, 0 to 8 percent slopes
- W, Water

SEBAGO
TECHNICS

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

NCRS SOIL SURVEY MAP

RICHARD GILL

LOCATION:
83 BUNTING LN
POLAND, ME

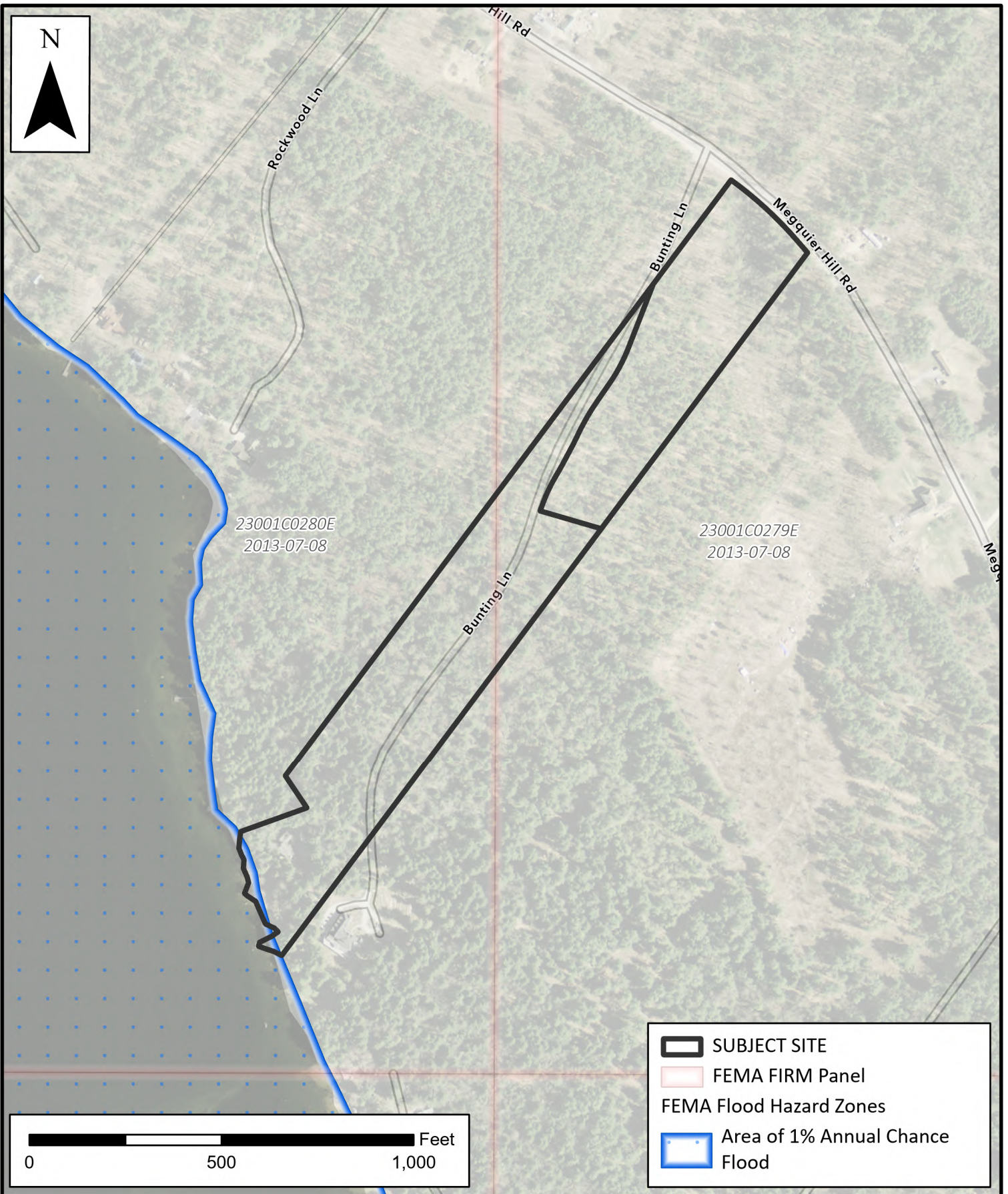
INFORMATION:
USDA NRCS SOIL SURVEY 2020
2013 ORTHOREGIONAL IMAGERY




SCALE: 1:5,000

DATE: 3/30/2023

Exhibit 7

FEMA Flood Map



	SUBJECT SITE
	FEMA FIRM Panel
FEMA Flood Hazard Zones	
	Area of 1% Annual Chance Flood



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

FEMA NATIONAL FLOOD HAZARDS

RICHARD GILL

LOCATION:
83 BUNTING LN
POLAND, ME

INFORMATION:
FEMA NATIONAL FLOOD HAZARDS LAYER (DEC 2021)
2013 ORTHOREGIONAL IMAGERY

SCALE:	1:4,000
DATE:	3/30/2023

National Flood Hazard Layer FIRMMette



70°28'37"W 44°4'3"N



0 250 500 1 000 1 500 2 000 Feet 1:6,000

70°28'W 44°3'37"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone X
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/3/2023 at 1:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BUNTING LANE

