

**Planning Board Meeting
October 27, 2020 – 7:00 PM
Town Hall**



Meeting Materials

**Planning Board
Tuesday, October 27, 2020
7:00 PM – Town Hall**

CALL TO ORDER

MINUTES

October 13, 2020

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Formal Shoreland Zoning Application – Range Pond State Park, State of Maine, Dept. of Agriculture, Conservation and Forestry, Bureau of Parks and Lands – 26 State Park Road – Map 6 Lot 40A

Findings of Fact and Conclusions of Law for:

Minor Subdivision Application – Caleb Verrill – Wild Turkey Way – Map 9 Lot 28
Sub-lots 2B and 3

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
October 13, 2020
Approved on _____, 2020

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Stephanie Floyd, George Greenwood, Jimmy Walker, CEO Scott Neal, and Sarah Merrill present.

MINUTES – September 22, 2020 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Informational – Timothy and Gregory Morin, Shaker Hill Nursery
Tim and Greg Morin presented the project to the Board. The Morin's would like to build an approximately 8,000 sq. ft building on the lower portion of their land and house their power/paddle sports business there. The landscaping business would continue to be housed in the buildings at the top of the property. The Board and CEO went over some of the various factors they need to be aware of going forward.

Findings of Fact and Conclusions of Law for:

Minor Subdivision Application – Caleb Verrill – Wild Turkey Way – Map 9 Lot 28
Sub-lots 2B and 3

Member Greenwood moved to table the Finding of Fact pending minor corrections. Member Skilling seconded the motion.

Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Floyd moved to adjourn the meeting at 7:40 pm. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD
MINUTES OF MEETING
October 13, 2020
Approved on _____, 2020**

Planning Board

James Porter, Chairperson

George Greenwood, Member

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Member

53 Front Street
Bath, Maine 04530
(207) 443-1508
Fax: (207) 442-7029
E-mail: pte@pte-maine.com

Subject: Formal Shoreland Zoning Application #20001
Range Pond State Park Control Station Relocation
Poland, Maine

On behalf of the State of Maine, Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands, enclosed are one original, one electronic disk, and nine copies of the Formal Shoreland Zoning Application for the Range Pond State Park Control Station Relocation project.

We are also enclosing a check for \$198.75 to cover the application fee and the 65 abutter notices.

The project will include construction of a second entrance on the access road with the addition of a concrete pad and island for a new control station, along with installation of underground utilities to the new booth. This will allow service to two lanes of incoming traffic as opposed to the existing single lane. Redesign of the entranceway section and moving the control station closer to the park beach will alleviate vehicle congestion during summer peak use months and warm weather days, allowing traffic to queue on State Park Road instead of Empire Road, which is a town road.

To address Phosphorous Control Measures, the site design provides for tree clearing of less than 10,000 square feet or 15% of the lot area (15 points). A 50 foot wide buffer is maintained between the forested wetlands and the roadway widening beyond the existing gravel shoulders (20 points).

The following items are also included with this application:

- Site Location Map
- Boundary Map
- LWCF Site Plan
- Copy of Deed & Tax Card Information
- Abutter Information
- Construction Drawings (one set 24" x 36", nine sets 11" x 17")

Scott Neal, CEO
October 16, 2020
Page 2

Please let me know if you have any questions or comments regarding this submittal.

Sincerely,

PINE TREE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Robert L. Prue". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Prue".

Robert L. Prue, P.E.
Project Manager

RLP/tls
Enclosures

c: David Rodrigues, Director, Real Property Management, Maine DACF

Formal Shoreland Zoning Application



Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

INSTRUCTIONS:

1. Please complete pages two through ten. Obtain or get copies of information as required by the application on these pages.
2. Use the checklist on pages five and six to make sure submission requirements are met. The checklist is a summary of the standard requirements in the Comprehensive Land Use Code.
3. All waiver requests will require a written statement.
4. **A total of ten (10) copies of the application and required submissions as well as one digital PDF copy (on either cd or usb). Please submit these copies and the original application as well as any fees (see fee schedule) to the Code Enforcement Office by 1:00 pm eleven (11) days prior to the stated meeting.**

Applicant Name:

Date of Board Review:

Application

PARCEL INFORMATION:			
Parcel ID:	Map #6, Lot #40A		
Lake Watershed:	Lower Range Pond		
Road Location:	26 State Park Road Poland, ME		
Lot Size:	16,901,280 (sq. ft.)	Year Created:	1965
Shore Frontage:	11,000 + (ft.)	Road Frontage:	15,000 + (ft.)
Zone:	Rural Residential 2	Flood Zone:	None
Aquifer Overlay:	NA	Current Use:	State Park

OWNER INFORMATION:	
Name:	State of Maine, Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands
Mailing Address:	22 House Station Augusta, ME 04333-0022
Phone #:	(207) 287-4916

APPLICANT INFORMATION:	
Applicant Is:	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*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.</small>
Name:	Same
Mailing Address:	
Phone #:	

THIS APPLICATION IS FOR:	
<input type="checkbox"/> New Development <input type="checkbox"/> Change of Use <input type="checkbox"/> Expansion of Use <input checked="" type="checkbox"/> Expansion/Replacement of Structure(s) <input type="checkbox"/> Resumption of Use	

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry? <ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? <ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	20,000 (sq. ft.)
B. Size of fields:	0 (sq. ft.)
C. Size of driveways/roads:	274,218 (sq. ft.)
D. Size of paths or other non-vegetated areas:	112,453 (sq. ft.)
E. Size of wetlands already filled	0 (sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:	1,380	(sq. ft.)	
B. Total gross floor space (exterior dimensions of all floors):	1,380	(sq. ft.)	
C. Road frontage setback:	50+	(ft.)	
D. Side setback:	20+	(ft.)	
E. Rear setback:	25+	(ft.)	
F. Distance to Great Pond:	1,600	(ft.)	
G. Distance to stream:	NA	(ft.)	
H. Distance to wetlands:	360	(ft.)	
Foundation:	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE			
A. Total number of structures:	8		
B. Total ground footprint:	5,832	(sq. ft.)	
C. Total floor space:	5,832	(sq. ft.)	
D. Closest road setback:	640	(ft.)	
E. Closest side setback:	600	(ft.)	
F. Closest rear setback:	135	(ft.)	
G. Distance to Great Pond:	135	(ft.)	
H. Distance to Streams:	NA	(ft.)	
I. Distance to Wetlands:	250	(ft.)	
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:	393,883	(sq. ft.)	
B. Divide this by lot size in square feet x 100%:	2.33	%	
*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:	0	(sq. ft.)
B. Changes in buffers:	0	(sq. ft.)
C. Changes in naturally wooded areas:	3,100	(sq. ft.)
D. Total opening in forest canopy:	3,100	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	92	(sq. ft.)
B. Changes in driveway/roadway:	2,079	(sq. ft.)
C. Changes in patios, walkways, etc:	0	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	2,171	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	2.34	%
*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. See Plans
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion. NA
- Anticipated date for start of construction. 11-1-2020
- Anticipated date for completion of construction. 7-1-2020
- 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:

None

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 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 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:

