Planning Board Meeting
September 12, 2023 – 7:00 PM
Town Office Conference Room

Meeting Materials

Planning Board
Tuesday, September 12, 2023
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES
August 22, 2023

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS
Sketch Plan Review – Matt New – Maine Street – Map 15 Lot 5C

Formal Shoreland Zoning Application – Gregory and Karen Henderson – 155 Loon Point Lane – Map 47 Lot 7

Informational – Matt New – Maine Street – Map 15 Lot 5B

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
July 22, 2023
Approved on _____, 2023

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

MINUTES – July 11, 2023 – Member Greenwood moved to approve the minutes. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the July 11th meeting.)

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan Review – Charles and Sheila Foley – 1220 Maine Street – Map 40 Lot 15

Sheila Foley presented her landscape plan to the Board. (The rest of the plan was approved on January 25, 2022, with a condition to come back to the Board with a landscape plan.) Ms. Foley stated that there would be two fruit trees in the front and a lot of perennials throughout. They also plan to hydroseed the area.

CEO Neal stated that the plan presented does not meet the landscaping requirements of Section 508.30.D.1. The Board could accept the plan as presented but would need to waive the standards. Ms. Foley stated that because of sightline concerns the standards couldn't be met.

Member Greenwood moved to approve the landscape plan with the following conditions: no site walk, no public hearing, and the waiver for the landscaping is approved because of issues with the sightlines. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

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

On April 25, 2023, a new landscape plan was proposed, and the Board accepted it with the requirement that the landscaper prepare updated drawings and updated impervious surface numbers to be given to the Board to review, and an updated application to be given to the Code Office. The information in the packet is the updated information requested by the Board.

CEO Neal will require the setbacks be marked out on the property before the landscaping updates occur to ensure that they stay in the designated area.

Member Greenwood moved to approve the updated information as complete with no site walk and no public hearing. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

NEW BUSINESS – Informational – Rick Varney – 409 Maine Street – Map 6 Lot 46
Mr. Varney presented the project to the Board. In the information given to the Board he suggested a three unit building, but he also talked about a two unit building. The Board and CEO Neal talked about some of the items he will need to consider with both ideas.

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road – Map 25 Lot 27
Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

Formal Site Plan Application – Tom and Corie Learned – Off Maine Street – Map 10 Lot 52
Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

Formal Site Plan – BD Solar Auburn, LLC - Northwest of Lewiston Junction Road – Map 4 Lots 16 and 15-1
Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

Minor Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lots 33 and 33A
Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

ANY OTHER BUSINESS – None

POLAND PLANNING BOARD
MINUTES OF MEETING
July 22, 2023
Approved on _____, 2023

ADJOURN – Member Greenwood moved to adjourn the meeting at 8:08 p.m. Alternate Member Ryan seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

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

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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

August 09, 2023

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

Subject: Application for Sketch Plan Review
Poland Auto Spa

Dear Members of the Board,

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

The applicant is exploring the feasibility of constructing a new car wash on Route 26 in Poland. The subject parcel is located on Tax Map 15, Lot 5C. The applicant is interested in and has been in communication with the lot owner, Kimball & Corcoran, Inc., for purchase of the lot. Purchase of the property is dependent on the feasibility of development and preliminary approval by the town. The roughly one-acre lot is part of a subdivision which was intended for commercial use and is currently cleared and undeveloped. A copy of the original subdivision plan is attached to this submittal.

The preliminary layout of the new facility will have one automatic wash bay, three self-serve wash bays, and a mechanical room. The lot is served by municipal water and will utilize a private subsurface wastewater disposal system in conjunction with a 100% water recycle system.

In addition to town review, the Applicant will be working with Maine DOT to confirm an entrance and curb cut.

Main-Land and the Applicant look forward to meeting with the Poland Planning Board for sketch plan review on August 22, 2023 or the next available opening.

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

Sincerely,
Main-Land Development Consultants, Inc.

Shane D. Howley

Shane D. Howley, E.I.
Project Manager
207-500-8144

Town of Poland, Maine
Planning Board

Sketch Plan Review

Instructions:

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

Planning Board Review Fees:

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

PROJECT NAME: Poland Auto Spa

Date of Planning Board Review:_____/_____/_____ Application #_____

LOT INFORMATION:

Tax Assessor's Map # 15 Lot # 5 Sub lot # C Watershed: Tripp Pond

Road Location : Maine St. / Route 26

Lot Size: 45,302 Acres or Sq. Ft. Road Frontage: 200.2 Ft.

Year lot created: 1975 *(If unknown, give best estimate with "est." after date)*

Zoning District(s): Downtown Flood Zone: N/A Aquifer Overlay: Aquifer Protection District 1

Current use of lot: Undeveloped and located within a subdivision intended for commercial use

LAND OWNER(s):

Name(s): _____

Company: Kimball & Corcoran, Inc

Mail Address: 37 Sherri's Way Main Phone: _____

Town/State/Zip: Mechanic Falls, 04256 Alternate Phone: _____

APPLICANT - 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): Matt New

Company

Mail Address: PO Box 57 Main Phone: 207-577-7321

Town/State/Zip West Poland, ME, 04291 Alternate Phone:

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

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

Proposed Development

SUBMISSIONS:

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

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

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

Shane D. Howley Main-Land Development Consultants, Inc (Agent) 2023-08-09

Applicant's Signature *Date*

SKETCH PLAN CHECKLIST:

The following list is the information required in Chapter 509.4 of the Comprehensive Land Use Code for the Town of Poland, Maine for a complete Sketch Plan Review Application. Please check in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	**Item Section 509.4.D**	Received	On File	Waived	Not Applicable
✓			Signed copy of application				
✓			Name & address of owner				
✓			Map & lot #'s				
✓			Name of development				
✓			Sketch plan of proposed development				
✓			Map of general location				
✓			Show all contiguous properties				
✓			Show existing development				

This pre-application was first looked at by the Planning Board on_____/ /____but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____Yes _____No

If yes, an onsite inspection is scheduled for _____/_____/_____at_____:_____ ___AM ___PM

Special Requirements for Formal Site Review: _____

_____

_____

_____

_____

_____ _____/_____/_____

Planning Board Chair ***Date***

On-site Inspection

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

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 08 / 22 / 2023

Meetings are normally conducted from 7:00 to 9:00 PM in the Municipal Conference Room at the Town Office

Map 15 *Lot* 5 *Sub-lot* C

Applicant's Name: Matt New

Mailing Address: PO Box 57

Town, State, Zip: West Poland, ME 04291

Home Phone: 207-577-7321 Hours: _____

Work Phone: _____ Hours: _____

Type of application:

✓	Sketch Plan		Site Review		Shoreland		Subdivision		Informational

Road location for project: Rt. 26

Zoning: Down Town Lake Watershed: Tripp Pond

Nature of business to be discussed *(Brief description):* The project proposes a new car wash entitled "Pland Auto Spa"

IMPORTANT - READ CAREFULLY:

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

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

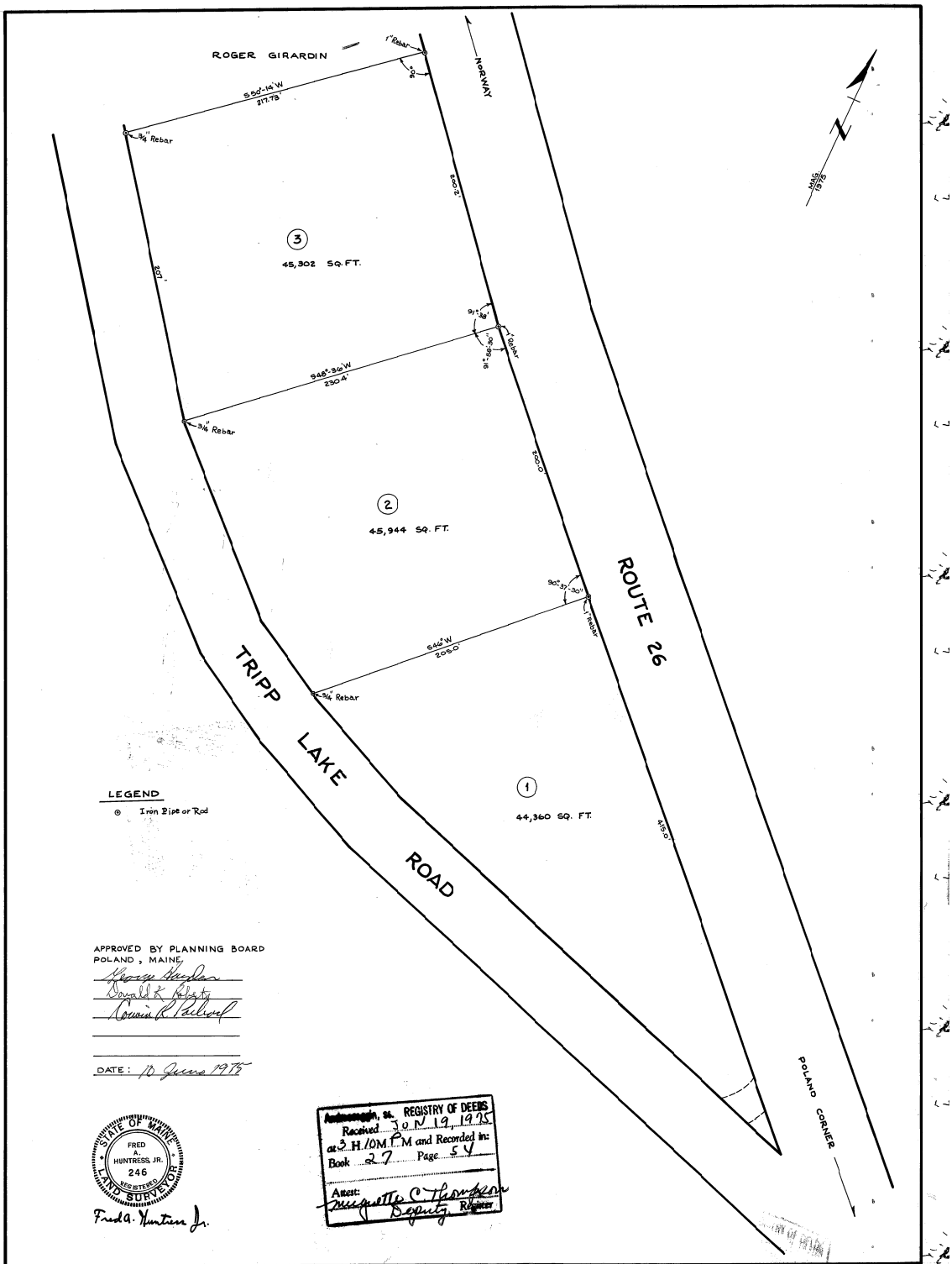
Applicant's Signature: _____ Date: ____/____/____

OFFICE USE ONLY:

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

Return to the CEO Office by: _____

6-19-75 3.10 P.M.



PROPERTY OF P.E. DUNN, INC.