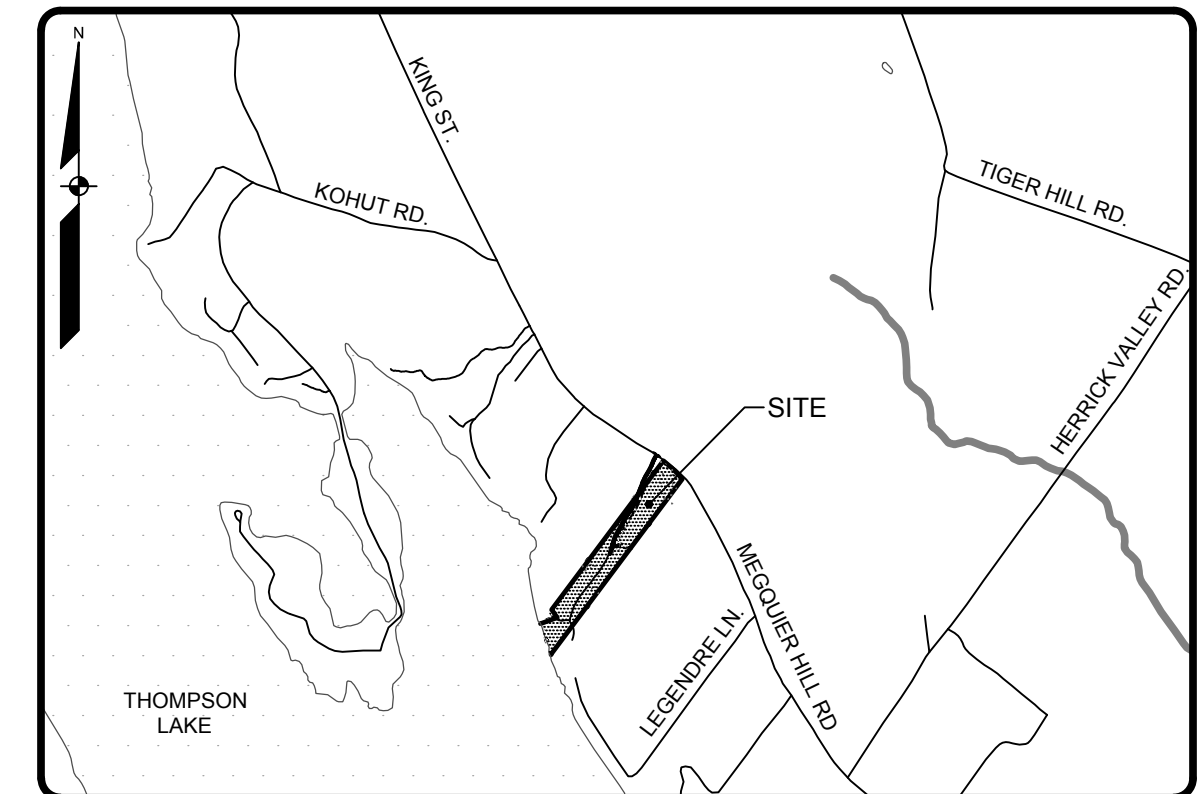
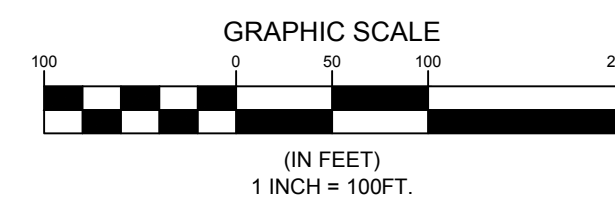
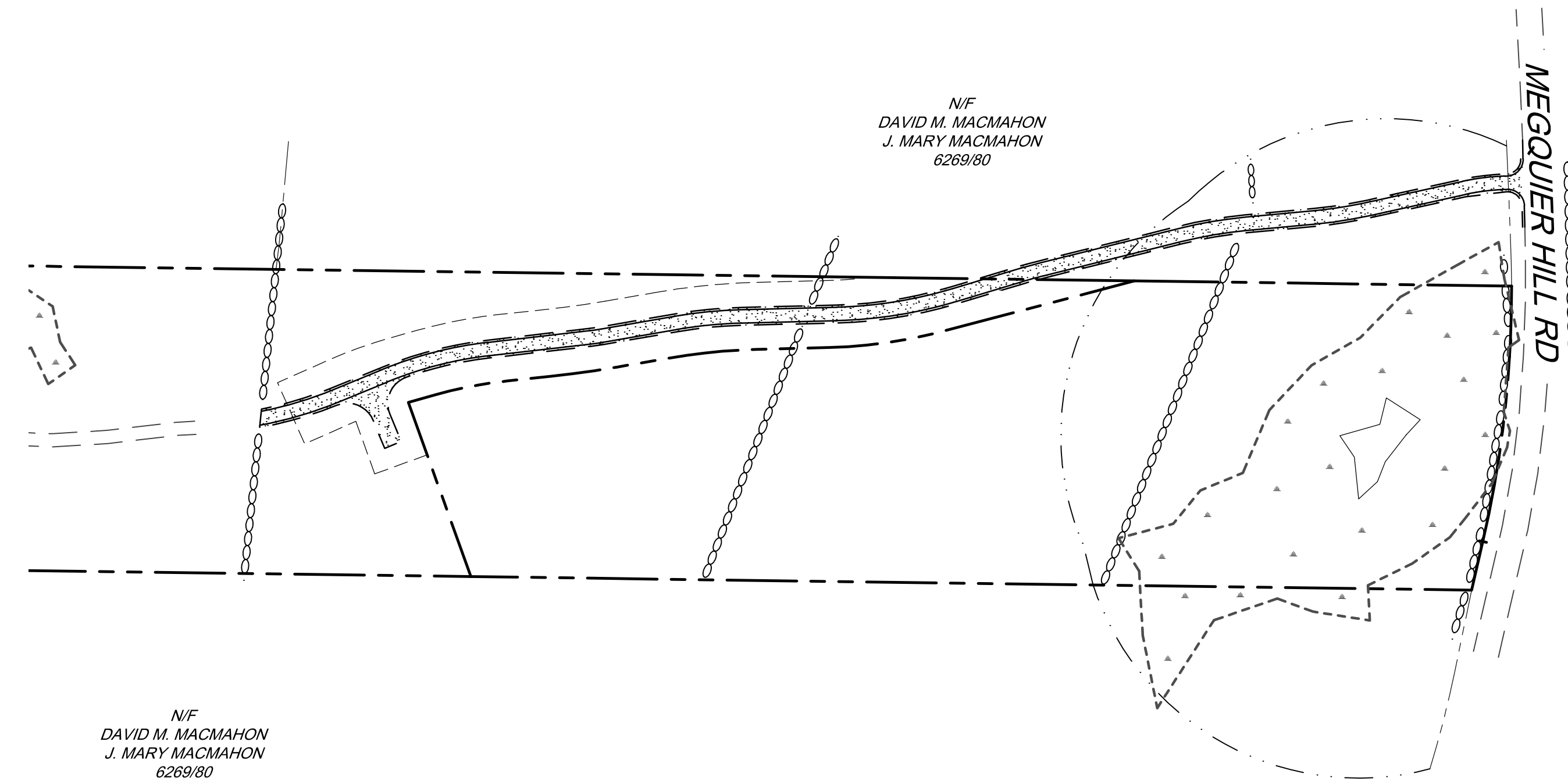
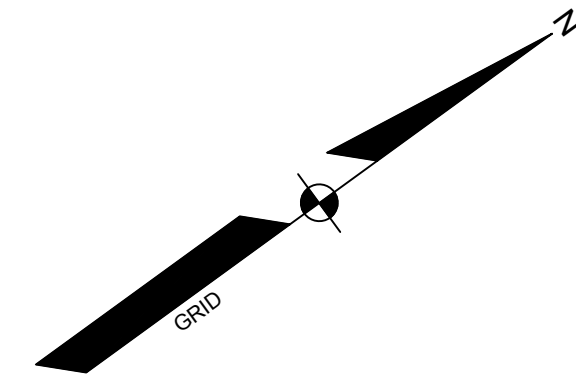
83 BUNTING LANE
POLAND, MAINE

APPLICANT:

RICHARD GILL

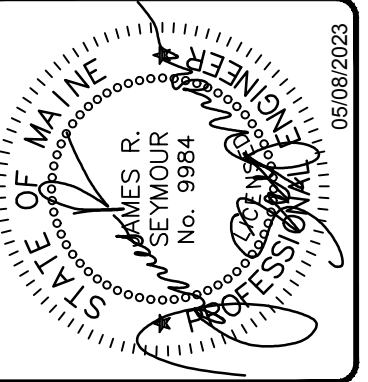
PO BOX 147
WEST POLAND, MAINE 04291

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:



LOCATION MAP

Sheet List Table	
SHEET	TITLE
1	COVER SHEET
2	NOTES & LEGEND
3	SITE PLAN
4	PLAN & PROFILE
5	EROSION CONTROL NOTES
6	EROSION CONTROL DETAILS
7	SITE DETAILS
1 OF 1	EXISTING CONDITIONS PLAN

[illegible]