David Roby

Date:

10/15/20

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
		✓	Setbacks as required				
		✓	State reasons for location in Resource Protection				
		✓	Culverts				
			<u>(Part two) Road Only</u>				
		✓	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				
			<u>Storm water runoff</u>				
✓			Plans show storm water runoff and retaining areas				
		✓	<u>Clearing of vegetation for development OR individual campsites</u>				
		✓	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				
			<u>Shoreland Access Held In Common</u>				
		✓	Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				
		✓	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				
		✓	<u>Phosphorus Calculations</u>				
		✓	<u>Copies of state, federal permits (if applicable)</u>				

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 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
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	

Authorized Signature:

Date:

Code Enforcement Officer or Planning Board Chair



Phosphorus Calculation Alternate Form



Watershed:		
Water Quality Category:		
Level of Protection:		
Per Acre Phosphorus Allocation: <i>(from table 612.17.A.1.a in the CLUC)</i>	(lbs./ac./yr.)	(oz./ac./yr.)
Total Buildable Land Area: <i>(DO NOT INCLUDE land that is wetland or steep slopes)</i>	(sq. ft.)	(acres)
Maximum Permitted Phosphorus Export from Project: <i>(PPE-lbs, PPE-oz)</i>	(lbs./yr.)	(oz./yr.)

Impervious Surface Type	Sq. Ft.	Acres	Pre-Treat Export	B	WP	Inf.	Adjusted Phos. Export
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
Buffer Values:	WI=		Soil GRP=		Slopes=		
(TE) Total Phosphorus Export:							(lbs./yr.)
(TPA) Phosphorus Availability:							(lbs./yr.)

Comparison of PPE to TPA:

(lbs./yr.)
*Must be =>0
(oz./yr.)

ADDITIONAL INFORMATION:

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Authorized Signature:	Date:
<i>Code Enforcement Officer or Planning Board Chair</i>	



Fee Schedule



Site Review & Formal Shoreland Zoning

Type	Description	Amount	Units/Comments
Application – Sketch Plans	Rough Design	\$75.00	Each application (no other fees)
Application – Formal		\$150.00	Each application + fees below
Notification of Abutters	All Abutters within 500 ft of property must be notified.	\$0.75	Per Notification.
Approval Extension	Planning Board Only	\$50.00	One extension only
Escrow	Minimum Amount	\$700.00	When required by Planning Board
Extension of Approval		\$100.00	Before approval expires
Auto Graveyards/Recycling		\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots		\$1.50	Per ft. of outside storage
Towers	Residential	First \$1,000 cost of work - \$20; Remaining cost of work \$5 per \$1,000	
Towers	Commercial	First \$1,000 cost of work - \$20; Remaining cost of work \$10 per \$1,000	

Reduced Fees: The Planning Board may, upon application therefore, allow reduced total site review fees to \$50.00 in any case which it determines that the work for which 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 Resource 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.

TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

Meetings are normally conducted from 7:00 to 9:00 pm in the Town Office Conference Room on the second and fourth Tuesday of each month.

10 / 27 / 2020

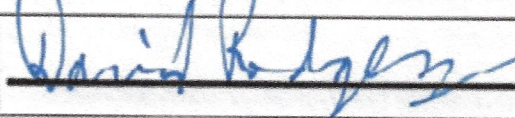
Date of the meeting you are requesting to be scheduled for

Applicant's Name:	State of Maine, Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands
Mailing Address:	22 House Station
Town, State, Zip:	Augusta, ME 04333-0022
Phone Number:	(207) 287-4916

Type of Application:	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input checked="" type="radio"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational				
Map, Lot:	Map #6, Lot #40 A				
Road Location:	26 State Park Road				
Zoning:	Rural Residential 2		Lake Watershed:	Lower Range Pond	
Project Description:	Approximately 300 feet of the existing roadway entrance will be redesigned to improve traffic flow by adding a second entrance lane, and the control booth will be replaced and moved farther away from the roadway entrance, closer to the park beach. The improvements will result in two entrance lanes and one exit lane at the new control station.				

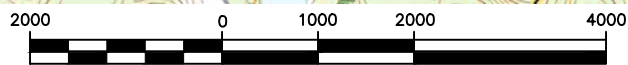
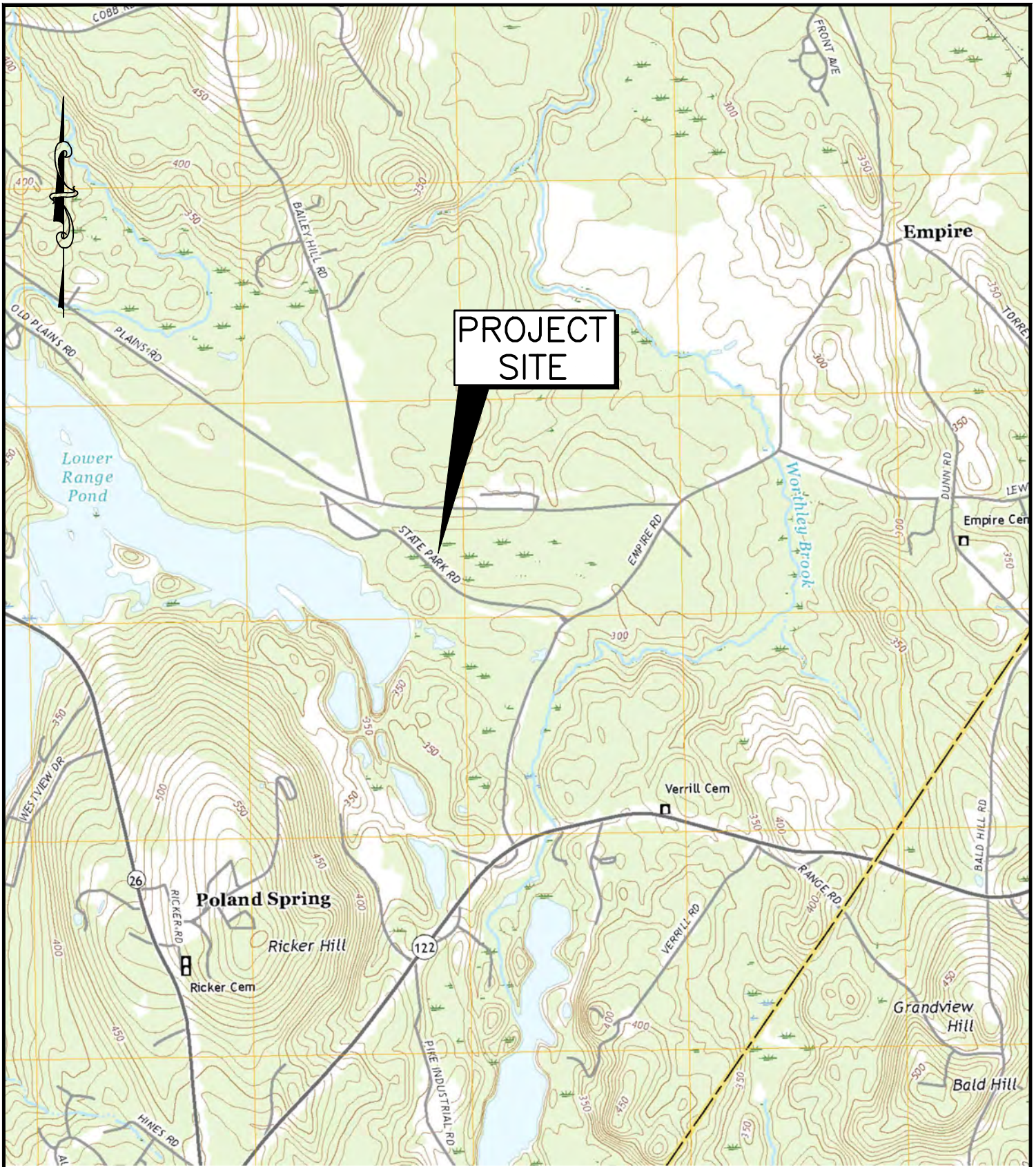
IMPORTANT INFORMATION:

- This office must receive the original application, plus nine (9) copies, one digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 pm, eleven days (11) prior to 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 fourteen days prior to the stated 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 Signature:		Date:	10/15/20
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7/2/2020 8:22 AM

20001 Location Map.dwg



1 inch = 2000' ft.

MAP SOURCE: [HTTPS://VIEWER.NATIONALMAP.GOV](https://viewer.nationalmap.gov), USGS 7.5 MINUTE QUAD MINOT, DATED 2018

**Pine Tree
Engineering**

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

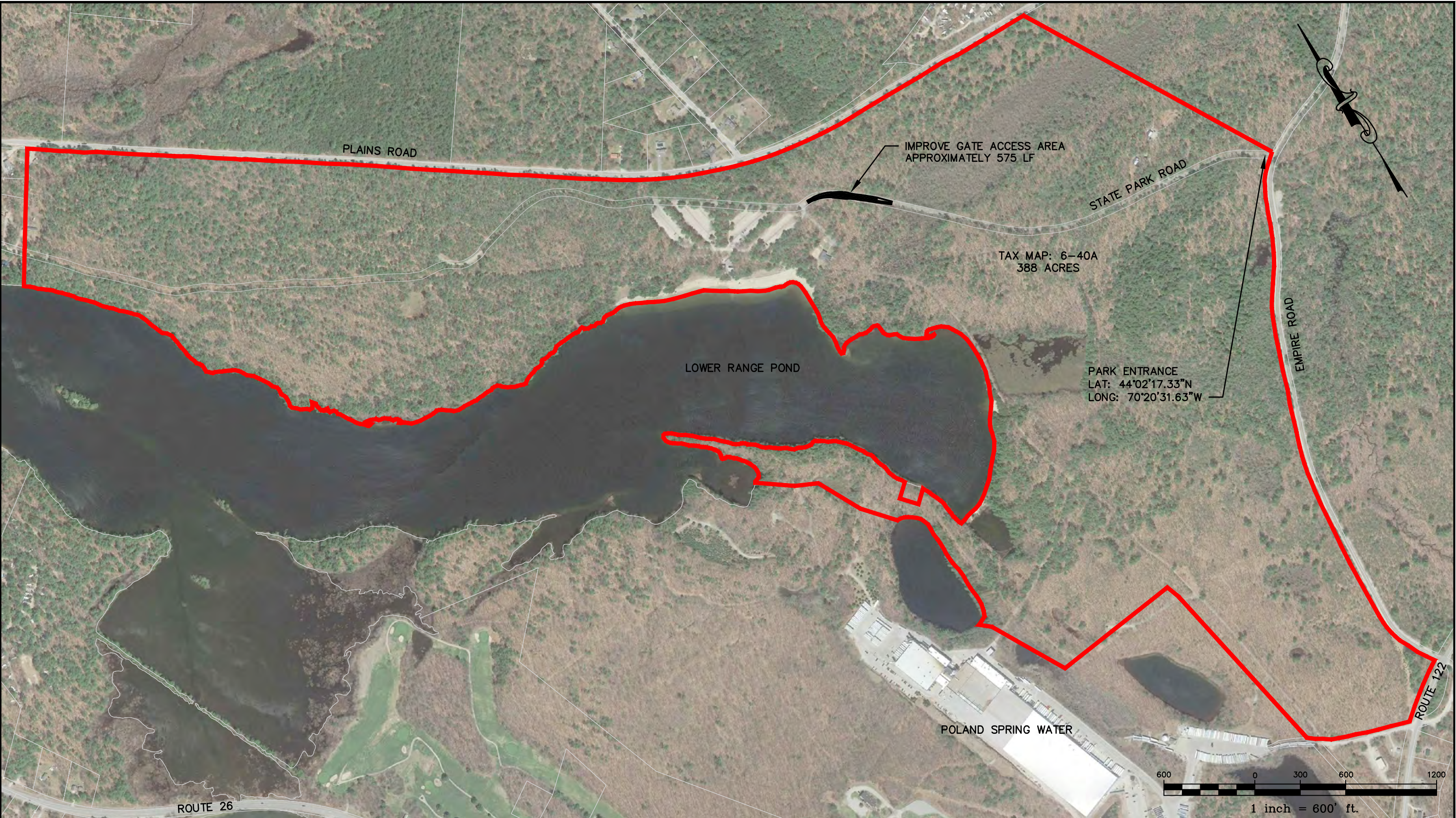
Civil/Environmental Engineering • Surveying

LOCATION MAP
RANGE POND STATE PARK, SITE IMPROVEMENTS

APPLICATION BY:
MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

DATE JULY 2020
SHEET 1 OF 3

C:\Users\dlana\Dropbox\DCS-Projects\Pine Tree Engineering\Poland-Range Pond\dwg\20001 LWCF BNDY PLAN.dwg 7/2/2020 8:20 AM



REV	DATE	STATUS	BY	CHKD	APPD

DESIGNED BY: RLP
DRAWN BY: DB
CHECKED BY: RLP
APPROVED BY:
DATE: 7/01/2020

**Pine Tree
Engineering**

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

Civil/Environmental Engineering • Surveying

CLIENT

MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT

RANGE POND STATE PARK
SITE IMPROVEMENTS

TITLE

SECTION 6(F)(3) BOUNDARY MAP

SCALE

1"=600'±

PROJECT NO.