FRED HUNTRESS, JR. L.S. 246

COMMERCIAL BUILDING SITES

POLAND, MAINE

SCALE IN FEET 0 40 80

MAY 1975

TOWN OF POLAND
1231 MAINE ST
POLAND, ME 04274-7328

For the Fiscal Year July 1, 2022 to June 30, 2023

OFFICE HOURS
Monday: 9:00am - 7:00pm
Tuesday - Friday: 9:00am - 4:00pm

Telephone: (207) 998-4601

S123451 P0 - 1of1 - M3

1829 KIMBALL & CORCORAN, INC.
37 SHERRYS WAY
MECHANIC FALLS, ME 04256-5756

THIS IS THE ONLY BILL YOU WILL RECEIVE

2023 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$29,100.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$29,100.00
MACHINERY & EQUIPMENT	$0.00
FURNITURE & FIXTURES	$0.00
COMPUTERS	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$29,100.00
TOTAL TAX	$426.61
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	**$426.61**

ACCOUNT: 001788 RE
MIL RATE: $14.66
LOCATION: MAINE ST.
BOOK/PAGE: B3296P55

ACREAGE: 1.00
MAP/LOT: 0015-0005C

FIRST HALF DUE: $213.31
SECOND HALF DUE: $213.30

TAXPAYER'S NOTICE

INTEREST AT 4% PER ANNUM CHARGED BEGINNING 11/01/2022 AND 05/01/2023.

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 56.1% higher. Mil Rate at 14.66 per $1,000 of taxable value.

This bill is for the current fiscal year only, any payment on past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the Treasurer's Office at (207) 998-4601. Under State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2022. **If you have sold your real estate since April 1, 2022, it is your obligation to forward this bill to the current property owner.**

As of June 30, 2022 the Town of Poland has outstanding bonded indebtedness in the amount of $8,125,920.30. After eight months and no later than one year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid. Any abatement requests must be made within **185 calendar days** from the date of commitment, for this tax bill. Please direct any abatement questions to the Assessor's Office at (207) 998-4651.

DO NOT LOSE OR DISCARD THIS BILL. YOU WILL NOT RECEIVE A BILL FOR THE SECOND PAYMENT.

CURRENT BILLING DISTRIBUTION

School	$210.36	49.313%
Town	$187.67	43.991%
Androscoggin County	$28.58	6.696%
TOTAL	$426.61	100.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to ***TOWN OF POLAND*** and mail to:

TOWN OF POLAND
1231 MAINE ST
POLAND, ME 04274-7328

If a receipt is desired, please send a self-addressed, stamped envelope.

TOWN OF POLAND, 1231 MAINE ST, POLAND, ME 04274-7328

2023 REAL ESTATE TAX BILL
ACCOUNT: 001788 RE
NAME: KIMBALL & CORCORAN, INC.
MAP/LOT: 0015-0005C
LOCATION: MAINE ST.
ACREAGE: 1.00

INTEREST BEGINS ON 05/01/2023

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/03/2023	$213.30	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF POLAND, 1231 MAINE ST, POLAND, ME 04274-7328

2023 REAL ESTATE TAX BILL
ACCOUNT: 001788 RE
NAME: KIMBALL & CORCORAN, INC.
MAP/LOT: 0015-0005C
LOCATION: MAINE ST.
ACREAGE: 1.00

INTEREST BEGINS ON 11/01/2022

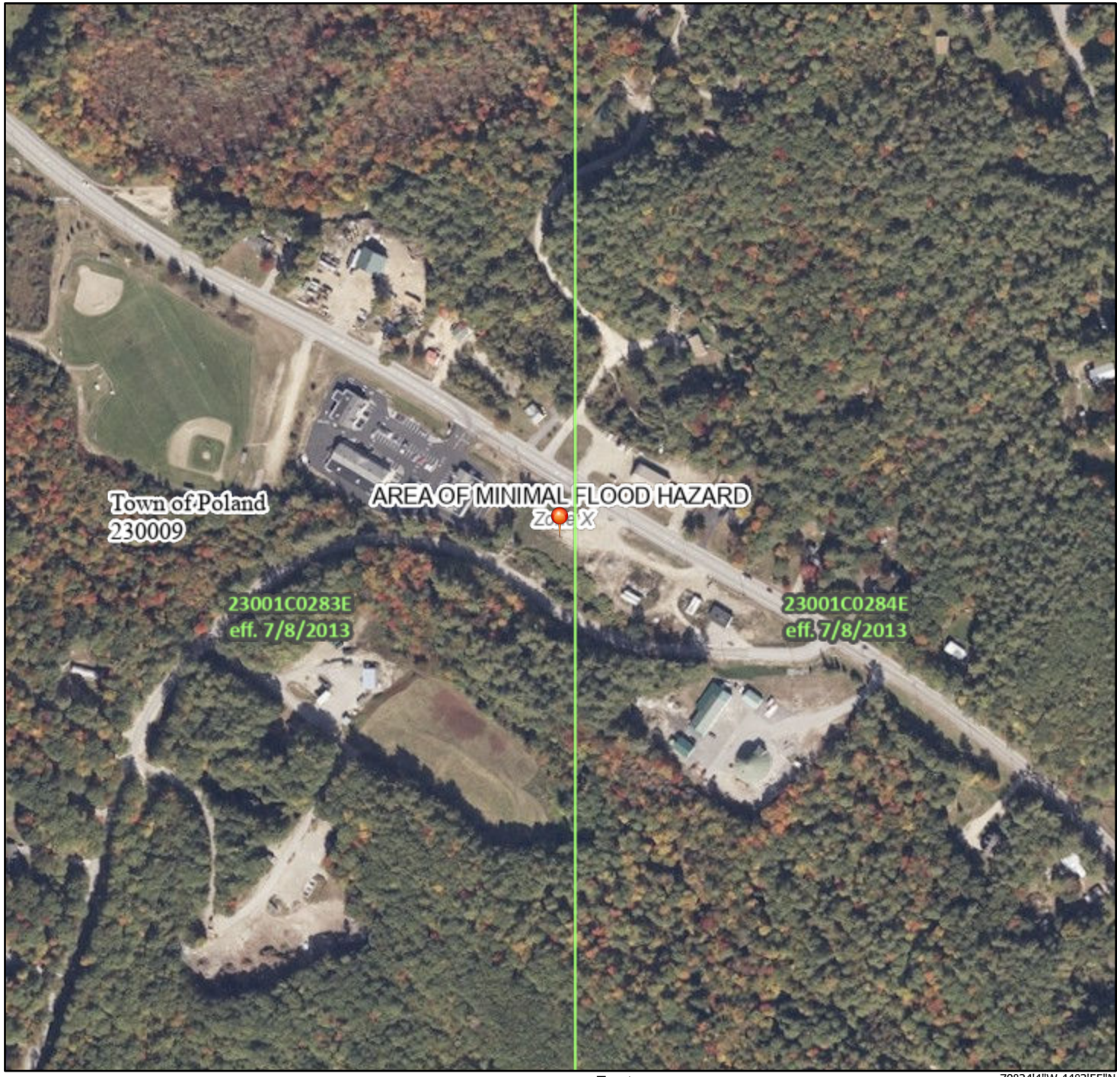
DUE DATE	AMOUNT DUE	AMOUNT PAID
10/03/2022	$213.31	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

National Flood Hazard Layer FIRMette

FEMA

70°24'42"W 44°4'21"N



70°24'4"W 44°3'55"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

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, Areas 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 D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

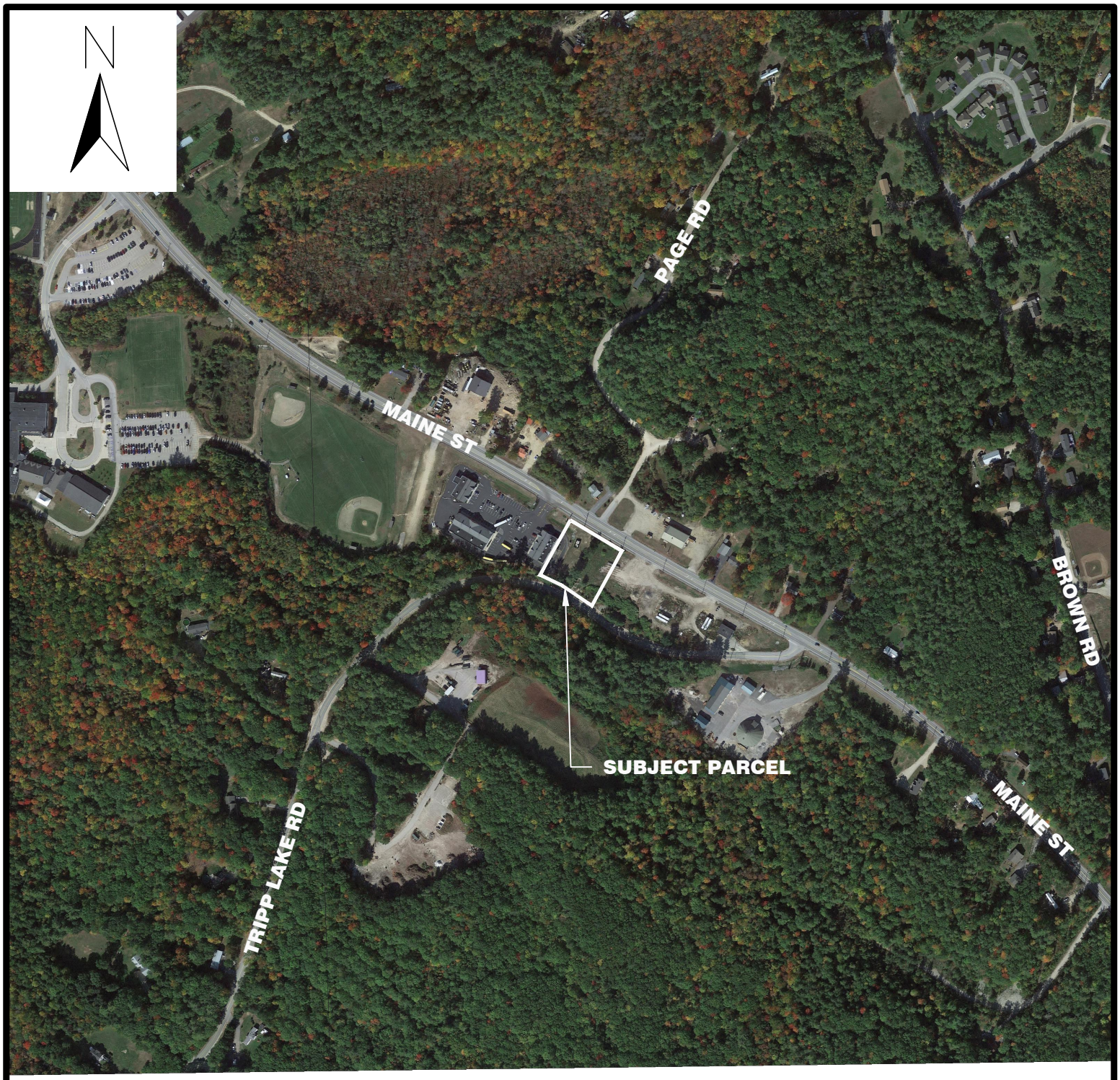
N

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 8/8/2023 at 6:14 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.