COVER SHEET
OF:
BUNTING LANE
83 BUNTING LANE
POLAND, MAINE
FOR:
RICHARD GILL
PO BOX 147
WEST POLAND, MAINE 04292

DESIGNED	REM
DRAWN	ABB
CHECKED	JRS
DATE	02/21/2023
SCALE	1" = 100'
PROJECT	220001

SHEET 1 OF 7

EXISTING		PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/R.O.W.	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	FLOODPLAIN	---
---	FLOODWAY	---
---	CENTERLINE	---
	MONUMENT	
	IRON PIPE/ROD	
---	DRILL HOLE	
C1/L1	DEED CALL	C1/L1
C1/L1	CURVILINE NO.	C1/L1
---	SOILS	---
---	ZONE LINE	---
---	ZONE LINE ON PL	---
	BENCHMARK	---
	SURVEY CONTROL	---
	TEST PIT	---
	MONITORING WELL	---
	BORING	---
	BUILDING	
---	DECK/STEPS/OVERHANG	---
---	EDGE WETLAND	---
	WETLANDS	---
---	UPLANDS	---
---	STREAM	---
	LEDGE	---
---	EDGE PAVEMENT	---
---	PAVEMENT SAWCUT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	EDGE GRAVEL	---
---	CURB LINE	---
---	EDGE OF WATER	---
---	TREELINE	---
-120- -118-	CONTOURS	-120-
X 120.00	SPOT GRADE	+120.00
o	CHAIN LINK FENCE	o
x	BARB WIRE FENCE	x
□	STOCKADE FENCE	□
---	GUARD RAIL	---
o-o-o-o-o	STONE WALL	o-o-o-o-o
---	RETAINING WALL	---
	DECIDUOUS TREE	
	CONIFEROUS TREE	
o	MULCH LINE	o
o	BOLLARD	o
---	SIGN	---
+	RAILROAD	+
o	GAS	o
	GAS GATE VALVE	
	GAS METER	
	GAS MANHOLE	
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	WATER MANHOLE	
	WELL	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
	SANITARY MANHOLE	
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	T
E	ELECTRICAL MANHOLE	E
	ELECTRIC METER	
H	HVAC UNIT	H
T	TELEPHONE MANHOLE	T
	LIGHT POLE	
	UTILITY POLE	
---	GUY WIRE	---
---	DRAINAGE DITCH	---
---	EROSION CONTROL BLANKET	---
	FILTER BARRIER	
	RIPPRAP	
---	CHECK DAM	---
---	INLET PROTECTION	---
---	BOULDER	---
---	STREAM	---

1. DEED FROM JOANN ELLSWORTH AND RICHARD J. GILL TO BUNTING LANE, LLC, AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 10573 PAGE 204.
2. PLAN OF "STILES COTTAGE LOTS LAKE THOMPSON" POLAND, MAINE AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 443.
3. SEMENT DEED FROM KATHRYN C. GILL TO DAVID M. MACMAHON AND J. MARY MACMAHON RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 6548 PAGE 39.
4. BUNTING LANE IS A COMMON RIGHT OF WAY FOR ALL PURPOSES FOR THE BENEFIT OF AT LEAST THE YENYEN/BRECKER, MACMAHON, AND BUNTING LANE, LLC PROPERTIES.
5. EXISTING HOUSE LOT -
FRONTAGE ON BUNTING LANE R.O.W. = 750'±
LOT AREA = 7.79 ACRES ±

BUNTING LANE R.O.W. = 0.96 ACRES

TOTAL AREA OF LAND CURRENTLY OWNED BY BUNTING LANE, LLC = 13.8 ACRES
6. VERNAL POOL SURVEYS WERE CONDUCTED IN SPRING OF 2022 DURING THE SURVEY PERIODS RECOMMENDED BY MDIWF FOR THIS PART OF MAINE.
7. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION, IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PIPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED IN ADDITION TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

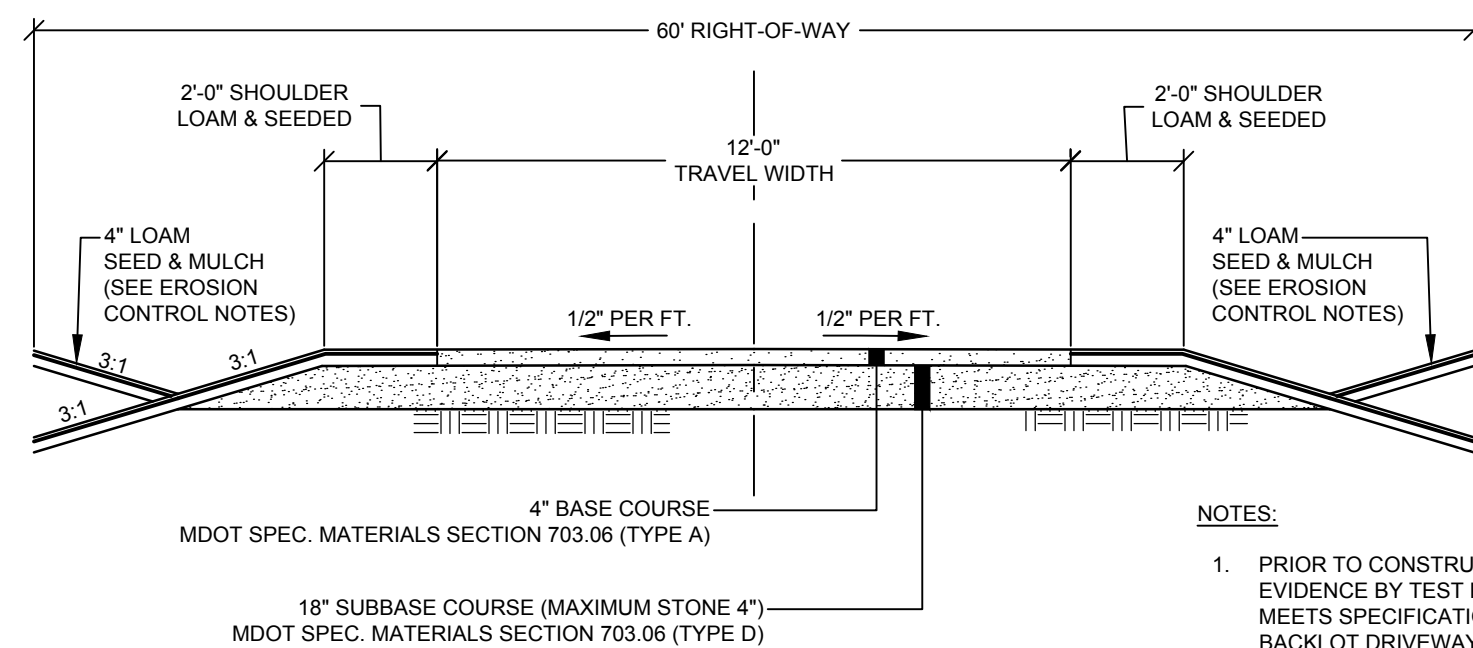
1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL BMPs MANUAL, PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MANAGEMENT DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. BEFORE TREE CLEARING, REFER TO PLANS FOR WOODED BUFFER LOCATIONS. TREES SHALL NOT BE CLEARED WITHIN DESIGNATED WOODED BUFFER AREAS.
4. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL, SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. EXISTING VEGETATION SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPs. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. PRIOR TO THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEDED.