20001

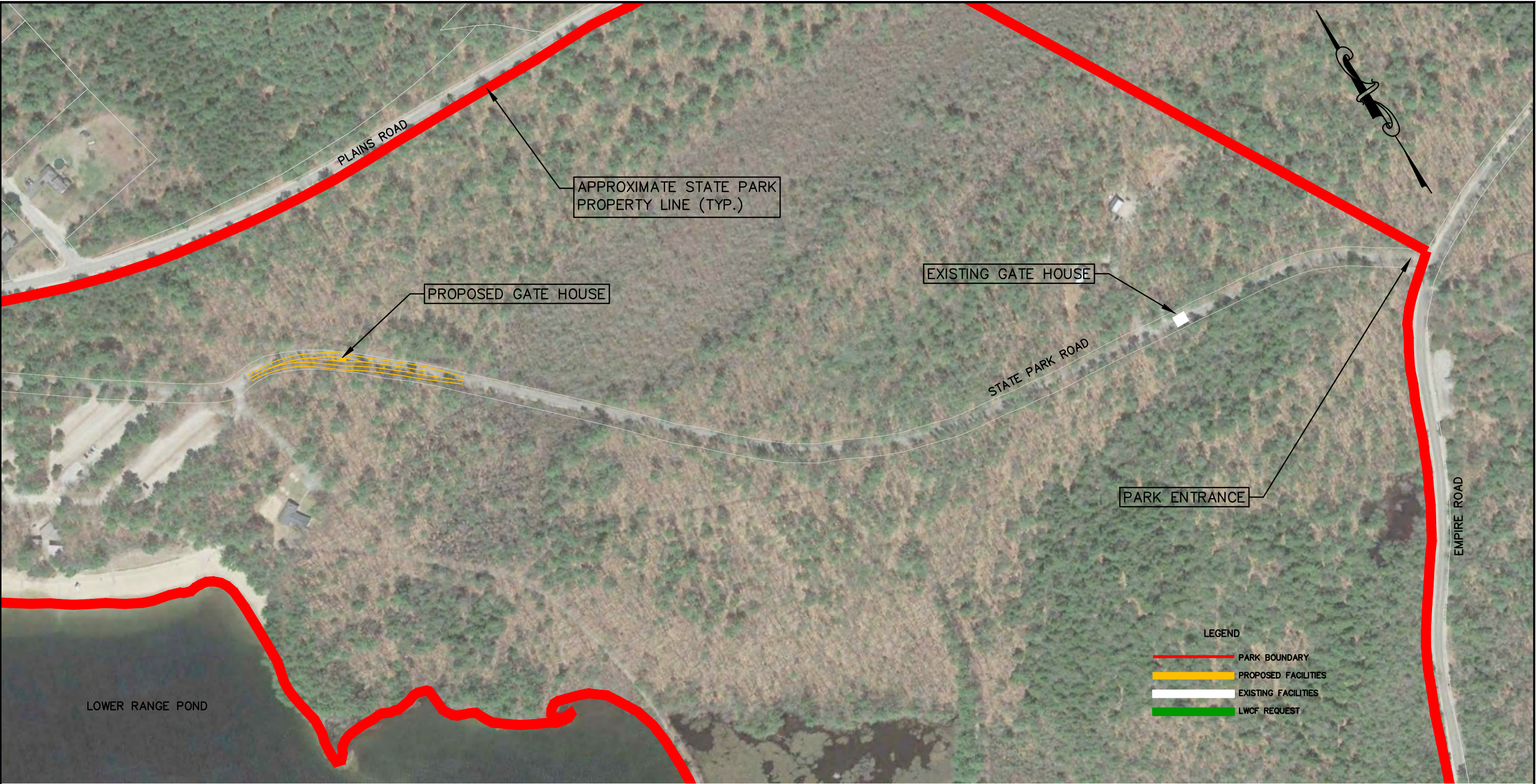
DRAWING NO.
20001 LWCF BNDY PLAN

SHT.

2 of 3

REV.

C:\Users\dlana\Dropbox\DCS-Projects\Pine Tree Engineering\Poland-Range Pond\dwg\20001 LWCF SITE PLAN.dwg 7/2/2020 8:20 AM



1 inch = 250' ft.

REV	DATE	STATUS	BY	CHKD	APPD

DESIGNED BY: RLP
DRAWN BY: DB
CHECKED BY: RLP
APPROVED BY:
DATE: 7/01/2020

Pine Tree Engineering

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

Civil/Environmental Engineering • Surveying

CLIENT

MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT

RANGE POND STATE PARK
SITE IMPROVEMENTS

TITLE

LWCF SITE PLAN

SCALE

1"=250'

PROJECT NO.

20001

DRAWING NO.

20002 LWCF SITE PLAN

SHT.

3 of 3

REV.

1.

KNOW ALL MEN BY THESE PRESENTS,
THAT HIRAM RICKER & SONS, a Corporation organized and existing under the laws of the State of Maine and located at Poland in the County of Androscoggin and State of Maine, in consideration of One Dollar and other valuable considerations paid by the STATE OF MAINE, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said STATE OF MAINE, its successors and assigns forever, a certain lot or parcel of land situated in said Poland, bounded and described as follows:

Beginning at the Low Water Mark as of 1880, more or less, or before the water level on the Northeast shore of Lower Range Pond was raised by dams; thence North fifty-three degrees East (N 53°E) to an iron pipe on the edge of Lower Range Pond; thence North fifty-three degrees East (N 53°E) one hundred seventy (170) feet more or less to an iron pipe in the Westerly side of Plains Road, so-called, said iron pipe being the Southwest corner of Lot #9 and/or #14 of "Right of Way and Track Map, Portland and Rumford Falls Ry." operated by Maine Central Railroad Co., dated June 30, 1916 and being Plan No. V9/7; thence North fifty-three degrees East (N 53° E) seven hundred sixty (760) feet more or less to the Southwesterly line of a sixty-six (66) foot Right-of-Way of said Railroad Company at Station 351 + 10.3 of said Plan at the center line; thence South forty-three degrees East (S 43° E) along the Southwesterly line of said Railroad Right-of-Way three thousand five hundred seventy-eight and forty-four hundredths (3,578.44) feet to a point thirty-three (33) feet Southwesterly from the center line Station 315 + 31.86 and being at the Point of Tangency of curve; thence on a curve to the left thirty-three (33) feet Southerly from the center line whose internal angle is sixty-six degrees thirty-nine minutes forty-five seconds (66° 39' 45") and whose deflection is two degrees twenty minutes no seconds (02° 20' 00") nine hundred fifty-eight (958) feet more or less to the Westerly line of Bailey Hill Road, so-called, as shown on the "Right-of-Way and Track Map, Portland and Rumford Falls Ry." operated by Maine Central Railroad, dated June 30, 1916 and being Plan No. V9/6; thence Southerly along the Westerly line of said Bailey Hill Road one hundred twelve (112) feet more or less to the Northerly line of the Lewiston Road, so-called; thence on the same bearing across