NOTES

1. TOWN OF POLAND: TAX MAP 15 LOT 5C
2. AERIAL PHOTO DOWNLOADED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY
3. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY. TO DETERMINE THE ACTUAL LOT LINES A FULL BOUNDARY SURVEY IS RECOMMENDED.

NOT FOR CONSTRUCTION

PROJECT:

MATT NEW - CAR WASH

1305 Maine Street, Poland, Maine

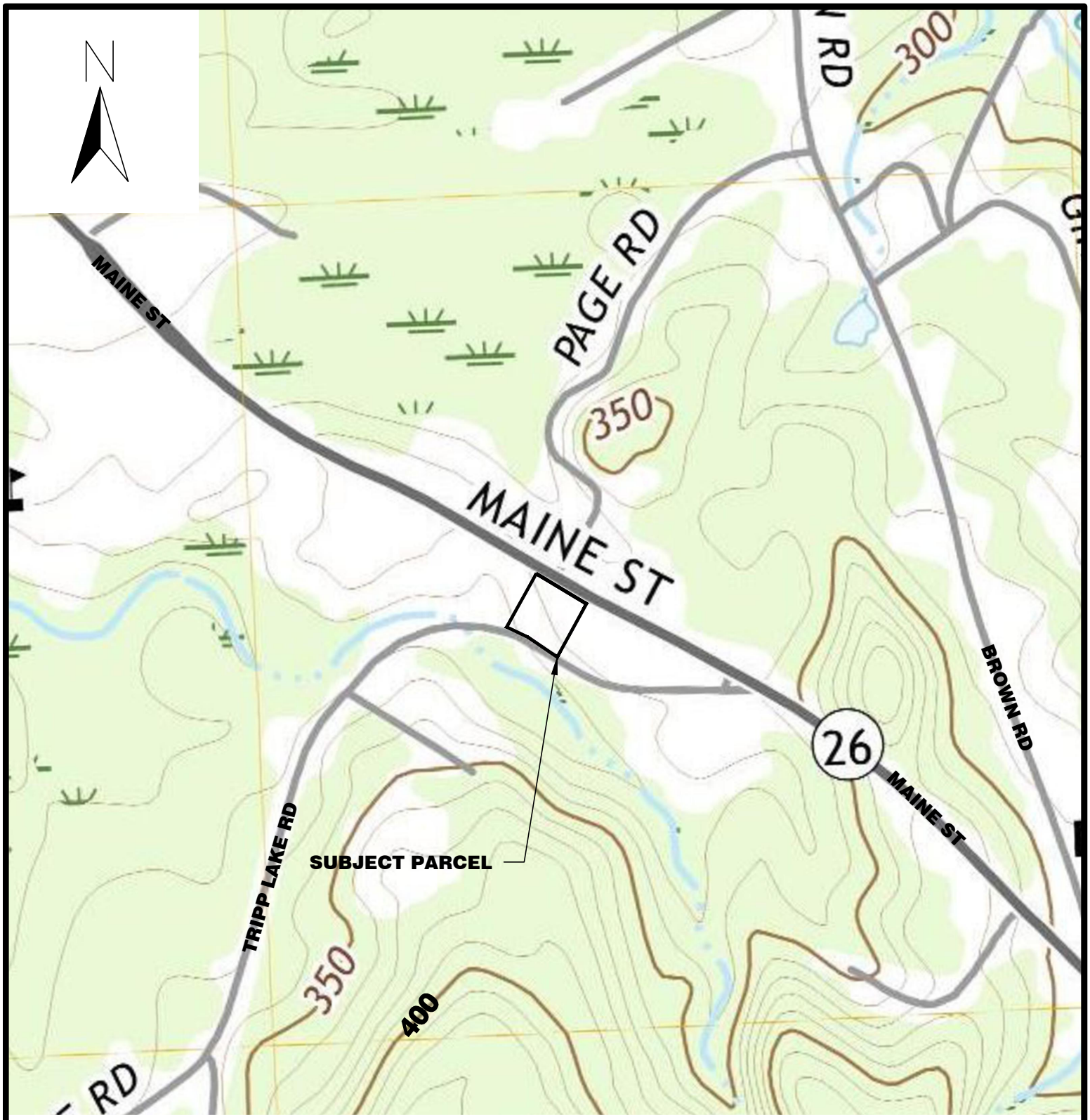
DRAWING:

AERIAL PHOTO

SCALE: 1" = 500'

MLDC NO.	23–222
PROJ. MGR:	SDH
DRAWN BY:	ERL
CHECKED BY:	SDH
REVISION NO.	N/A
ISSUE DATE:	2023–08–09
ISSUED FOR:	REVIEW

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



NOTES

1. TOWN OF POLAND: TAX MAP 15 LOT 5C
2. TOPOGRAPHY SHOWN IS BASED ON MAP DOWNLOADED FROM USGS TOPOVIEW AND DEPICTS MAP ENTITLED "MECHANIC FALLS QUADRANGLE" DATED 2021

NOT FOR CONSTRUCTION

PROJECT:

MATT NEW - CAR WASH

1305 MAINE STREET, POLAND, MAINE

DRAWING:

USGS SITE MAP

SCALE: 1" = 500'

MLDC NO.	23-222
PROJ. MGR:	SDH
DRAWN BY:	ERL
CHECKED BY:	SDH
REVISION NO.	N/A
ISSUE DATE:	2023-08-09
ISSUED FOR:	REVIEW

MAIN-LAND
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CONSULTANTS, INC.
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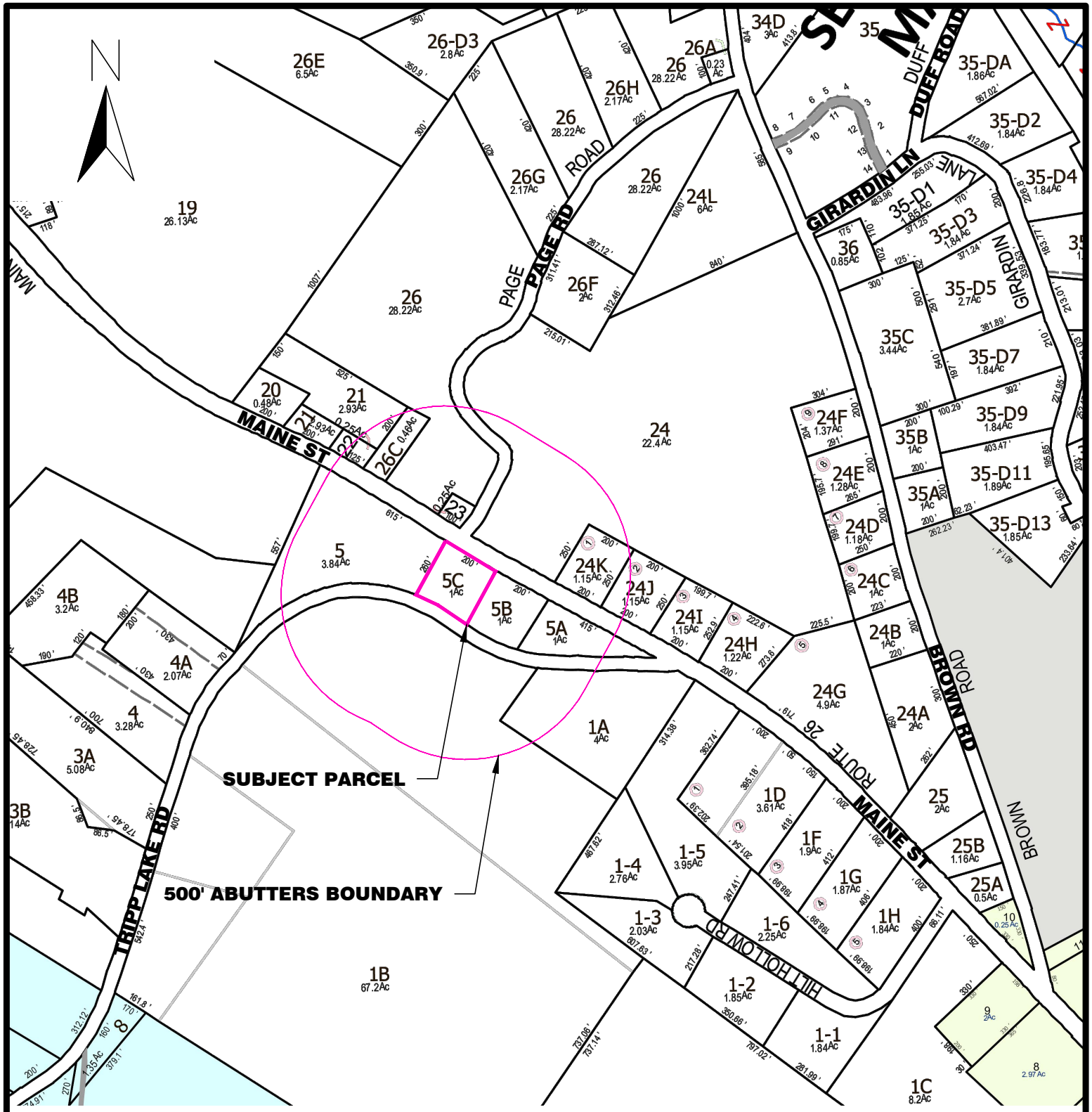


NOTES

1. TOWN OF POLAND: TAX MAP 15 LOT 5C
2. TAX MAP DOWNLOADED FROM TOWN OF POLAND MAINE WEBSITE. TAX MAP 15 IS SHOWN

NOT FOR CONSTRUCTION

PROJECT:

MATT NEW - CAR WASH

1305 MAINE STREET, POLAND, MAINE

DRAWING:

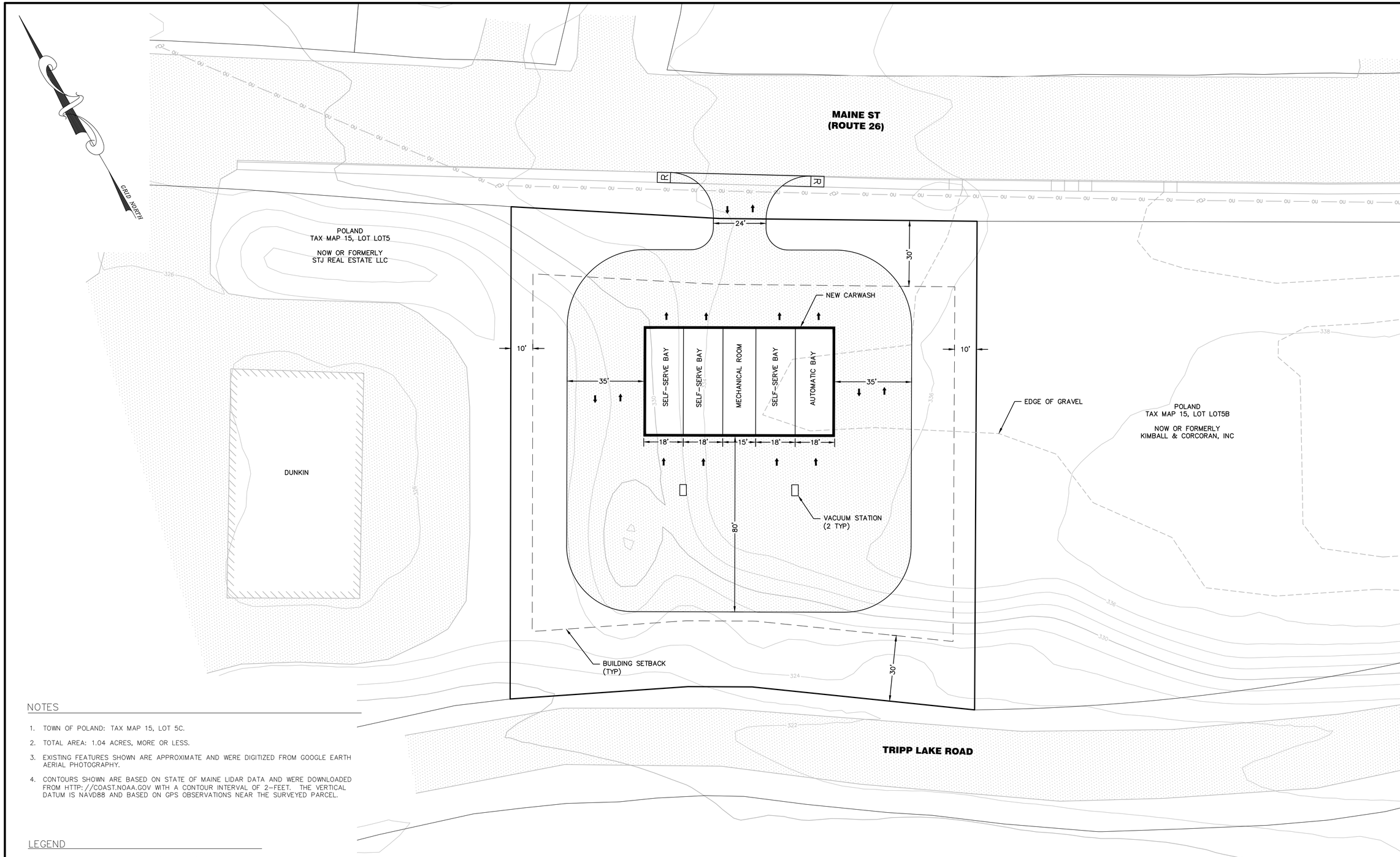
ABUTTERS MAP

SCALE: 1" = 500'

MLDC NO.	23–222
PROJ. MGR:	SDH
DRAWN BY:	ERL
CHECKED BY:	SDH
REVISION NO.	N/A
ISSUE DATE:	2023–08–09
ISSUED FOR:	REVIEW

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

Lot Number	First Name	Last Name	Address	Address 2	City	State	Zip Code
5	STJREAL ESTATE LLC	N/A	42 GRAY RD		CUMBERLAND	ME	04021
5A	KIMBALL & CORCORAN, INC	N/A	37 SHERRI'S WAY		MECHANIC FALLS	ME	04256
5B	KIMBALL & CORCORAN, INC	N/A	37 SHERRI'S WAY		MECHANIC FALLS	ME	04256
1B	TOWN OF POLAND		1231 MAINE ST.		POLAND	ME	04274
1A	STATE OF MAINE		% BUREAU OF PUBLIC LANDS	STATE HOUSE STATION #22	AUGUSTA	ME	04333
21	TAYLOR INVESTMENTS LLC	N/A	359 JOHNSON HILL RD		POLAND	ME	04274
22	EVERETT JOHN SR	YORK	1400 MAINE ST		POLAND	ME	04274 7304
24J	ANN E	LAINE	1354 MAINE ST		POLAND	ME	04274
24K	STEPHEN E	FARR	1364 MAINE ST		POLAND	ME	04274
24	WORLDLINK INC OF MAINE	N/A	P.O. BOX 175		NAPLES	ME	04055
23	NICOLE M	NELSON	1284 MAINE ST		POLAND	ME	04274
26	BARBARA L	BENNETT	6888 THOMPSON RD		PEMBROK	NH	03275
26C	CHARLES W	MCALLISTER	1396 MAINE ST		POLAND	ME	04274



NOTES

1. TOWN OF POLAND: TAX MAP 15, LOT 5C.
2. TOTAL AREA: 1.04 ACRES, MORE OR LESS.
3. EXISTING FEATURES SHOWN ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
4. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 2-FEET. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.

LEGEND

- BOUNDARY LINE (SURVEYED)
- ABUTTER BOUNDARY LINE
- UTILITY POLE
- OU — OVERHEAD UTILITY
- 490 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- BUILDING SETBACK
- EDGE OF GRAVEL
- PAVEMENT
- NEW PAVEMENT

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

PROJECT

POLAND AUTO SPA

ROUTE 26,
POLAND, ME

OWNER OF RECORD

MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

MADE FOR

MATT NEW

PO BOX 57,
WEST POLAND, ME, 04291

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2023-08-09 SDH ISSUED FOR REVIEW.

PROJ. MGR:	EKB
DRAWN BY:	EJC
CHECKED BY:	RWD
SUBMISSION NO.	N/A
SURVEY DATE:	2022-01-01
SUBMISSION DATE:	2022-01-01
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

LAYOUT SKETCH PLAN

SEAL:

DRAFT

RICHARD W. DUNTON ME PE #12485

DRAWING NO.

SKC 1

MLDC NO. 23-222

SHORELAND ZONING APPLICATION
POLAND TAX MAP 47 LOT 7

PREPARED FOR:

GREGORY & KAREN HENDERSON
15 VALENTINE APT #2
CAMBRIDGE, MA 02139

REGARDING PROPERTY LOCATED AT:

155 LOON POINT LANE
POLAND, MAINE

PREPARED BY:

DAVIS LAND SURVEYING
STUART A. DAVIS
PROFESSIONAL LAND SURVEYOR #2208
990 MINOT AVENUE
AUBURN, MAINE 04210

JOB #23-067

PLANNING BOARD MEETING DATE: SEPTEMBER 12, 2023

SUBMITTED: AUGUST 29, 2023

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

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

September 12, 2023

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

RE: Shoreland Zoning Application, 155 Loon Point Lane, Poland, Maine

Dear Planning Board Members,

Enclosed please find a Shoreland Zoning Application (Exhibit 1) and supporting documents regarding an expansion of use for an existing structure on 155 Loon Point Lane in Poland.

The property is located at 155 Loon Point Lane and being shown as Lot 7 on the Town of Poland Tax Map 47 (Exhibit 6). The property is currently owned by Gregory and Karen Henderson as described in a deed dated July 26, 2013 and recorded at the Androscoggin County Registry of Deeds in Book 8736, Page 113 (Exhibit 8). The property contains 28,642 SF. consisting of ±109' of frontage on Loon Point Lane and ±248' of shore frontage on Thompson Lake and is located within the Limited Residential District and a small portion in the Farm and Forest District. The total existing impervious area within said lot consists of ±5,501.1 SF which includes the existing structure w/decks, eaves, stairs, landings, walkways and existing gravel drive and being at ±19.2%.

The current existing improvements consist of the house structure, eaves, attached decks and steps (1,497.1 SF); shed (198.7 SF); gravel driveway (3,393.7 SF); and paths and other unvegetated areas (411.5 SF) for a total of 5,501.1 SF and being shown on the Site Plan (Exhibit 10). Most of the improvements are located 100+ feet from the shoreline (4,773.2 SF). A portion (421.8 SF) of the existing structure and gravel walkway (164.7 SF) falls within 75 feet – 100 feet from the shoreline. A portion of the gravel walkway (37.60 SF) is located within 50 feet – 75 feet from the shoreline. A stone walkway (83.0 SF) and a portion of the dock (20.7 SF) are located within 50 feet of the shoreline.

The current existing roof height at the peak is 33.5' based on an average of the lowest adjacent grades. The finished improvements will maintain the same.

A portion of the property falls within a Special Flood Hazard Zone 23001C0287E with an effective date of July 8, 2013 (Exhibit 8); however, none of the existing buildings and / or current improvements fall within the flood zone. All proposed improvements will not be impacted by said flood zone and there are no known wetlands and or any other impacts within the lot.

Proposed Improvements

The proposed improvements are to remove the existing front porch entrance and replace it with an approximate 32' long by 4' wide open porch. The side stairs will be replaced with 4' wide stairs tied to the porch from a 4' wide landing on the westerly side of existing house. The rear upper deck and stairs will be removed and replaced with a 27.8' long x 9' wide deck with 4' wide stairs on the westerly side. Soil will be removed under the deck and replaced with crushed stone measuring approximately 35.7'x 10.5'. A concrete slab (28.7' x 9') will be placed over the crushed stone. A screened in porch accessed from the daylight basement will be constructed under the deck on the concrete slab.

Schedule of Areas

Code	IMPERVIOUS AREAS (SF)	0-50	50-75	75-100	100+	**EXISTING**	0-50	50-75	75-100	100+	**PROPOSED**
2C	GRAVEL DRIVEWAY				3,393.74	**3,393.74**				3,379.09	**3,379.09**
4B	SHED				198.74	**198.74**				198.74	**198.74**
3A	FRONT STEP & COVERED PORCH ENTRANCE				37.34	**37.34**				3.52	**3.52**
3A	SIDE STEPS				17.39	**17.39**				-	**-**
2D	GRAVEL WALKWAY		37.60	164.70	105.49	**307.79**			1.54	103.12	**104.66**
3A	HOUSE			62.90	963.94	**1,026.84**			62.90	963.94	**1,026.84**
3A	UPPER DECK			303.81		**303.81**			-		**-**
3A	DECK STAIRS & LANDING			52.80		**52.80**			-		**-**
3A	HOUSE EAVES			2.34	56.60	**58.94**		-	-		**-**
2D	STONE WALKWAY	83.02				**83.02**	83.02				**83.02**
2D	DOCK	20.71				**20.71**	20.71				**20.71**
3A	NEW FRONT PORCH									116.37	**116.37**
3A	NEW SIDE STEPS & LANDING								35.90		**35.90**
3A	NEW CONC./SCREENED AREA/UPPER DECK								293.97		**293.97**
3A	NEW UPPER DECK STAIRS & LANDING								41.58		**41.58**
3A	NEW ROOF EXTENDED /EAVES								6.36	76.29	**82.65**
2D	NEW STONE AROUND CONC. SLAB								0.67	73.08	**73.75**
	TOTAL	103.73	37.60	586.55	4,773.24	**5,501.12**	103.73	-	442.92	4,914.15	**5,460.80**