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. 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 PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ON-SITE SEWER PIPE AND ADJUST MANHOLE RINGS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM TO MAINTAIN SEWER PIPE, ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 16 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL MAINTAIN 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - STORMDRAIN SHALL BE 12-18 INCH DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - WATER PIPE AND FITTINGS SHALL CONFORM TO THE DISTRICT HAVING JURISDICTION'S SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIP MEETING THE REQUIREMENTS OF AWWA/CANSI C111/A21.11 (LATEST REVISION). PIPE SHALL BE 12 INCH MINIMUM LINE AND 18 INCH MINIMUM 4" WITH LINING THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SLIC COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE ALL UTILITY LOCATIONS AND INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
8. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE DISTRICT HAVING JURISDICTION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
10. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
12. COORDINATE ALL WATER RELATED WORK WITH DISTRICT HAVING JURISDICTION.

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONC	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSC	SLOPPED CONCRETE SLOPED CURB
SCVC	SLOPPED CONCRETE VERTICAL CURB
SD	STORM DRAIN
SG	SLOPED GRANITE CURB
SMH	SEWER MANHOLE SPECS SPECIFICATIONS
SS	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD



TYPICAL SECTION BUNTING LANE
NOT TO SCALE

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°59'04" W	44.58'
L2	N 34°34'49" E	63.88'
L3	N 26°15'01" E	48.03'
L4	N 29°56'39" S	39.29'
L5	N 20°21'35" E	25.91'
L6	S 12°09'18" W	50.00'
L7	N 77°50'42" W	60.00'
L8	S 12°09'18" W	50.00'
L9	N 73°44'33" W	50.00'
L10	S 16°15'27" W	50.01'
L11	S 73°44'33" E	50.00'
L12	N 20°21'35" E	25.91'
L13	S 29°56'39" W	39.29'
L14	S 26°15'01" W	48.03'
L15	S 34°34'49" W	63.88'
L16	S 21°18'22" W	178.19'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CURD BEARING	CURD LENGTH
C1	230.78'	1007.19'	N 47°32'55" W	230.28'
C2	38.36'	382.54'	S 31°42'22" W	38.35'
C3	88.02'	605.39'	N 30°24'55" E	87.94'
C4	56.11'	870.36'	N 28°05'50" E	56.10'
C5	74.41'	444.84'	S 25°09'07" W	74.33'
C6	58.65'	409.54'	S 16°15'27" W	58.60'
C7	64.38'	384.84'	S 25°09'07" W	64.30'
C8	59.98'	930.36'	S 28°05'50" W	59.97'
C9	79.29'	545.39'	S 30°24'55" W	79.22'
C10	102.53'	442.54'	S 27°56'36" W	102.30'

APPROVAL - TOWN OF POLAND
PLANNING BOARD

DATE _____

CHAIRPERSON

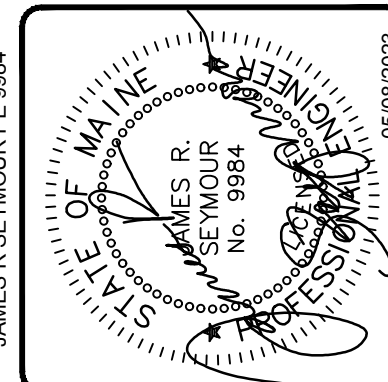
DESIGNED	REM
DRAWN	ABB
CHECKED	JRS
DATE	02/21/2023
SCALE	1" = 40'
PROJECT	220001

SHEET 3 OF 7

\\ST-FS01\data\Projects\22000\220001\DWG\Design\220001 S.dwg - 5/8/2023 4:15 PM - SHELLY STACEY

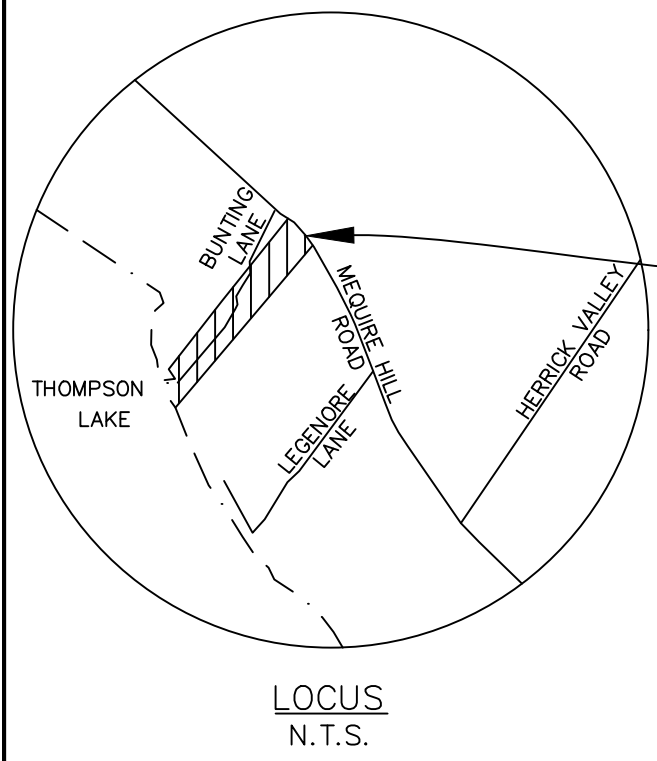
220001 S dww TAB.CAS

JAMES R SEYMOUR DE 0084

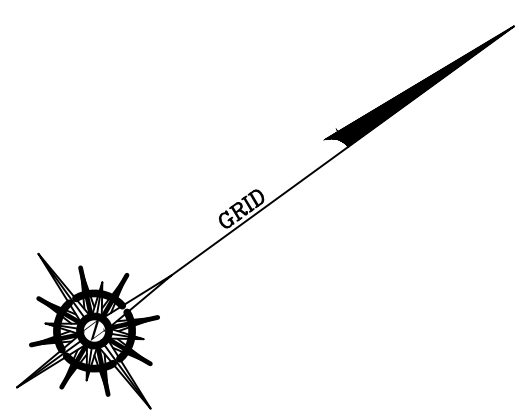
[illegible]

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-202-2100

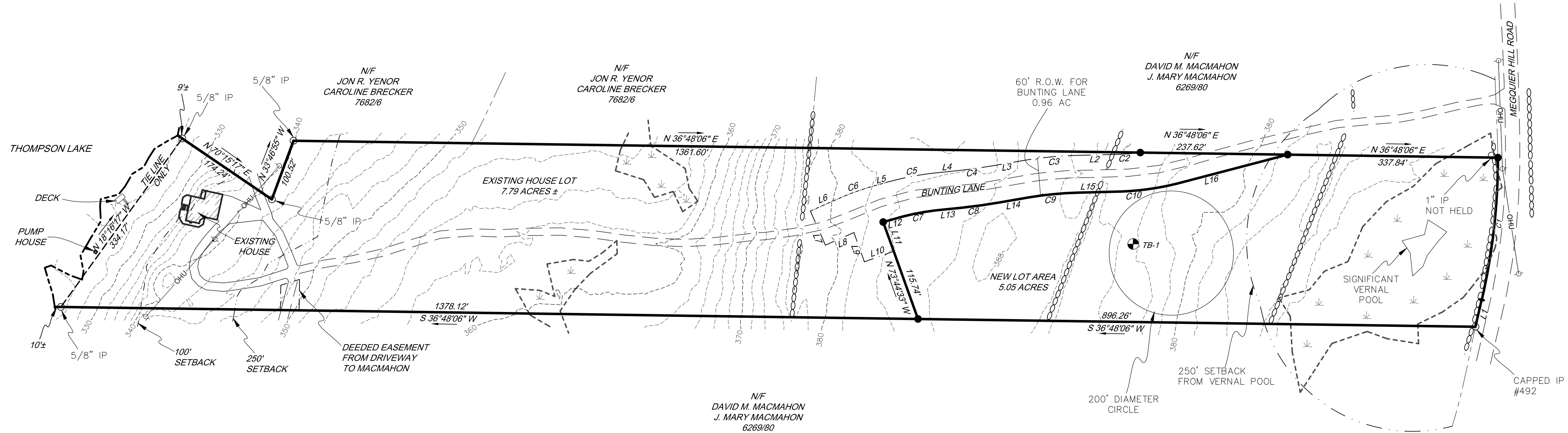
SITE PLAN
OF:
BUNTING LANE
83 BUNTING LANE
POLAND, MAINE
FOR:
RICHARD GILL
PO BOX 147
WEST POLAND, MAINE 04291