said Lewiston Road sixty-six (66) feet more or less to a point on the Southerly side of said Lewiston Road, being the Southwest intersection of said roads; thence South eighty degrees East (S 80° E) sixty-six (66) feet more or less across said Bailey Hill Road to the Southeast intersection of said roads; thence South eighty degrees East (S 80° E) along the Southerly side of said Lewiston Road four thousand six hundred (4,600) feet more or less to a point formed by the Southerly line of said Lewiston Road and the Northerly line of State Aid Highway No. 1 in Poland, commonly called the Lewiston Junction Road, (it is the intent to transfer any and all interests and rights that the Grantor may have to the center line of the last described road); thence along the Northerly line of said Lewiston Junction Road four hundred (400) feet more or less to a point; thence South twenty-four degrees East (S 24° E) across said Lewiston Junction Road sixty-six (66) feet to a point on the Southerly line of said Lewiston Junction Road; thence South twenty-four degrees East (S 24° E) along a wire fence and blazed line two thousand five hundred (2,500) feet more or less to an iron pipe; thence South thirty-five degrees West (S 35° W) along a blazed line, wire fence, and stone wall two thousand nine hundred (2,900) feet more or less to a cemetery; thence in a Northwesterly direction forty (40) feet more or less along said cemetery to the Northerly corner of said cemetery; thence Southwesterly along the Northwesterly line of said cemetery and an extension thereof one hundred (100) feet more or less to the Northerly line of Route 122; thence in a Westerly and Southwesterly direction on the Northerly side of said Route 122 two thousand six hundred fifty (2,650) feet more or less to the intersection of said Northerly side of Route 122 and the Northeasterly line of a road leading from said Route 122 to said Bailey Hill Road; thence North fifty degrees West (N 50° W) along the Northeasterly side of said road six hundred (600) feet more or less to the intersection of the Northeasterly side of said road and the Easterly line of said Bailey Hill Road; thence North fifty degrees West (N 50° W) sixty-six (66) feet more or less across said Bailey Hill Road to a point on the Westerly side of said Bailey Hill Road; thence North ten degrees East (N 10° E) along the Westerly side of said Bailey Hill Road one thousand five hundred (1,500) feet more or less to an iron pipe; thence North eighty degrees West (N 80° W) eight hundred sixty (860) feet more or less to an iron pipe; thence North six degrees West (N 06° W) five hundred thirty (530) feet more or less to an iron pipe; thence North thirty-seven degrees West (N 37° W) one hundred four (104) feet more or less

to an iron pipe; said iron pipe being on the Southeasterly corner of a small pond, said pond being located Southwesterly of Lower Range Pond; thence North twenty degrees East (N 20° E) along the Easterly side of said Pond seven hundred seventy (770) feet more or less to an iron pipe; thence North twenty-one degrees West (N 21° W) three hundred sixty (360) feet more or less along said Pond and extension thereof to an iron pipe; thence North eight degrees West (N 08° W) three hundred twenty-five (325) feet more or less to an iron pipe; thence North forty-four degrees West (N 44° W) one hundred forty-five (145) feet more or less to an iron pipe; thence North thirty-five degrees West (N 35° W) three hundred thirty (330) feet more or less to an iron pipe; said iron pipe being on the Southwesterly side of a small peninsula, said peninsula located on the Southwesterly side of Lower Range Pond; thence North thirty-five degrees West (N 35° W) to the Low Water Mark as of 1880 more or less before water level was raised by a dam; thence in a Northerly direction six hundred (600) feet more or less along said peninsula and Lower Range Pond at the Low Water Level mark as of 1880 more or less or before the water was raised by a dam; thence in a Southerly direction two thousand (2,000) feet more or less along the Westerly shore of Lower Range Pond at said Low Water Mark; thence in an Easterly direction one thousand two hundred (1,200) feet more or less along the Southerly shore of Lower Range Pond at said Low Water Mark; thence in a Northerly direction six thousand (6,000) feet more or less along the Easterly shore of Lower Range Pond at the said Low Water Mark to the point of beginning; excepting and reserving therefrom the following parcels:

- ✓ (1) Parcel No. 29 as shown on "Property Map, Town of Poland", as of this date, now or formerly of Jordan Brothers, being that portion of lot 4 of 5 lots conveyed by the Maine Central Railroad Company to Jordan Brothers, and recorded April 9, 1951, Book 650, Page 520 in the Androscoggin County Registry of Deeds, which lies between the Railroad Right-of-Way and the Plains Road, so-called, containing 28.5A[±], being a portion of Lot No. 9 and/or 14 on Plan No. V9/7 of "Right-of-Way and Track Map, Portland and Rumford Falls Ry.", operated by the Maine Central Railroad Company, dated June 30, 1916.
- ✓ (2) Parcel No. 32 as shown on "Property Map, Town of Poland", as of this date, now or formerly of Jordan Brothers, being that portion of lot 3 of 5 lots conveyed by the Maine Central Railroad Company to Jordan Brothers, and recorded April 9, 1951, Book 650, Page 520 in the Androscoggin County Registry of Deeds, which

lies between the Railroad Right-of-Way and the Plains Road, so-called, containing 6.5A[±], being a portion of Lot No. 3 and/or 13 on Plan No. V9/7 of "Right-of-Way and Track Map, Portland and Rumford Falls Ry.", operated by the Maine Central Railroad Company, dated June 30, 1916.

✓(3) Parcel No. 37 as shown on "Property Map, Town of Poland," as of this date, now or formerly of Jordan Brothers, being that portion of lot 2 of 5 lots conveyed by the Maine Central Railroad Company to Jordan Brothers, and recorded April 9, 1951, Book 650, Page 520 in the Androscoggin County Registry of Deeds, which lies Southerly of the Railroad Right-of-Way and Northerly of the Lewiston Road, so-called, and the Plains Road, so-called, containing 6.5A[±], being lot No. 7 and/or 18 on Plan No. V9/6 of "Right-of-Way and Track Map, Portland and Rumford Falls Ry.", operated by the Maine Central Railroad Company, dated June 30, 1916.

✓(4) A portion of Parcel No. 22 as shown on "Property Map, Town of Poland", as of this date, now or formerly of Jordan Brothers, being that portion of lot 1 of 5 lots conveyed by the Maine Central Railroad Company to Jordan Brothers, and recorded April 9, 1951, Book 650, Page 520 in the Androscoggin County Registry of Deeds, which lies Southerly of the Railroad Right-of-Way, Westerly of the Bailey Hill Road, so-called, and Northerly of the Lewiston Road, so-called, containing 1.5A[±], being a portion of Lot 4 and/or 17 on Plan No. V9/6 of "Right-of-Way and Track Map, Portland and Rumford Falls Ry.", operated by the Maine Central Railroad Company, dated June 20, 1916.

✓(5) Parcel Nos. 35 & 36 as shown on "Property Map, Town of Poland", as of this date; now or formerly of the Bailey Heirs, being that portion of a parcel conveyed by Alonzo B. Cobb & Charles E. Bragdon to Moses Bailey, now deceased, recorded October 3, 1893, Book 153, page 490, in the Androscoggin County Registry of Deeds, which lies Westerly of a line one hundred thirty-nine feet (139') Westerly of and parallel to the Westerly line of the Railroad Right-of-Way indicated on "Right-of-Way and Track Map, Portland and Rumford Falls Ry.", operated by the Maine Central Railroad Company, dated June 30, 1916, Plan No. V9/7, containing 21.3 A[±].

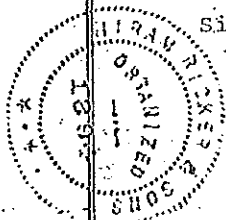
(6) Parcel No. 1 as shown on "Property Map, Town of Poland" as of this date, now or formerly of Francis A. Walker, being that parcel of land conveyed by Ransom Jordan to Francis A. Walker, recorded August 2, 1957, Book 764, page 422 in the Androscoggin County Registry of Deeds, containing 0.5 A[±].