Code	SUMMARY IMPERVIOUS SCHEDULE										
2C	2C DRIVEWAY	-	-	-	3,393.74	**3,393.74**	-	-	-	3,379.09	**3,379.09**
2D	2D PATHS & OTHER UNVEGETATED AREAS	103.73	37.60	164.70	105.49	**411.52**	103.73	-	2.21	176.20	**282.14**
3A	3A GROUND MAIN STRUCTURE			421.85	1,075.27	**1,497.12**			440.71	1,160.12	**1,600.83**
4B	4B GROUND ACCESS. STRUCTURE				198.74	**198.74**				198.74	**198.74**
	TOTAL IMPERVIOUS	103.73	37.60	586.55	4,773.24	**5,501.12**	103.73	-	442.92	4,914.15	**5,460.80**
	GROSS FLOOR AREA HOUSE		-	62.90	963.94	**1,026.84**		-	62.90	963.94	**1,026.84**
	GROSS FLOOR AREA SHED				198.74	**198.74**				198.74	**198.74**
										-	

SCHEDULE OF IMPERVIOUS AREA & ALLOWED %		ALLOWED	EXISTING	PROPOSED	
LOT AREA	28,642.00				SF
IMPERVIOUS AREA		4,296.30	5,501.12	5,460.80	SF
% OF IMPERVIOUS AREA		15.0%	19.2%	19.1%	

Photos of Existing House and Shoreline

Photo: 1 - Photo of southwesterly side of house looking from the driveway (Taken 8-24-2023 by Stuart Davis)

Photo: 2 - Photo of northeasterly side of house looking from dock area (Taken 8-24-2023 by Stuart Davis)

Photo: 3 - Photo of view of shoreline looking from the northeasterly side of house (Taken 8-24-2023 by Stuart Davis)

Photo: 4 - Photo of dock and shoreline (Taken 8-24-2023 by Stuart Davis)

Work associated with the proposed improved will involve demolition of the existing front landing and rear decks. All construction debris and demolition materials will be disposed of at a licensed disposal facility in accordance with standard practices.

The proposed improvements as shown have been designed in conformance with your Land Use Code requirements and we look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions in hopes of securing an approval, with conditions, if necessary.

Respectfully Submitted,

Stuart Davis, PLS

GREGORY AND KAREN HENDERSON
SHORELAND ZONING APPLICATION
POLAND TAX MAP 47, LOT 7
155 LOON POINT LANE

TABLE OF CONTENTS

Exhibit 1	Shoreland Zoning Application
Exhibit 2	Agent Authorization Letter
Exhibit 3	Map of Abutters and List of Abutters
Exhibit 4	General Location Map within ½ Mile of Property
Exhibit 5	Assessors Card
Exhibit 6	Poland Tax Map 47
Exhibit 7	Zoning Map
Exhibit 8	Deed Book 8736, Page 113
Exhibit 9	Flood Insurance Map
Exhibit 10	Site Plan Shoreland Zoning

Application

PARCEL INFORMATION:			
Parcel ID:	Tax Map 47, Lot 7		
Lake Watershed:	Thompson Lake		
Road Location:	Loon Point Lane		
Lot Size:	28,642 (sq. ft.)	Year Created:	October 1971
Shore Frontage:	248(ft.)	Road Frontage:	109.52 (ft.)
Zone:	Limited Res. & Farm/Forest District	Flood Zone:	Zone AE at Elev. 328
Aquifer Overlay:	N/A	Current Use:	Residential

OWNER INFORMATION:	
Name:	Gregory N. & Karen E. Henderson, Trustees of The Henderson Living Trust
Mailing Address:	15 Valentine, Apt. #2, Cambridge, MA 02139
Phone #:	

APPLICANT INFORMATION:	
Applicant Is:	☑ Landowner ☐ Contractor ☐ Renter ☐ Buyer *If applicant is landowner, write "SAME" below. **If not the landowner, please submit a letter of permission to construct on or use the land**, and complete below.
Name:	Same
Mailing Address:	
Phone #:	

THIS APPLICATION IS FOR:
☐ New Development
☐ Change of Use
☐ Expansion of Use
☑ Expansion/Replacement of Structure(s)
☐ Resumption of Use

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	☑ YES ☐ NO
B. Is there an existing well?	☑ YES ☐ NO
C. Is there an existing Septic System?	☑ YES ☐ NO
D. Is there an existing road entry? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	☑ YES ☐ NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	☑ YES ☐ NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	(sq. ft.)
B. Size of fields:	(sq. ft.)
C. Size of driveways/roads:	3,393.74 (sq. ft.)
D. Size of paths or other non-vegetated areas:	105.49 (sq. ft.)
E. Size of wetlands already filled	(sq. ft.)

3. EXISTING MAIN STRUCTURE	
A. Ground Footprint:	1,497.12 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	1,026.84 (sq. ft.)
C. Road frontage setback:	125.3 (ft.)
D. Side setback:	30.5 (ft.)
E. Rear setback:	N/A (ft.)
F. Distance to Great Pond:	83.8 (ft.)
G. Distance to stream:	N/A (ft.)
H. Distance to wetlands:	N/A (ft.)
Foundation:	☑ Full Basement ☐ Frost Walls ☐ Slab ☐ Piers
4. EXISTING ACCESSORY STRUCTURE	
A. Total number of structures: 1	
B. Total ground footprint:	198.74 (sq. ft.)
C. Total floor space:	198.74 (sq. ft.)
D. Closest road setback:	46.2 (ft.)
E. Closest side setback:	34.7 (ft.)
F. Closest rear setback:	N/A (ft.)
G. Distance to Great Pond:	199.8 (ft.)
H. Distance to Streams:	N/A (ft.)
I. Distance to Wetlands:	N/A (ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES	
A. Add 2c + 2d + 3a + 4b:	5,501.12 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	19.2% *This number cannot exceed 15%

Proposed Development

1. WETLANDS TO BE IMPACTED:	0 (sq. ft.)
2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)	
A. Changes in lawn size:	(sq. ft.)
B. Changes in buffers:	(sq. ft.)
C. Changes in naturally wooded areas:	(sq. ft.)
D. Total opening in forest canopy:	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	103.71 (sq. ft.)
B. Changes in driveway/roadway:	-14.65 (sq. ft.)
C. Changes in patios, walkways, etc:	-129.38 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-40.32 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	19.1% *This number cannot exceed 15%

Required Submissions

Attach drawings and/or statements describing the following items if applicable:

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.

- *Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.*
- *Show names of roads and water bodies*

- Provide site plan(s) of your lot with proposed development and its dimensions shown (*may be combined on existing development drawing*).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, www.polandtownoffice.org. Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

Please list all state and federal approvals, permits, and licenses required for the project:

_____

_____

_____

Disclosure

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

Applicant Signature:	**AGENT**	**Date: 9/12/2023**

Submissions Checklist

The following list is the information required by section 508.30 and 509.8 of the Comprehensive Land Use Code for the Town of Poland. Please check in the column on the left if the information has been provided, a waiver has been requested, or you believe the information is not applicable to your application. If a waiver has been requested, or the information is not applicable, a written explanation is required.

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	**Waiver**	**N/A**	**Section 509.8A *"Submission Requirements"***	**Received**	**On File**	**Waived**	**N/A**
X			**Setbacks as required**				
		X	**State reasons for location in Resource Protection**				
		X	**Culverts**				
		X	**(Part two) Road Only**				
			Setbacks as required				
			Reasons stated for location in Resource Protection				
			Road expansion according to Chapter 8				
			Road slopes shown < 2H:1V				
			Road Grades < 10%				
			Buffer plan between road and water body				
			Ditch relief shown				
			Turnout spacing shown				
			Drainage dips when < 10% slope				
			Culverts shown				
			Show relief sizing and stabilization				
		X	**Storm water runoff**				
			Plans show storm water runoff and retaining areas				
		X	**Clearing of vegetation for development OR individual campsites**				
			Cutting of vegetation < 100' from shoreline				
			Preservation of buffer strip				
			Plan showing existing trees and planned cutting				
			Clearing < 40% basal area in any 10 year period				
			Preservation of vegetation < 3' high				
			Pruning of limbs on lower 1/3 of trees				
			Plan of removal and replacement of dead and diseased trees				
			Tree removal plan > 100' and < 250 ' from shoreline				
			Non-conforming lot legally existing				
			Fields reverted to woodlands follow forested rules				
		X	**Shoreland Access Held In Common**				
			Proper water frontage for number of lots that hold access in common				
		X	**Single Family Home in Resource Protection District**				
			No place on lot outside Resource Protection where home can be located				
			Lot undeveloped				
			Location of all improvements				
			Slopes > 20%				
			Development 1 ft. above 100 year floodplain				
			Development outside floodplain				
			Total ground footprint < 1500 sq. ft.				
			Structures > 150 ft. from waterline				
			Phosphorus Calculations				
			Copies of state, federal permits (if applicable)				

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

By vote of the Board this application requires an on-site inspection: _____Yes _____No
If yes, an onsite inspection is scheduled for ____/____/____at____:____ ___AM ___PM
By vote of the Board this application requires a public hearing: _____Yes _____No
If yes, public hearing is scheduled for ____/____/____at____:____ ___AM ___PM

Conditions of Approval: _____

_____
_____
_____
_____

_____ ____/____/____
Planning Board Chair *Date*

Phosphorus Calculation Form

The Code Enforcement Officer or Planning Board shall review and approve a Phosphorus Management Control Application based on one of the following methods.

POINT SYSTEM
The Applicant shall meet or exceed thirty (30) points based on the following schedule:

PROPOSED PHOSPHORUS CONTROL MEASURES (Check those proposed)	**POINTS ALLOWED** (By CEO or Planning Board)
10 Points for correcting an existing erosion problem on the project site.	
10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	**15**
15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	**15**
20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	**30**

Authorized Signature:	**Date:**
	Code Enforcement Officer or Planning Board Chair

Gregory Henderson
15 Valentine Apt. #2
Cambridge, MA 02139

September 12, 2023

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

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for Shoreland Zoning Application for proposed improvements at 155 Loon Point Lane in Poland, Maine.