PROPERTY SHOWN AS TOWN OF POLAND
TAX MAP 17 LOT 11



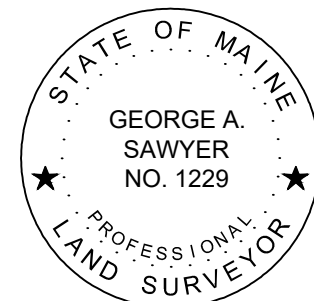
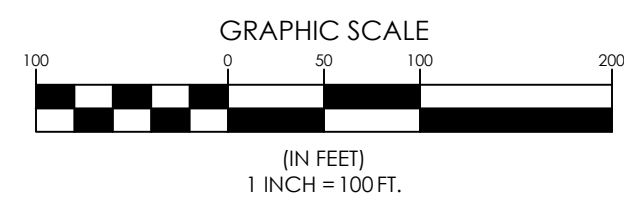
LEGEND	
	IRON PIN FOUND
	5/8 REBAR WITH CAP RLS 1229 SET
	UTILITY POLE
	BUILDING
	EDGE OF GRAVEL
	ROCKWALL
	APPARENT NORMAL HIGHWATER MARK
	TIE-LINE
	SETBACK
	ABUTTER PROPERTY LINE
	WETLANDS
	EDGE OF RIGHT-OF-WAY
	TEST BORING



- REFERENCE IS MADE TO THE FOLLOWING:
- DEED FROM JOANN ELLSWORTH AND RICHARD J. GILL TO BUNTING LANE, LLC. AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 10573 PAGE 204.
 - PLAN OF "STILES COTTAGE LOTS LAKE THOMPSON" POLAND, MAINE AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 443.
 - EASEMENT DEED FROM KATHRYN C. GILL TO DAVID M. MACMAHON AND J. MARY MACMAHON RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 6548 PAGE 39.
- NOTES:
- BUNTING LANE IS A COMMON RIGHT OF WAY FOR ALL PURPOSES FOR THE BENEFIT OF AT LEAST THE YENOR/BRECKER, MACMAHON, AND BUNTING LANE, LLC PROPERTIES.
 - EXISTING HOUSE LOT –
FRONTAGE ON BUNTING LANE R.O.W. = 750'±
LOT AREA = 7.79 ACRES ±
 - BUNTING LANE R.O.W. = 0.96 ACRES
 - TOTAL AREA OF LAND CURRENTLY OWNED BY BUNTING LANE, LLC = 13.8 ACRES ±

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C9	79.29'	545.39'	S 30°24'55" W	79.22'
C10	102.53'	442.54'	S 27°56'38" W	102.30'



DIVISION PLAN
83 BUNTING LANE
POLAND, MAINE

RECORD OWNER:
BUNTING LANE, LLC
83 BUNTING LANE POLAND, MAINE 04274

SAWYER ENGINEERING & SURVEYING
A Division Of SEBAGO TECHNICS, INC.
2 ELM STREET
BRIDGTON, MAINE 04009

SURVEY BY A.CAMERON	DATE 12/19/2022	DRAFTSMAN S.THOMPSON	PROJECT # 220001	PLAN NO. 122 - 3
------------------------	--------------------	-------------------------	---------------------	---------------------

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: May / 23 / 23.

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office

Map: 10 Lot: 52 Sub-lot: _____

Applicant's Name: Tom Learned
Mailing Address: 1143 MAINE ST. POLAND, ME.
Town, State, Zip: POLAND MAINE 04274
Home Phone: 207 212 3051 Hours: 24 Hours
Work Phone: _____ Hours: _____

Type of application: ☐ Sketch Plan ☒ Site Review ☐ Shoreland ☐ Subdivision ☐ Informational

Road location for project: _____

Zoning: Down town Lake Watershed: Range Pond

Nature of business to be discussed (Brief description): Create 2-backlots on existing 27 Acre Parcel

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) 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: Tom Learned Date: May / 12 / 23

OFFICE USE ONLY:

Request Taken By: _____ Date: ____/____/____ Time: ____:____ a.m. p.m.



Town of Poland, Maine Planning Board

Formal Site 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 through 6. Obtain or get copies of information as required by the application on these pages.
3. Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
 - i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select "Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
 - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
 - a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.
 - b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with appropriate fees **by 1:00 p.m. eleven (11) days before** the stated meeting to be put on the upcoming agenda.
 - c. 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.
 - d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.
5. Check with this office to make sure that all departments have responded to your application prior to the meeting.

PROJECT NAME: BACK LOTS/BACK LOT DRIVEWAY
Date of Planning Board Review: May 1 23/23 Application # _____

LOT INFORMATION:

Tax Assessor's Map # 10 Lot # 52 Sub lot # _____
Watershed: RANGE POND
Property's Road Location: Philips Way
Lot Size: 27 Acres or Sq. Ft. Road Frontage: 199.86 Ft.
Year lot created: 1968 (If unknown, give best estimate with "est." after date)
Zoning District(s): Downtown Flood Zone: N/A Aquifer Overlay: N/A
Current use of lot: Existing lot of Record

LAND OWNER(s):

Name(s) Tom and Corie Learned

Company _____

Mail Address: 1143 Maine St Main Phone 207 212 3051

Town/State/Zip Poland ME 04274 Alternate Phone: _____

APPLICANT or CONTACT PERSON:Applicant is: ☒ 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)

- | | |
|--|---|
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Change In Use |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use |
| <input type="checkbox"/> Governmental | <input type="checkbox"/> Expansion of Structure(s) |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Resumption of Use |

EXISTING LOT CONDITIONS:

(This page is to describe what is on your lot currently)

1. General

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

☒ No

a. Is there an existing Well _____ Yes

_____ No

b. Is there an existing Septic System _____ Yes

_____ No

i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.

c. Is there an existing Road Entry _____ Yes

_____ No

i) If yes, will there be any changes/modifications? _____ Yes

_____ No

ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)

d. Any structures to be removed _____ Yes

_____ No

i) If yes, submit information about the structure to be removed and how any debris will be disposed of.

2. Existing Land Development & Improvements NOT Including Buildings

a. Size of lawns _____ Sq. Ft.

or Acres

b. Size of fields _____ Sq. Ft.

or Acres

c. Size of driveways/roads _____ Sq. Ft.

d. Size of other non-vegetated areas _____ Sq. Ft.

e. Wetlands already filled _____ Sq. Ft.