Reference is made to a plan, to be filed in Androscoggin County Registry of Deeds, for a more accurate description.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said STATE OF MAINE, its successors and assigns, to its and their use and behoof forever.

AND the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said HIRAM RICKER & SONS has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Saul Feldman its Treasurer thereunto duly authorized, this Eighteenth day of October in the year one thousand nine hundred and sixty-five.



Signed, Sealed and Delivered
in presence of

HIRAM RICKER & SONS

By Saul Feldman

STATE OF MAINE, Androscoggin ss.

October 18, 1965

Personally appeared the above named Saul Feldman

Treasurer of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

ANDROSCOGGIN, SS.

RECEIVED BY 2 1965 2 12 26 P.M.
and recorded from the original

Before me,

Sam V. Walcott
Justice of the Peace

Map Lot 0006-0040A

Account 597

Location STATE PARK RD.

Card 1 Of 3 10/14/2020

MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS
STATE HOUSE STATION #22
AUGUSTA ME 04333

B965P722

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Poland

Property Data			Assessment Record						
Neighborhood 66 Range 4			Year	Land		Buildings		Exempt	Total
			2020	4,745,000		23,200		4,768,200	0
Tree Growth Year 0									
X Coordinate 0									
Y Coordinate 0									
Zone/Land Use 11 Residential									
Secondary Zone									
Topography 1 Level									
1.Level	4.Below St	7.Rough							
2.Rolling	5.Low	8.							
3.Above St	6.Swampy	9.							
Utilities 4 Drilled Well 7 & Septic System									
1.Summer	4.Dr Well	7.Septic							
2.Water	5.Dug Well	8.							
3.Sewer	6.Lake	9.None							
Street 1 Paved									
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Dirt	8.							
3.Gravel	6.R/W	9.None							
TIF DISTRICT	0								
SPRING WORK 0			Front Foot	Type	Effective		Influence		Influence Codes
Sale Data					Frontage	Depth	Factor	Code	
							%		
							%		
							%		
Sale Date									
Price									
Sale Type									
1.Land	4.Mobile	7.	Square Foot	Square Feet					
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.			%				
3.Assumed	6.Cash	9.Unknown			%				
Validity			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Listing		22	0.50	100	%	0	
2.Related	5.Partial	8.Other		30	2.50	100	%	0	
3.Distress	6.Exempt	9.		31	35.00	100	%	0	
Verified				32	307.00	100	%	0	
1.Buyer			50	1.00	100	%	0		
2.Seller			26	12.00	100	%	0		
3.Lender			27	31.00	100	%	0		
			Total Acreage 388.00						

- 1.Market
- 2.Frontage
- 3.Topography
- 4.Size
- 5.Access
- 6.Restriction
- 7.Shape
- 8.Location
- 9.Fract Share
- 30.Rear Land 1
- 31.Rear Land 2
- 32.Rear Land 3
- 33.Golf Course
- 34.Pasture
- 35.Cropland
- 36.Orchard
- 37.Softwood TG
- 38.Mixed Wood TG
- 39.Hardwood TG
- 40.Wasteland
- 41.Gravel Pit
- 42.Mobile Home Si
- 43.Camp Site
- 44.Site Improve
- 45.M H Hook-up
- 46.Miscellaneous


Poland

Map Lot 0006-0040A

Account 597

Location STATE PARK RD.

Card 1 Of 3 10/14/2020

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Condo	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.DBWD				2.Inadeq	5.	8.
3.Old Styl	7.Contemp	11.Cpfdt	Heat Type			3.Horrid	6.	9.
4.Cape	8.Cottage	12.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.
Stories			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.3.5	Cool Type			Insulation		
2.2	5.1.75	8.4	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood	5.Shingle	9.Other	Kitchen Style			Unfinished %		
2.Vin/Al	6.Brick	10.	1.Modern	4.Obsolete	7.	Grade & Factor		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.1	4.4	7.7
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.2	5.5	8.
Roof Surface			Bath(s) Style			3.3	6.6	9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
			# Bedrooms			3.Avg-	6.Good	9.Same
			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.
1.Concrete	4.Wood	7.	<div></div>			2.O-Built	5.Bsmt	8.Other
2.C Block	5.Slab	8.				3.Style	6.Size	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None
2.1/2 Bmt	5.Crawl Sp	8.				1.Location	4.Generate	8.
3.3/4 Bmt	6.	9.None				2.Encroach	5.Frac Shr	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.M	4.CB	7.BP
1.Dry	4.Wet	7.				2.L	5.Ref	8.TBD
2.Damp	5.	8.				3.M&L	6.V	9.
3.Wet	6.	9.				Information Code 0		
						1.RMD	4.DB	7.JOD
						2.DRB	5.PB	8.Town
						3.CC	6.MOD	9.

Date Inspected

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Shed	2001	1176	5 100	4	70 %	100 %		1.1 Story
77 Plumbing Fixture	2001	4	3 100	4	70 %	100 %		2.2 Story
61 Canopy	2001	1655	5 100	4	70 %	100 %		3.3 Story
					%	%		4.1 5 Story
					%	%		5.1 75 Story
					%	%		6.2 5 Story
					%	%		21.Open Porch
					%	%		22.EP or 1 St Unf
					%	%		23.Garage
					%	%		24.Shed
					%	%		25.Greenhouse Pla
					%	%		26.Overhang 1 St
					%	%		27.Basement Unfin
					%	%		28.Attic Unfin
					%	%		29.Attic Finished



MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS
STATE HOUSE STATION #22
AUGUSTA ME 04333

B965P722

Property Data

Neighborhood		
Tree Growth Year 0		
X Coordinate		0
Y Coordinate		0
Zone/Land Use 11 Residential		
Secondary Zone		
Topography		1 Level
1.Level	4.Below St	7.Rough
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well		7 & Septic System
1.Summer	4.Dr Well	7.Septic
2.Water	5.Dug Well	8.
3.Sewer	6.Lake	9.None
Street 1 Paved		

Assessment Record

[illegible]

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Market	
12.Delta Triangle				%		2.Frontage	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size	
15.Miscellaneous				%		5.Access	
				%		6.Restriction	
				%		7.Shape	
Square Foot		Square Feet				8.Location	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Lot			%		Acres	
	18.Excess Land			%		30.Rear Land 1	
	19.Condominium			%		31.Rear Land 2	
	20.Miscellaneous			%		32.Rear Land 3	
				%		33.Golf Course	
				%		34.Pasture	
Fract. Acre Acres		Acreage/Sites				35.Cropland	
	21.Homesite (Frac			%		36.Orchard	
	22.Baselot (Fract			%		37.Softwood TG	
	23.Road Rear(Frac			%		38.Mixed Wood TG	
				%		39.Hardwood TG	
	24.Homesite			%		40.Wasteland	
	25.Baselot			%		41.Gravel Pit	
	26.Frontage 1			%		42.Mobile Home Si	
	27.Frontage 2			%		43.Camp Site	
	28.Horticultural	Total Acreage 0.00					44.Site Improve
	29.Developed Rear						45.M H Hook-up
						46.Miscellaneous	