Gregory Henderson

Abutters w/in 500 Ft of TM 47-7

Town of Poland, ME

1 inch = 400 Feet

0 400 800 1200

August 22, 2023

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com

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

500 feet Abutters List Report

Poland, ME
August 22, 2023

Subject Property:

Parcel Number:	0047-0007	Mailing Address:	HENDERSON, GREGORY N
CAMA Number:	0047-0007		17 TREMONT ST UNIT 1
Property Address:	155 LOON POINT LANE		CAMBRIDGE, MA 02139

Abutters:

Parcel Number:	0019-0001	Mailing Address:	STATE OF MAINE
CAMA Number:	0019-0001		DEPT. OF INLAND FISH & WLDLF 41
Property Address:	JOHNSON HILL RD.		STATE HOUSE STATION
			AUGUSTA, ME 04333 0041
Parcel Number:	0019-0023	Mailing Address:	LUTTS, RACHEL NADEAU- TRUSTEE
CAMA Number:	0019-0023		92 ORNE ST
Property Address:	63 FLORENCE LANE		SALEM, MA 01970
Parcel Number:	0047-0001	Mailing Address:	CONNORS, JOHN R
CAMA Number:	0047-0001		1261 ROOSEVELT TRAIL
Property Address:	160 LOON POINT LANE		RAYMOND, ME 04071
Parcel Number:	0047-0001A	Mailing Address:	LOON POINT LANE RIGHT OF WAY ASSOC.
CAMA Number:	0047-0001A		% CAROLYN PARADIS 22 LITTLE HILL LANE
Property Address:	LOON POINT LANE		POLAND, ME 04274
Parcel Number:	0047-0002	Mailing Address:	BERNIER, GEORGE R
CAMA Number:	0047-0002		152 LOON POINT LANE
Property Address:	152 LOON POINT LANE		POLAND, ME 04274
Parcel Number:	0047-0003	Mailing Address:	RICHARDSON, MICHAEL J
CAMA Number:	0047-0003		2 CHERRY COURT
Property Address:	144 LOON POINT LANE		CAMBRIDGE, MA 02139
Parcel Number:	0047-0004	Mailing Address:	MORIN, ROBERT A
CAMA Number:	0047-0004		136 LOON POINT LANE
Property Address:	136 LOON POINT LANE		POLAND, ME 04274
Parcel Number:	0047-0006	Mailing Address:	JANET, MIRABELLA
CAMA Number:	0047-0006		P.O. BOX 15
Property Address:	157 LOON POINT LANE		POLAND, ME 04274
Parcel Number:	0047-0008	Mailing Address:	CARNATHAN, SEAN T.
CAMA Number:	0047-0008		27 LINWOOD STREET
Property Address:	149 LOON POINT LANE		CHELMSFORD, MA 01824
Parcel Number:	0047-0009	Mailing Address:	MCCORMICK, JAMES
CAMA Number:	0047-0009		32 EDES RD.
Property Address:	147 LOON POINT LANE		CUMBERLAND, ME 04021

500 feet Abutters List Report

Poland, ME
August 22, 2023

Parcel Number:	0047-0010	Mailing Address:	CREEGAN, ROBERT M
CAMA Number:	0047-0010		4 WINDY HOLLOW CIRCLE
Property Address:	141 LOON POINT LANE		MERRIMACK, NH 03054
Parcel Number:	0047-0011	Mailing Address:	DAWNA GAGNE & CHARLES HAMLYN, TRUSTEES
CAMA Number:	0047-0011		285 NEW HALL ROAD
Property Address:	139 LOON POINT LANE		WELLS, ME 04090
Parcel Number:	0047-0012	Mailing Address:	KEVIN J. KELLY & EILEN M. KELLY, TRUSTEES
CAMA Number:	0047-0012		43 MILTON PLACE
Property Address:	135 LOON POINT LANE		HOLLIS, NH 03049
Parcel Number:	0047-0013-0014	Mailing Address:	LUTTS, RACHEL NADEAU- TRUSTEE
CAMA Number:	0047-0013-0014		92 ORNE ST
Property Address:	LOON POINT LANE		SALEM, MA 01970
Parcel Number:	0047-0046	Mailing Address:	MORONG, MEGAN D
CAMA Number:	0047-0046		22 LITTLE HILL LANE
Property Address:	22 LITTLE HILL LANE		POLAND, ME 04274

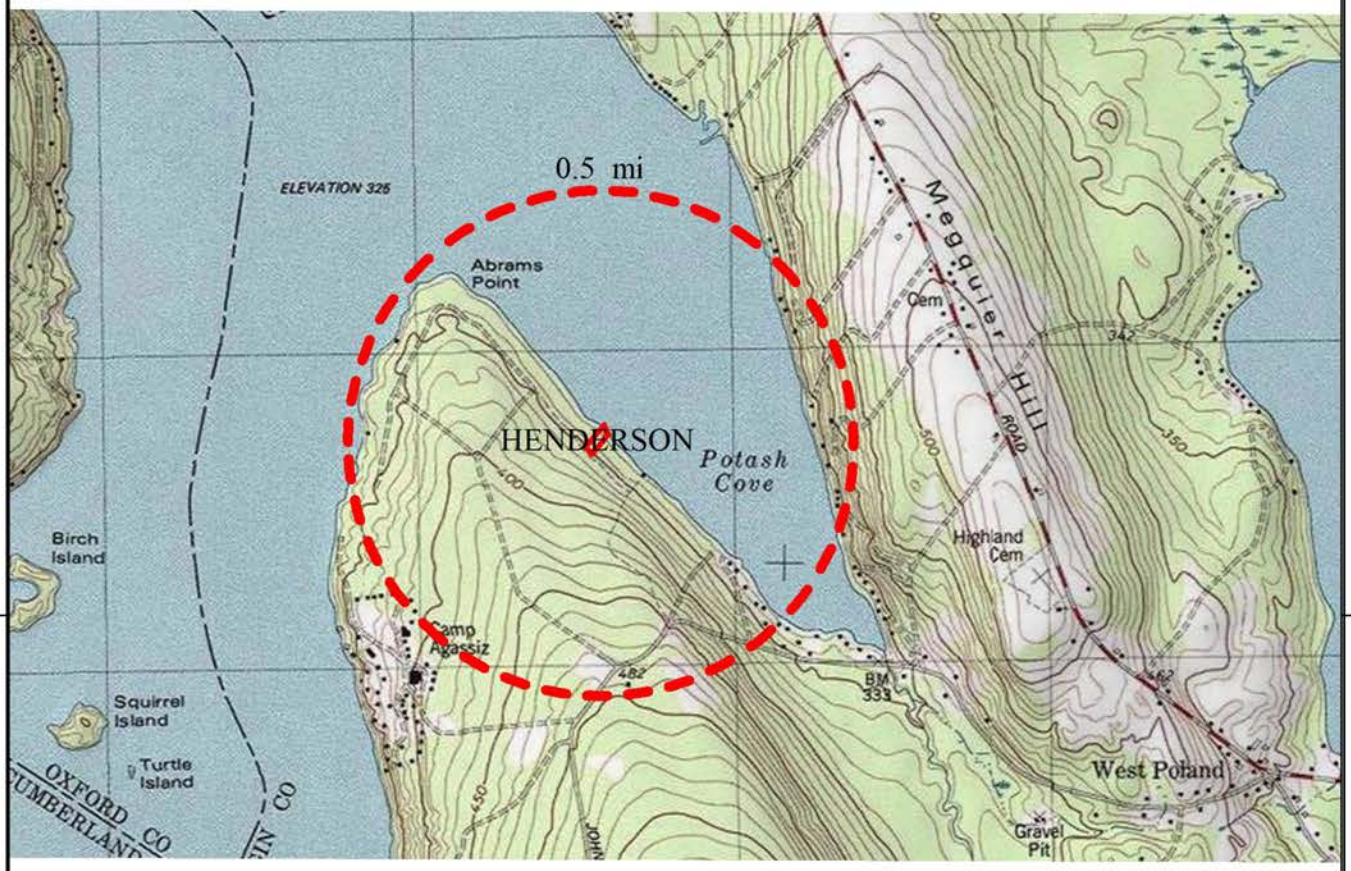
2870000 ft

2880000 ft

450000 ft

450000 ft

Map of General Area Within 1/2 Mile of Gregory & Karen Henderson 155 Loon Point Lane Poland, Maine TM 47-7



440000 ft

440000 ft

0 mi 0.5 mi 1 mi

2870000 ft

2880000 ft

Property Card: **155 LOON POINT LANE**

Poland, ME

Parcel ID: 0047-0007
Trio Account #: 2811

Owner: HENDERSON, GREGORY N
Co-Owner:
Mailing Address: 17 TREMONT ST UNIT 1
CAMBRIDGE, MA 02139

Valuation

Card Number: 1
Acreage: 0.62
Land Value: $298,300
Building Value: $133,020
Total Value: $133,020
Taxes: $6,125

Building Sketch

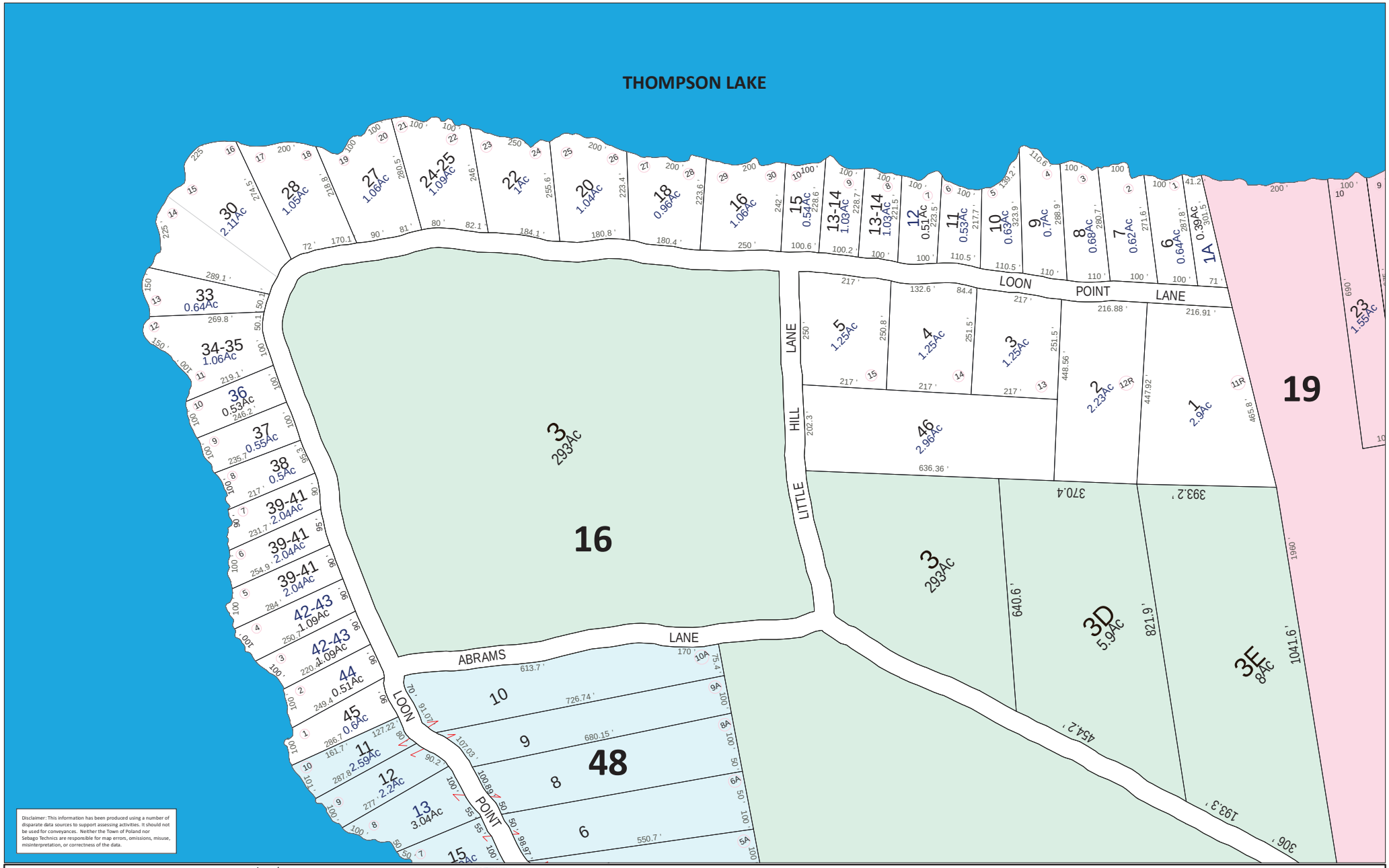
NO SKETCH AVAILABLE

Building Information

Year Built: 1988 **Remodled:** 0

Living Area (sqft): 756
Basement: Full Basement
Finished Basement: 756
Number of Rooms: 9
Number of Bedrooms: 5
Number of Full Baths: 2
Number of Half Baths: 1