3. Existing Main Structure

a. Ground Footprint _____ Sq. Ft.

b. Total Gross Floor Space (exterior dimensions of all floors) _____ Sq. Ft.

c. Road Frontage Setback _____ Ft.

2. **List all state and federal approvals, permits, and licenses required, if any, for the project:**

This includes but is not limited to the following:

1. State highway entrance permit.
2. Soil disturbances involving more than one acre.
3. Impact on more than 4,300 square feet of any type wetland.
4. Soil disturbances within 100 feet of lakes, rivers or streams.
5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
6. Timber harvesting.
7. Flood zones.
8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
8. I understand that the **approval becomes invalid if** construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

Tom Learned

May 11 23

Applicant's Signature(s)

Date

- d. Side Setback _____ Ft.
 e. Rear Setback _____ Ft.
 f. Distance to Great Pond _____ Not applicable (over 250') _____ Ft.
 g. Distance to Stream _____ Not applicable (over 250') _____ Ft.
 h. Distance to Wetlands _____ Not applicable (over 250') _____ Ft.
4. **Foundation Type** _____ Full Basement _____ Frost Walls _____ Slab _____ Piers
5. **Existing Accessory Structure(s)**
- a. Total Number of Structures _____
 b. Total Ground Footprint _____ Sq. Ft.
 c. Total Floor Space _____ Sq. Ft.
 d. Closest Road Setback _____ Ft.
 e. Closest Side Setback _____ Ft.
 f. Closest Rear Setback _____ Ft.
 g. Distance to Great Pond _____ Not applicable (over 250') _____ Ft.
 h. Distance to Streams _____ Not applicable (over 250') _____ Ft.
 i. Distance to Wetlands _____ Not applicable (over 250') _____ Ft.
6. **Total Existing Impervious Surfaces** _____ Sq. Ft.
 a. $Add\ 2c + 2d + 3a + 5b$

PROPOSED DEVELOPMENT:

1. Wetlands to be impacted _____ 0 Sq. Ft.
 2. New footprint(s) and developed area(s):
 a. Changes in building footprint(s) _____ Sq. Ft.
 b. Changes in driveway/roadway _____ 2860 Sq. Ft.
 c. Changes in patios, walkways, etc. _____ Sq. Ft.
 d. TOTAL $(2a+2b+2c)$ _____ Sq. Ft.
 3. Percentage of lot covered by impervious surfaces: _____ ~~2860~~ .24 %
 a. $(Equals\ [areas\ on\ line\ 6\ page\ 2 + line\ 2d\ above] / [Total\ lot\ area\ measured\ in\ sq.\ ft.] * 100\%)$

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items, if applicable:**
- Provide a copy of deed and Tax Assessor's information card.
 - Provide a map of the general area showing land features within at least ½ mile of this lot.
 - Provide site plan(s) of your lot with existing development and its dimensions shown.
 - Provide site plan(s) of your lot with proposed development and its dimensions shown.
 - (May be combined on existing development drawing.)*
 - Provide detailed plans of proposed structural development and changes.
 - Provide statements or drawings of methods of infrastructure:
 - Water supply
 - Sewage disposal
 - Fire protection
 - Electricity
 - Solid waste disposal
 - Type, size, and location of signs.
 - Number of parking spaces.
 - Provide phosphorus loading calculation if in a great pond watershed area.
 - Anticipated date for start of construction.
 - Anticipated date for completion of construction.
 - Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - (Use checklist starting on page 6 for summary of usual requirements.)*
 - Other requirements unique to your project added by the Planning Board.

Submission CHECKLIST

The following list is a short summary of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" 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. Columns on the right are for the Planning Board's use.

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
X			1. Site Plan Drawings				
X			2. Signed copy of application				
X			3.a. Name & address of owner				
X			Name of development				
X			Name & address of abutters within 500' of lot for development				
X			Map of general location				
X			Show all contiguous properties				
X			Names, Map, & lot #'s on drawings				
X			Copy of deeds, agreements				
X			Engineer/ designer of plans				
X			Existing Conditions (Site Plan)				
X			Zoning Districts on and/or abutting project's lot shown				
X			Bearings & Distances shown on drawings				
X			Location of utilities, culverts, drains				
X			Location, name of existing r/w				
		X	Location, dimensions of existing structures				
X			Location, dimensions of existing roads, walks, parking, loading, etc.				
X			Location of intersection within 200'				
		X	Location of open drains, wetlands, wildlife areas, historic sites, etc.				
X			Direction of surface drainage				
		X	100-yr. Floodplain				
		X	Signs				
X			Easement, covenants, restrictions				
			Proposed Development (Site Plan)				
		X	Location & dimensions of all new structures. New development delineated from existing development				
		X	Setback dimensions shown & met				
		X	Exterior lighting (Will meet full cutoff requirements)				
		X	Incineration devices				
		X	Noise of machinery and operations				
		X	Type of odors generated				
		X	Septic system and other soils reports				
		X	Water supply				
		X	Raw & finished materials stored outside				
X			Contours shown at PB specified intervals				
		X	Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
		X	Landscaping plan				
X			Easements, r/w, legal restrictions				
X			Abutters' property lines, names				
		X	TRAFFIC DATA				

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
		X	Peak hour traffic				
		X	Traffic counts				
		X	Traffic accident data				
		X	Road capacities				
		X	Traffic signs, signals				
			STORMWATER & EROSION				
		X	Method for handling stormwater shown				
X			Flow direction				
X			Catch basins, dry wells, ditches, etc.				
		X	Engineering Analysis of stormwater				
X			Erosion control measures				
		X	Hydrologist groundwater impact				
X			Utility plans for all utilities				
X			Cross-section profile of roads, walks				
X			Construction drawings of roads, utilities				
X			Cost analysis of project and financial capability demonstrated				
		X	Phosphorus control plan if in watershed of a great pond				
			Submission of waiver requests				
		X	Copies of state, federal applications, permits, &/or licenses required for this project.				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				

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

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

By vote of the Board this application requires a public hearing: _____ Yes _____ No
 If yes, public hearing is scheduled for ___ / ___ / ___ at ___ : ___ AM ___ PM

Conditions of Approval for Formal Site Review: _____

Planning Board Chair

Date



Town of Poland, Maine

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

[Admin](#)

Last Updated 05/12/2023

[Back to List](#)

Map/Lot 0010-0052
Book 10781
Page 84
Account 1117
Location OFF MAINE ST.
Owner LEARNED, THOMAS
1143 MAINE ST
POLAND ME 04274

Assessment

Land	19,800
Building	0
Taxable	19,800

Property Information

Type	Residential
Acreage	23.00
Zone	Residential
Neighborhood	Table 3
Street Type	None
Topography	Rolling
Topography	Rough
Utilities	None

Land

Description	Type	Units	Value
Rear Land 2	Acres	18.00	13,500
Rear Land 1	Acres	5.00	6,250
		23.00	19,800

Tax Detail as of 05/12/2023

Year	Mil Rate	Original	Remaining
2023	14.66	290.27	0.00
2022	15.1	298.98	0.00
2021	14.98	296.60	0.00
2020	14.98	296.60	0.00
2019	14.98	296.60	0.00
2018	14.74	291.12	0.00
2017	14.39	284.20	0.00
2016	14.2	280.45	0.00
2015	14	276.50	0.00
2014	13.65	269.59	0.00
		2,880.91	0.00

Sale History

Previous Owner	Sale Date	Sale Price
KIMBALL, RONALD B	6/18/2021	25,000

[Back to List](#)

Powered by:

HARRIS

Learned/Poland Backlot Assoc.