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



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:

SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel: 207.200.2100

250 Goddard Rd. - Suite B
Lewiston, ME 04240
Tel: 207.782.5640

Legend

05 Abutting Tax Map Number
31 Subdivision Lot Number
8-33B Tax Parcel Lot Number
Waterbodies/Wetlands
Property Tie Hooks
Easement/Right of Ways
Former Lot Lines
Cemetery
16 Building and Building Number
Travelled Way

PROPERTY MAP

TOWN OF POLAND, MAINE

APRIL 1, 2016

UPDATES

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

0 50 100 200 300 Feet

MAP 47

Zoning Map TM 47-7

Town of Poland, ME

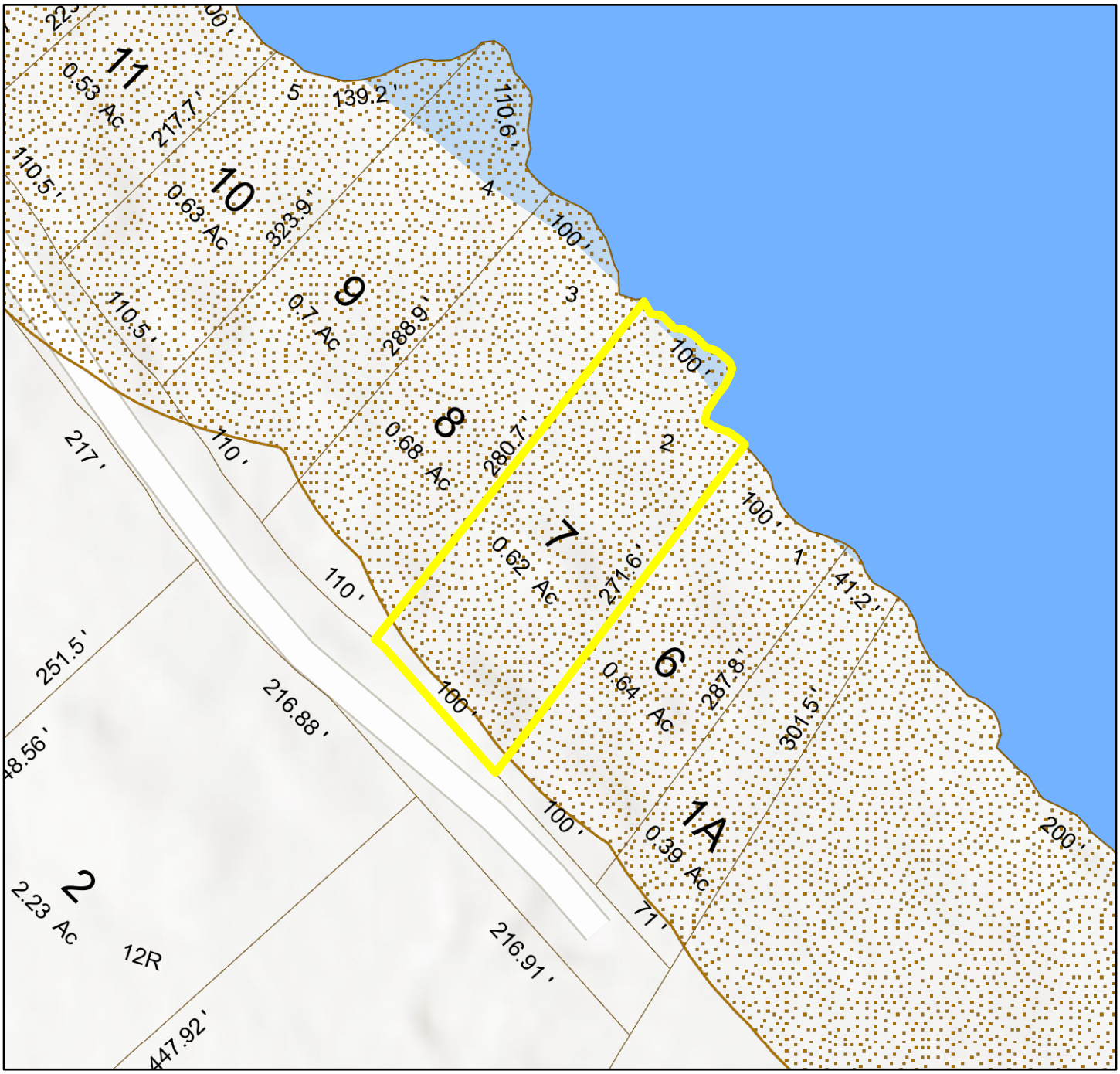
1 inch = 100 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

August 22, 2023

0 100 200 300



Parcel - Poly
Parcel Lines - No Orthos
Limited Residential
WATER
World Hillshade

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

Bk 8736 Pg113 #15378
08-01-2013 @ 10:37a

WARRANTY DEED

MARK GRAY of So. Freeport, County of Cumberland and State of Maine, for consideration paid, grants to **GREGORY N. HENDERSON** and **KAREN E. HENDERSON,** both of Sudbury, County of Middlesex and Commonwealth of Massachusetts, as **TRUSTEES OF THE HENDERSON LIVING TRUST, under Trust Date of June 3, 1998,** with WARRANTY COVENANTS, the land, with any buildings thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

A certain lot or parcel of land located in Poland, County of Androscoggin and State of Maine, being more particularly described as: Lot #2 as shown on a certain map entitled "Plan of Property in Poland, Maine, made for Joseph H. Stone, by Earl Hotchkiss, North Bridgton, Maine, September 24, 1971, Scale 1 inch – 100' ", which plan is recorded in the Androscoggin County Registry of Deeds under date of September 24, 1971 and recorded in Book 21, Page 43.

This conveyance shall be subject to the conditions and restrictions as enumerated in a certain instrument entitled "Protective Provisions, Agassiz Village, West Poland, Maine," dated December 29, 1971 and recorded in the Androscoggin County Registry of Deeds in Book 1046, Page 130 (incorrectly stated as Page 132 on a prior deed).

Together with a right of way from the above described parcel of land over and across Abrams Lane, so-called, and extensions thereof to the Johnson Hill Road, so-called. This right of way shall be for the general usage including vehicular traffic.

The Grantees herein by the acceptance of this conveyance, covenant and agree, that they and their heirs and assigns shall pay a pro-rata share of maintenance expense of said right of way to the extent that it benefits and serves the above described property.

For title of the Grantor, reference is made to a Quitclaim Deed with Covenant of Diane L. Gray to Mark Gray, dated December 21, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 7021, Page 84.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my/our hand(s) and seal(s) this 26 day of July, 2013

Witness

MARK GRAY

STATE OF MAINE
County of Cumberland

Personally appeared the above named Mark Gray, known to me, this 26th day of July, 2013 and acknowledged before me the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

Thomas F. Smith
Print or type name

My commission expires: _____

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

National Flood Hazard Layer FIRMette

FEMA

70°28'14"W 44°2'55"N

70°27'36"W 44°2'30"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

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, Areas 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 D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

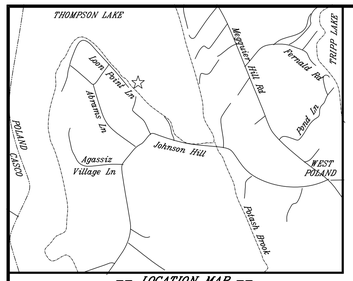
N

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 8/22/2023 at 12:01 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.



-- LOCATION MAP --
- NOT TO SCALE -

LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- LIDAR CONTOUR
- FEMA FLOOD ELEVATION (AE 328')
- SHORELAND OFFSETS
- IRON PIN/ PIPE / REBAR FOUND (AS NOTED)
- UTILITY POLE

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM NAD83 (2011) WEST ZONE.
2. DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
3. THE PARCEL IS LOCATED IN THE LIMITED RESIDENTIAL ZONING DISTRICT.
4. A PORTION OF THE PARCEL IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23001C0287E, EFFECTIVE DATE 7/8/2013. ZONE AE ELEVATION IS AT 328 FEET.
5. LOCATION OF SUBSURFACE WASTEWATER DISPOSAL SYSTEM IS APPROXIMATE ONLY.
6. CONTOURS ARE BASED ON LIDAR INFORMATION OBTAINED FROM NOAA.
7. LOON POINT LANE RIGHT OF WAY 50-FT-WIDE PER PLAN REF. 1.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES BASED ON BEST MANAGEMENT PRACTICES.

REFERENCES:

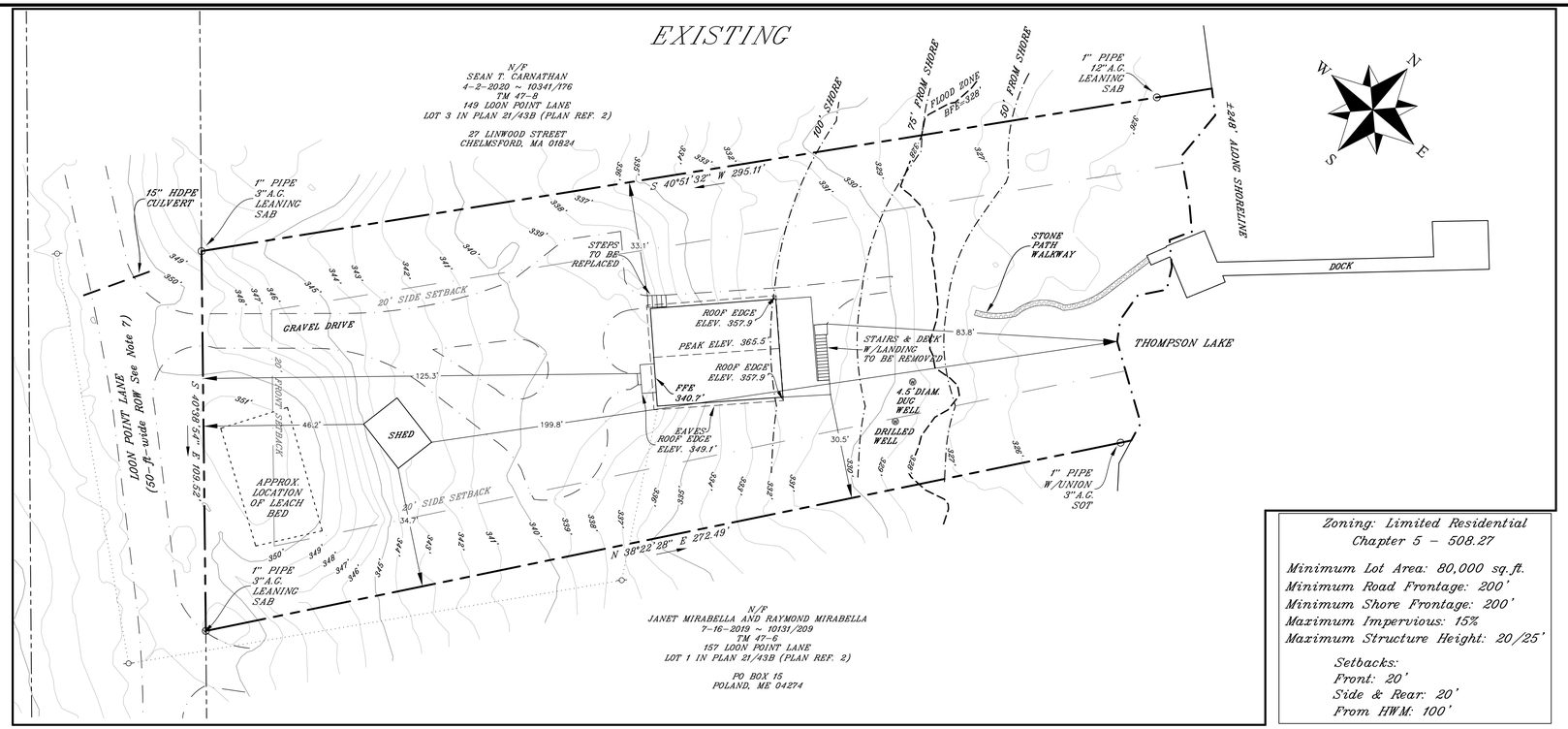
1. PLAN OF PROPERTY IN POLAND, ME MADE FOR ROBERT P. BAHRE BY EARL HOTCHKISS DATED SEPTEMBER 18, 1971 & MAY 7, 1972 RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 22, PAGE 2.
2. PLAN OF PROPERTY IN POLAND, ME MADE FOR JOSEPH H. STONE BY EARL HOTCHKISS DATED SEPTEMBER 24, 1971 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 41, PAGE 43B.
3. SITE PLAN SHORELAND ZONING FOR DANIEL J. RYAN PREPARED BY DAVIS LAND SURVEYING DATED MARCH 26, 2021 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 53, PAGE 170.
4. SITE PLAN SHORELAND ZONING FOR KENNETH & JACQUELINE BARD PREPARED BY DAVIS LAND SURVEYING DATED SEPTEMBER 27, 2021.

CONTOUR NOTES

CONTOURS SHOWN ON PLAN ARE BASED ON LIDAR POINT CLOUD DATA EXTRACTED FROM A LARGER CLASSIFIED DATA SET AND ONLY INCLUDED POINTS CLASSIFIED AS GROUND WITHIN THE REQUESTED GEOGRAPHIC BOUNDS. THE DATA WAS DOWNLOADED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DIGITAL COAST DATA ACCESS VIEWER. CUSTOM PROCESSING OF "2020 USGS LIDAR: SOUTH COASTAL MAINE (QL2)". CHARLESTON, SC: NOAA OFFICE FOR COASTAL MANAGEMENT. ACCESSED AUGUST 10, 2023 AT HTTPS://COAST.NOAA.GOV/DATAVIEWER. VERTICAL DATUM IS NAVD88.

SCHEDULE OF IMPERVIOUS AREA & ALLOWED %	ALLOWED	EXISTING	PROPOSED
LOT AREA 28,642			
IMPERVIOUS AREA IN SQ. FT.	4,296.3	5,501.1	5,460.8
% OF IMPERVIOUS AREA	15.0%	19.2%	19.1%

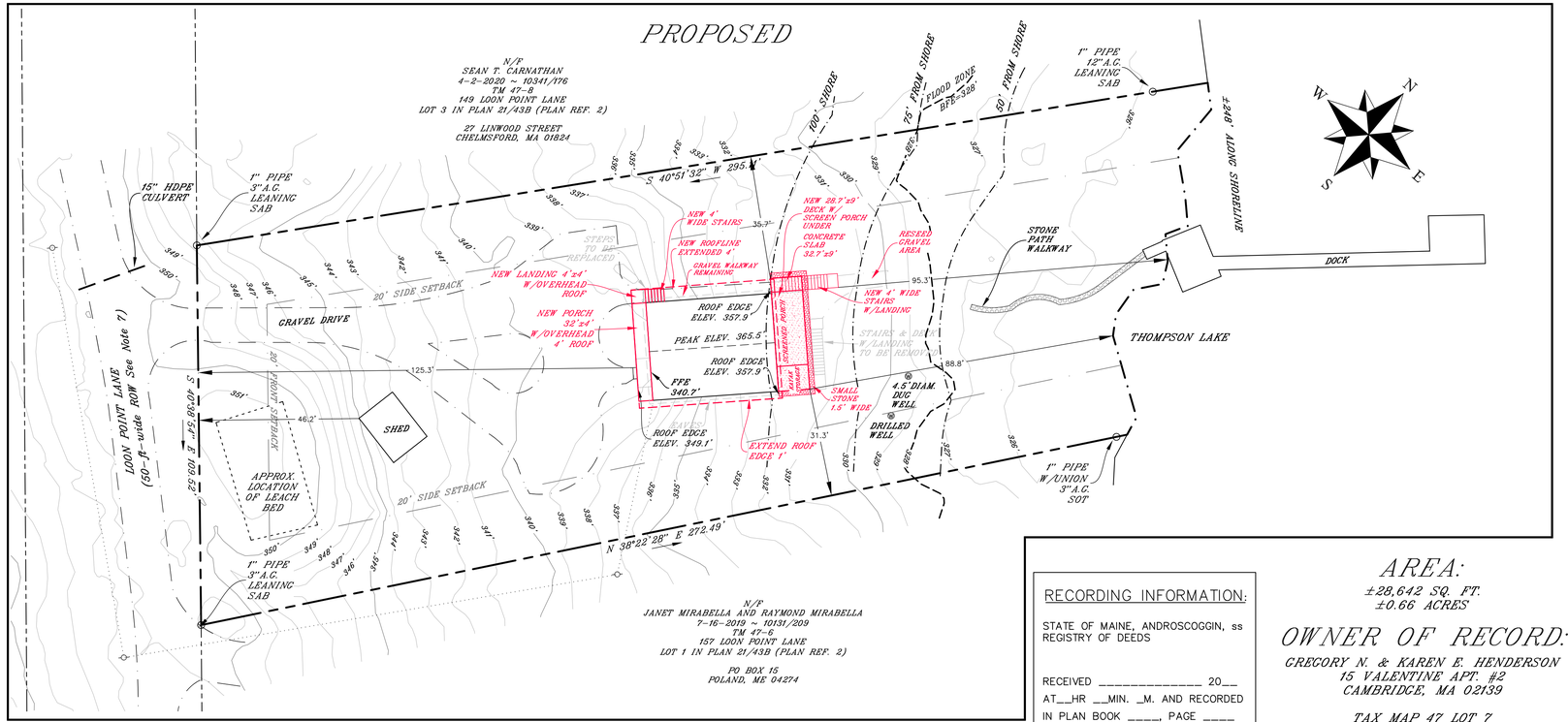
TOWN OF POLAND PLANNING BOARD: DATE:
CHAIRPERSON:



Zoning: Limited Residential
Chapter 5 – 508.27

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

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



REVISIONS:

NO.	DESCRIPTION:	DATE:

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20__
AT__HR __MIN. _M. AND RECORDED
IN PLAN BOOK ____, PAGE ____

ATTEST: _____
REGISTER

AREA:
±28,642 SQ. FT.
±0.66 ACRES

OWNER OF RECORD:
GREGORY N. & KAREN E. HENDERSON
15 VALENTINE APT. #2
CAMBRIDGE, MA 02139

TAX MAP 47 LOT 7
BOOK 8736, PAGE 113
JULY 26, 2013

SCALE : 1" = 20'

0 10' 20' 40' 60' 80'

THIS PLAN IS NOT VALID UNLESS EMBOSSED

STATE OF MAINE
SEAN T. CARNATHAN
NO. 2209
PROFESSIONAL LAND SURVEYOR
LEGAL COPY

CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE ACCEPTED STANDARDS OF PRACTICE SPECIFIED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (MAINE REVISED STATUTES ANNOTATED, TITLE 32, DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION (02), BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (360), STANDARDS OF PRACTICE (CHAPTER 90).
EXCEPT AS FOLLOWS:
1) NO FIELD WORK.
2) NO DEED DESCRIPTION TO DATE.

DRAWN BY: DHH | CHECKED BY:

DAVIS LAND SURVEYING, LLC
990 MINOT AVENUE
AUBURN, MAINE 04210
OFFICE (207) 345-9991 ~ (207) 782-9685 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net
AUGUST 28, 2023

-- SITE PLAN SHORELAND ZONING --
PLAN OF PROPERTY
155 LOON POINT LANE
POLAND, MAINE

GREGORY & KAREN HENDERSON
15 VALENTINE APT. #2
CAMBRIDGE, MA 02139

JOB NO.: 23-067
FILE NO.: 600

Town of Poland
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 10 / 12 / 23

Meetings are normally conducted in the Municipal Conference Room at the Town Office from 7:00 to 9:00 pm.

Applicant Information

Applicant's Name: Matthew New Email: matt.new@ermangroup.com

Mailing Address: PO Box 57 W. Poland, ME Map: 15 Lot: 5b Sub-lot: C

Home Phone: _____ Work Phone: 207-577-7321 Cell Phone: _____

Project Information

Type of Application: ✓ **Informational** ____ **Sketch Plan** ____ **Site Review** ____ **Shoreland** ____ **Subdivision**

Property Address/ Road Location for project: 1305 Main St Poland, ME

Map: 15 Lot: 5b Sub-lot: C Zoning: Business Lake Watershed: NO

Description of Project/ Business to be discussed:

convenience store w/ gas pump

IMPORTANT – READ CAREFULLY

The Code Office **must** receive the original application, plus nine (9) copies, a digital PDF copy on either a cd or USB drive, and appropriate fees by **Thursday at 1:00 pm**, twelve (12) days before the stated meeting to be put on the meeting agenda.

- New business is scheduled on the agenda in the order this office receives completed applications.
- If you want your application reviewed for contents prior to the meeting, it must be in the Code office fourteen (14) days before the meeting.
- Should the Planning 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: Madeline New Date: 08/31/23

OFFICE USE ONLY

Date: _____ Time: _____ Received By: _____