Agreement: May 11,2023

Scope:
To ensure proper maintenance of The Learned/Poland Back Lot Driveway year round.
Known in the Town of Poland,Maine as Map 10 Lot 52
This is a binding agreement by all parties agreeing to uphold this instrument as fact and provide any and all required funding and or manpower to maintain,grade,clear ditches of organics,plow snow,remove and trim trees and clear the equalizer culverts.
Also to add gravel and crushed stone as needed.
This contract is for all parties that reside on this backlot driveway now and in the future.
For all heirs and assigns forever.
This dedeed right of way maintenance agreement will be an instrument to acquire funds for this contract, if needed, in a Court of Law

I/ we agree to adhere to and enforce any and all maintenance projects going forward and share responsibilities equally as described.

Back Lot Parties: Tom and Corie Learned

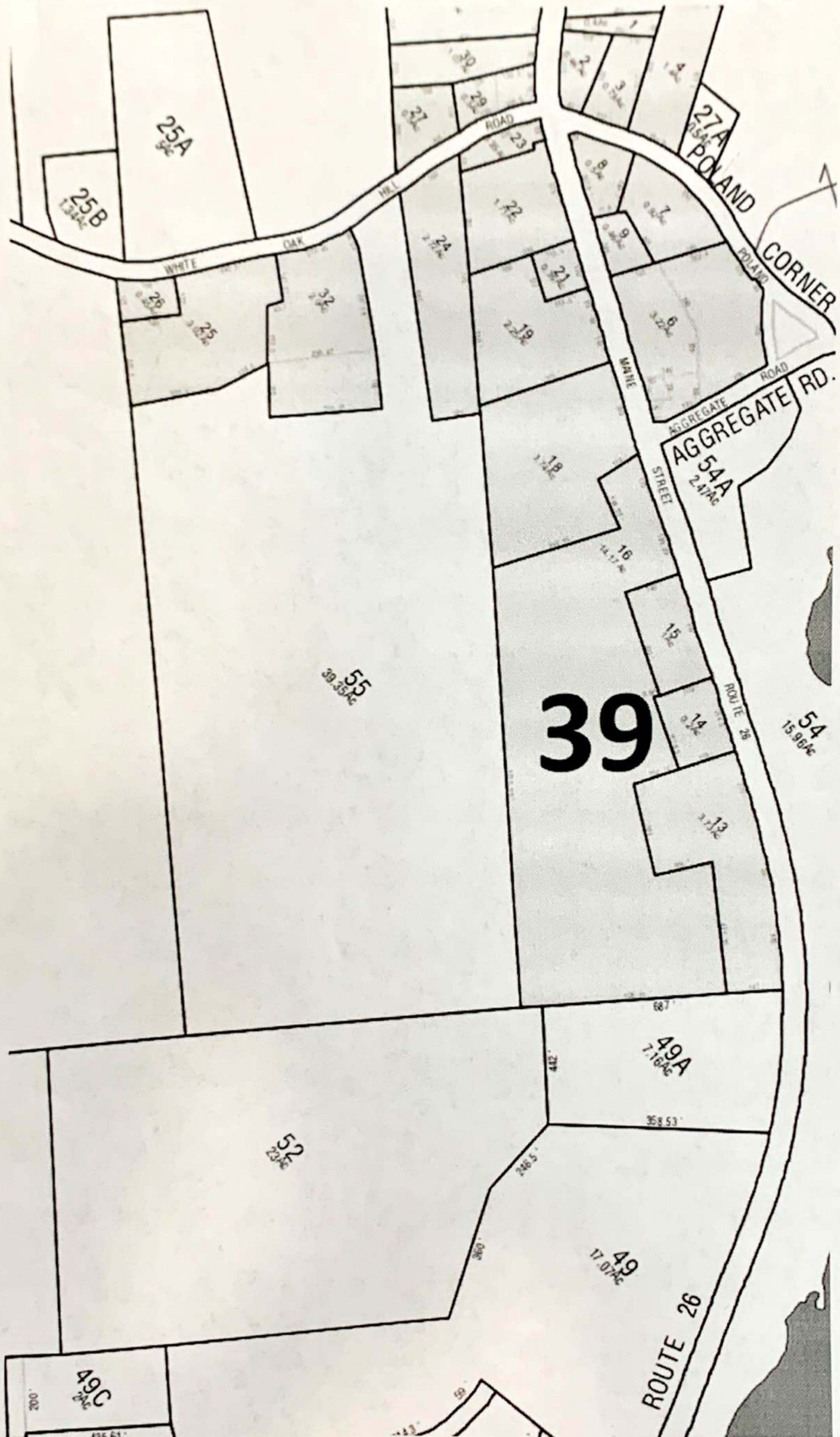
_____Date;_____

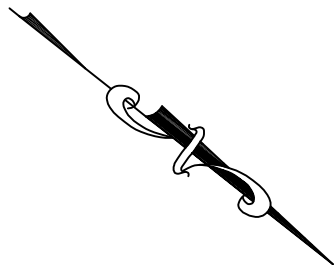
Back Lot Parties: Samuel Learned

_____Date;_____

Back Lot Parties: Derick and Rebecca Poland

_____Date;_____

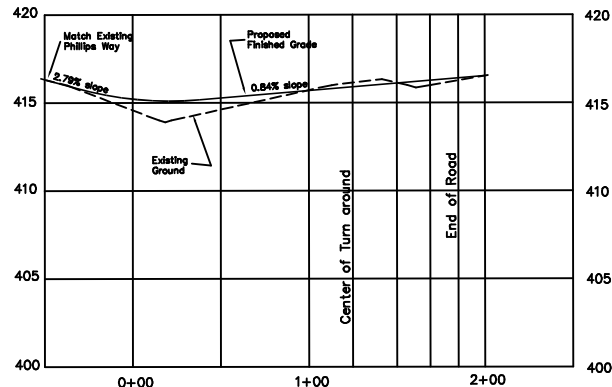




N/F
Corey R. Poirier
(9680/56)

N/F
The Philip Way Real Estate Trust
(10,696/314)

Phillips Way



Phillips Way Extension Profile

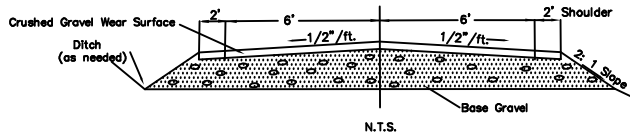
SCALE: Horizontal 1" = 50'
Vertical 1" = 5'

NOTES

- Owners of record are Thomas H. Learned and Corie-Lyn Learned by deeds recorded in the Androscoggin County Registry of Deeds as indicated on the individual lots.
- All bearings are referenced to Magnetic North of the Year 2012 as per the plan in Plan Reference #1 and are calculated from angles of an actual on the ground survey.
- The Learned parcels are shown on the Town of Poland, Maine Tax Map #10 as Lots #52 and #55 and Tax Map #39 as Lots #15 and #16.
- All site alterations will follow "Best Management Practices for Soil Erosion and Sedimentation Control" current issue by the MDEP.

N/F
Christopher Kimball
(9603/20)

TYPICAL ROAD SECTION



PLAN REFERENCES

- "Plan of Land on White Oak Hill Road ~ Poland, Maine for Michael T. Hotham" dated February 2018 by Wayne T. Wood & Co.
- "Perimeter Boundary Survey ~ Plan of Property ~ 68 White Oak Hill Road Poland, Maine Made For: Philip E. & Linda C. Libby" dated June 21, 2013 by JKL Land Surveying.
- "Plan of Land on White Oak Hill Road & Maine Street ~ Poland, Maine for Gabriel Energy & Renewables" dated November 2012 by Wayne T. Wood & Co.
- "Standard Boundary Survey for Amos Dunn & Christopher Kimball ~ State Route #26 ~ Poland, Maine ~ Owners of Record: Amos Dunn & Christopher Kimball" dated 2/21/01 ~ Revised 8/30/06 by John A. Belding.
- "Standard Boundary Survey for Amos A. Dunn ~ State Route #26 ~ Poland, Maine" dated Sept. 21, 1995 by John A. Belding.
- "Property Plan ~ Duane Little ~ Route #26 ~ Poland, Maine" dated 6-11-76 by Albert L. Larochelle & Hudson.

N/F
TLinda C. Libby
(4180/8)

Approved by the Town of
Poland Planning Board:

Signed:

Date:

LEGEND

- Iron Pipe or Pin Found
- Drill Hole
- ⋈ Utility Pole
- ∞ Stone Wall
- N/F Now or Formerly of
- (8664/187) ACRD Deed Reference
- P — Overhead Utility Line



Plan & Profile
Backlot Driveway

Phillips Way
Poland, Maine
For Owner of Record:
Thomas Learned
1143 Maine St. ~ Poland, ME 04274

WAYNE

Gray, Maine 04039
Drawn By: KLV/WTW
Scale: 1" = 50'
Checked By: WTW
Field Crew: JW/BR



WOOD & CO.

(207)657-3330
Date
May 2023
Job No.
2210888



Remaining Land Of:
Thomas H. Learned
Corie-Lyn Learned
(10,781/84)
Primary Lot:
620,319 sq.ft.
14.24 Acres

Backlot #2
325,282 sq.ft.
7.47 acres

Backlot #1
238,377 sq.ft.
5.47 acres

Other Land Of:
Thomas H. Learned
Corie-Lyn Learned
(10,765/205)

TOWN OF POLAND



Road Name Application

Parcel ID #:	0010 - 0055
Closest Existing Road:	White Oak Hill Rd

Property Owner/Applicant Information

Owner Name:	Tom + Cone Learned
Mailing Address:	1143 Mainest. Poland, ME 04274
Phone Number:	(207) 212-3051
Email Address:	info@learnedexcavation.com

Name request for new road:

1st Choice: Rocky Acres Ln.

2nd Choice: Reid St.

3rd Choice: _____

I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate.

Applicant Signature: _____

Date: 5/5/23

CEO STATEMENT

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

☒ None of the names suggested are in use or similar to other road names

☐ Another road is using one of the names: _____

☐ One or more of the names is similar to an existing road: _____

CEO Signature: [Signature]

Date: 5-9-23

PLANNING BOARD

The Planning Board recommends the following name: _____

Chairperson Signature: _____

Date: _____

BOARD OF SELECTPERSONS

The Board of Selectpersons Approves the following name: _____

Chairperson Signature: _____

Date: _____



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: April 25, 2023

Application Type: Formal Shoreland Zoning Application

Owner's Name: Kord and Pauline Veinote (253 Fletcher Road, Auburn, ME 04210)

Located at: 119 Chickadee Lane

Parcel ID: 0037-0010

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description

On April 25, 2023, Mr. and Mrs. Veinote and their agent Keith Morse submitted a Formal Shoreland Zoning Application for a change of use of an existing shed to a single family home. The previous single family home burned in 1978. The remaining shed was then converted to a cottage until an RV was located on the property. With the approval of the change of use the Applicant proposes to remove the newly approved single family home and relocate a new single family home behind the 100' mark from normal high water of Middle Range Pond and remove the RV. The proposed new construction will reduce the existing lot coverage from 22.6 percent to 18.5 percent.

504.4 – Nonconforming Uses

- A.1** That the proposed expansion/change of use will not create a traffic hazard nor increase an existing traffic hazard. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.2** That the amount of parking required to meet the minimum requirements for the proposed use exists on the site or will be otherwise provided in accordance with this Code. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.3** That the amount of noise, odors, vibrations, smoke, dust, and air discharges of the proposed expansion/change of use shall be equal to or less than the present use. Based on the information above and in the record the Planning Board finds that this criterion will be met.

- A.4** That the rate of surface water runoff from the site will not be increased. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.5** That the hours of operation of the expansion/change of use will be compatible with the existing surrounding land uses. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.6** That the proposed expansion/change of use will not increase the adverse impact on surrounding properties. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.7** That the expansion/change of use of the nonconforming use will not encroach further on the required setbacks. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- A.8** Should the expansion/change of use of the nonconforming use require Site Plan Review, approval shall be obtained prior to any expansion/change of use. Based on the information above and in the record the Planning Board finds that this criterion will be met.

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

1. Will maintain safe and healthful conditions.

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

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

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

3. Will adequately provide for disposal of all wastewater.

A new subsurface waste system has been proposed on a neighboring property with an easement. 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 new structure proposed with this application will be outside the AE flood zone. 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 is not proposing an expansion of the existing structure inside the 100' setback; therefore, the Board finds that this section is not applicable.

504.3.B. – Relocations of Nonconforming Structures

The Applicant has proposed to remove the shed with the change of use and build a new structure behind the 100' mark. Based on the information above and in the record the Board finds that this criterion will be met.

504.3.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 remove the shed with the change of use and build a new structure behind the 100' mark. The proposed new construction will reduce the existing impervious surfaces from 22.6% to 18.5%. Based on the information above and in the record the Board finds that this criterion will be met.

504.3.D. – Change of Use of a Nonconforming Structure

The Applicant has proposed a change of use of the shed to a single family dwelling. Based on the information above and in the record the Board finds that this criterion will be met.

504.3.E – Planning Board Special Review for a Legal Nonconforming Single Family Dwelling Located in a Shoreland Zoning District

Setback reductions for 20' side setbacks have been proposed, and the new structure will be 100' from the resource. 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 new accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. – Multiple Principal Structures

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

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

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

508.27.E. – Individual Private Campsites

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

508.27.F – Parking Areas

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

508.27.G. – Roads and Driveways

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

508.27.H. – Stormwater Runoff

The phosphorus calculation form submitted with the application shows the required 30 points. The Planning Board has waived the requirement for a formal stormwater management plan. 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 Excavating 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 25, 2023, 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 4944, Page 70) 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 (5-0) with the following conditions, the application for Kord and Pauline Veinote, for a change of use and relocation/reconstruction of an existing shed to new 934 square foot single family dwelling located outside the 100' mark as described in the application dated April 11, 2023, the site plan dated December 13, 2022, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures to be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed 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 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 stormwater, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development

under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The pavers near the resource must be removed.
- All temporary structures must be removed.
- A new HHE-200 must be submitted to the Code Office prior to construction.

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 25, 2023
Poland Planning Board

George Greenwood, Chairperson

James Porter, Vice -Chairperson

Cheryl Skilling, Secretary

James Walker, Member

Jonathan Gilson, Member