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Poland


Poland

Map Lot 0006-0040A

Account 597

Location STATE PARK ROAD

Card 2 Of 3 10/14/2020

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Condo	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.DBWD				2.Inadeq 5. 8.		
3.Old Styl	7.Contemp	11.Cpfdt	Heat Type			3.Horrid 6. 9.		
4.Cape	8.Cottage	12.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.3.5	Cool Type			Insulation		
2.2	5.1.75	8.4	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5. 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.Wood	5.Shingle	9.Other	Kitchen Style			Unfinished %		
2.Vin/Al	6.Brick	10.	1.Modern 4.Obsolete 7.			Grade & Factor		
3.Compos.	7.Stone	11.	2.Typical 5. 8.			1.1 4.4 7.7		
4.Asbestos	8.Concrete	12.	3.Old Type 6. 9.None			2.2 5.5 8.		
Roof Surface			Bath(s) Style			3.3 6.6 9.Same		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
			# Bedrooms			3.Avg- 6.Good 9.Same		
			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.Delap 7.		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.Other		
2.C Block	5.Slab	8.				3.Style 6.Size 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Sp	8.				1.Location 4.Generate 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Frac Shr 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.M 4.CB 7.BP		
1.Dry	4.Wet	7.				2.L 5.Ref 8.TBD		
2.Damp	5.	8.	3.M&L 6.V 9.					
3.Wet	6.	9.	Information Code 0					
			1.RMD 4.DB 7.JOD					
			2.DRB 5.PB 8.Town					
			3.CC 6.MOD 9.					
Date Inspected								
Additions, Outbuildings & Improvements								1.1 Story
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.2 Story
80 Field Price	1976	1064	3 116	4	70 %	100 %		3.3 Story
80 Field Price	1976	1064	3 116	4	70 %	100 %		4.1 5 Story
24 Shed	1976	312	6 100	4	70 %	100 %		5.1 75 Story
68 Wood Deck	1976				%	%	20,000	6.2 5 Story
					%	%		21.Open Porch
					%	%		22.EP or 1 St Unf
					%	%		23.Garage
					%	%		24.Shed
					%	%		25.Greenhouse Pla
					%	%		26.Overhang 1 St
					%	%		27.Basement Unfin
					%	%		28.Attic Unfin
					%	%		29.Attic Finished

Map Lot 0006-0040A

Account 597

Location STATE PARK ROAD

Card 3 Of 3 10/14/2020

MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS
STATE HOUSE STATION #22
AUGUSTA ME 04333

B965P722

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Poland

Property Data			Assessment Record						
Neighborhood			Year	Land		Buildings		Exempt	Total
			2020	0		55,900		55,900	0
Tree Growth Year 0									
X Coordinate 0									
Y Coordinate 0									
Zone/Land Use 11 Residential									
Secondary Zone									
Topography 1 Level									
1.Level	4.Below St	7.Rough							
2.Rolling	5.Low	8.							
3.Above St	6.Swampy	9.							
Utilities 4 Drilled Well 7 & Septic System									
1.Summer	4.Dr Well	7.Septic							
2.Water	5.Dug Well	8.							
3.Sewer	6.Lake	9.None							
Street 1 Paved									
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Dirt	8.							
3.Gravel	6.R/W	9.None							
TIF DISTRICT	0								
SPRING WORK 0			Front Foot						
Sale Data									
Sale Date									
Price									
Sale Type			Square Foot						
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing			Fract. Acre						
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity			Acreage/Sites						
1.Valid	4.Split	7.Listing							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.							
Verified			Total Acreage 0.00						
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							


Poland

Map Lot 0006-0040A

Account 597

Location STATE PARK ROAD

Card 3 Of 3 10/14/2020

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.DBWD	0	2.Inadeq 5. 8.
3.Old Styl 7.Contemp 11.Cpfdt	Heat Type 100% 9 Not Heated	3.Horrid 6. 9.
4.Cape 8.Cottage 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.5	Cool Type 100% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 5 Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingle 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.	1.Modern 4.Obsolete 7.	Grade & Factor 2 Grade 2 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.1 4.4 7.7
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.2 5.5 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.3 6.6 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 822
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
0	# Bedrooms 0	3.Avg- 6.Good 9.Same
0	# Full Baths 1	Phys. % Good 80%
Year Built 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Other
2.C Block 5.Slab 8.		3.Style 6.Size 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 5.Frac Shr 9.
Bsmt Gar # Cars 0		Entrance Code 5 Refused
Wet Basement 9 No Basement		1.M 4.CB 7.BP
1.Dry 4.Wet 7.		2.L 5.Ref 8.TBD
2.Damp 5. 8.	3.M&L 6.V 9.	
3.Wet 6. 9.	Information Code 5 Paul Binette	
	1.RMD 4.DB 7.JOD	
	2.DRB 5.PB 8.Town	
	3.CC 6.MOD 9.	

Date Inspected 8/10/1993

Additions, Outbuildings & Improvements								1.1 Story
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.2 Story
21 Open Porch	1976	96	9 100	9	80 %	100 %		3.3 Story
23 Garage	1976	864	9 100	9	80 %	100 %		4.1 5 Story
24 Shed	1976	288	9 100	9	80 %	100 %		5.1 75 Story
					%	%		6.2 5 Story
					%	%		21.Open Porch
					%	%		22.EP or 1 St Unf
					%	%		23.Garage
					%	%		24.Shed
					%	%		25.Greenhouse Pla
					%	%		26.Overhang 1 St
					%	%		27.Basement Unfin
					%	%		28.Attic Unfin
					%	%		29.Attic Finished



500 foot Abutters List Report

Poland, ME
October 14, 2020

Subject Properties:

Parcel Number: 0006-0040A
CAMA Number: 0006-0040A
Property Address: STATE PARK RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0006-0040
CAMA Number: 0006-0040A
Property Address: STATE PARK ROAD

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0006-0040
CAMA Number: 0006-0040A
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HOUSE STATION #22
AUGUSTA, ME 04333

Abutters:



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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 0002-0002 CAMA Number: 0002-0002 Property Address: EMPIRE RD.	Mailing Address: MAINE, STATE OF %BUREAU OF PUBLIC LANDS STATE HOUSE STATION #22 AUGUSTA, ME 04333
Parcel Number: 0006-0027 CAMA Number: 0006-0027 Property Address: 105 OLD PLAINS ROAD	Mailing Address: FITCH, JON L. 105 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0027 CAMA Number: 0006-0027 Property Address: 105 OLD PLAINS ROAD	Mailing Address: FITCH, JON L. 105 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0027 CAMA Number: 0006-0027 Property Address: 105 OLD PLAINS ROAD	Mailing Address: FITCH, JON L. 105 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0027 CAMA Number: 0006-0027 Property Address: 105 OLD PLAINS ROAD	Mailing Address: FITCH, JON L. 105 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0028 CAMA Number: 0006-0028 Property Address: 104 OLD PLAINS RD.	Mailing Address: ROBBINS, RUPERT CHRIS 104 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0028A CAMA Number: 0006-0028A Property Address: 379 PLAINS RD.	Mailing Address: DUFAULT, SHAWN L. 379 PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0028B CAMA Number: 0006-0028B Property Address: 112 OLD PLAINS RD.	Mailing Address: ROBBINS, NATHAN C 112 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0028C CAMA Number: 0006-0028C Property Address: 98 OLD PLAINS RD.	Mailing Address: ROBBINS, AMY 1216 HARTFORD ST. COLORADO SPRINGS, CO 80906
Parcel Number: 0006-0028D CAMA Number: 0006-0028D Property Address: 96 OLD PLAINS RD.	Mailing Address: ROBBINS, HEATHER 96 OLD PLAINS RD. POLAND, ME 04274
Parcel Number: 0006-0040A CAMA Number: 0006-0040A Property Address: STATE PARK RD.	Mailing Address: MAINE, STATE OF C/O BUREAU OF PUBLIC LANDS STATE HOUSE STATION #22 AUGUSTA, ME 04333
Parcel Number: 0006-0040A CAMA Number: 0006-0040A Property Address: STATE PARK RD.	Mailing Address: MAINE, STATE OF C/O BUREAU OF PUBLIC LANDS STATE HOUSE STATION #22 AUGUSTA, ME 04333



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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 0006-0040A
CAMA Number: 0006-0040A
Property Address: STATE PARK RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DRIVE

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DRIVE

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
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STAMFORD, CT 06902

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STAMFORD, CT 06902

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CAMA Number: 0006-0040B
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STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.

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RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902



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10/14/2020

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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DRIVE

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DRIVE

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DR.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040B
CAMA Number: 0006-0040B
Property Address: 109 POLAND SPRING DRIVE

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0040G
CAMA Number: 0006-0040G
Property Address: OFF SPRING WATER RD.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0006-0041
CAMA Number: 0006-0041
Property Address: SPRING WATER RD.

Mailing Address: NESTLE WATERS NORTH AMERICA INC.
ATTN: TAX DEPARTMENT 900 LONG
RIDGE ROAD, BUILDING 2
STAMFORD, CT 06902

Parcel Number: 0007-0001-0002
CAMA Number: 0007-0001-0002
Property Address: 19 BAILEY HILL RD.

Mailing Address: LEBRUN, CHRISTINE J.
19 BAILEY HILL RD.
POLAND, ME 04274

Parcel Number: 0007-0001-0003
CAMA Number: 0007-0001-0003
Property Address: 5 BAILEY HILL RD.

Mailing Address: OLSON, RICKY H.
P. O. BOX 724
POLAND, ME 04274

Parcel Number: 0007-0001-0004
CAMA Number: 0007-0001-0004
Property Address: 222 PLAINS RD.

Mailing Address: BRACKETT, JEFFREY C.
222 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0001-0005
CAMA Number: 0007-0001-0005
Property Address: 210 PLAINS RD.

Mailing Address: MCNAMARA, DENNIS J.
210 PLAINS RD.
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 0007-0001-0006
CAMA Number: 0007-0001-0006
Property Address: 194 PLAINS RD.

Mailing Address: LAPRELL, TAMMY E.
194 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0002
CAMA Number: 0007-0002
Property Address: PLAINS RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0007-0004
CAMA Number: 0007-0004
Property Address: PLAINS RD.

Mailing Address: HUNTRESS, FRED A. JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0007-0011
CAMA Number: 0007-0011
Property Address: PLAINS RD.

Mailing Address: HUNTRESS, FRED A., JR.
97 STROUT RD.
POLAND, ME 04274

Parcel Number: 0007-0011-001A
CAMA Number: 0007-0011-001A
Property Address: 400 PLAINS RD.

Mailing Address: BOYD, JASON
400 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0021
CAMA Number: 0007-0021
Property Address: BAILEY HILL RD.

Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0007-0021-0004
CAMA Number: 0007-0021-0004
Property Address: 4 BAILEY HILL RD.

Mailing Address: HOYT, TIMOTHY A.
4 BAILEY HILL RD.
POLAND, ME 04274

Parcel Number: 0007-0021
CAMA Number: 0007-0021-0006
Property Address: BAILEY HILL RD.

Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0007-0021-0007
CAMA Number: 0007-0021-0007
Property Address: BAILEY HILL RD.

Mailing Address: RECHISKY, BENJAMIN
112 LIBBY RD
MECHANIC FALLS, ME 04256

Parcel Number: 0007-0022A
CAMA Number: 0007-0022A
Property Address: PLAINS RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0007-0024
CAMA Number: 0007-0024
Property Address: 94 PLAINS RD.

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0024
CAMA Number: 0007-0024
Property Address: 94 PLAINS ROAD

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274



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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 0007-0024
CAMA Number: 0007-0024
Property Address: 94 PLAINS ROAD

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0024
CAMA Number: 0007-0024
Property Address: 94 PLAINS RD.

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0024
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Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0024A
CAMA Number: 0007-0024A
Property Address: PLAINS RD.

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0025
CAMA Number: 0007-0025
Property Address: OFF PLAINS RD.

Mailing Address: VACCARO, PAUL J.
94 PLAINS RD.
POLAND, ME 04274

Parcel Number: 0007-0026
CAMA Number: 0007-0026
Property Address: PLAINS RD.

Mailing Address: MAINE, STATE OF
C/O BUREAU OF PUBLIC LANDS STATE
HOUSE STATION #22
AUGUSTA, ME 04333

Parcel Number: 0010-0041
CAMA Number: 0010-0041
Property Address: 85 OLD PLAINS RD.

Mailing Address: LEMM, JACQUELINE C.
85 OLD PLAINS RD.
POLAND, ME 04274

Parcel Number: 002A-0011A
CAMA Number: 002A-0011A
Property Address: SPRING WATER RD.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274



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10/14/2020

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500 foot Abutters List Report

Poland, ME
October 14, 2020

Parcel Number: 002A-0013-0005
CAMA Number: 002A-0013-0005
Property Address: 262 SPRING WATER RD.

Mailing Address: OGDEN, KEVIN E.
262 SPRING WATER RD.
POLAND, ME 04274

Parcel Number: 002A-0013-0006
CAMA Number: 002A-0013-0006
Property Address: 272 SPRING WATER RD.

Mailing Address: MCCORRY, REBECCA W.
272 SPRINGWATER RD.
POLAND, ME 04274

Parcel Number: 002A-0013-0007
CAMA Number: 002A-0013-0007
Property Address: 280 SPRING WATER RD.

Mailing Address: DENNY, ELIZABETH
280 SPRING WATER RD.
POLAND, ME 04274

Parcel Number: 002A-0013-0008
CAMA Number: 002A-0013-0008
Property Address: 6 EAST CRESTWOOD

Mailing Address: TURCOTTE, ROBERT F.
6 EAST CRESTWOOD
POLAND, ME 04274

Parcel Number: 002A-0013-0009
CAMA Number: 002A-0013-0009
Property Address: 12 EAST CRESTWOOD

Mailing Address: RUSSELL, DAVID R.
12 EAST CRESTWOOD
POLAND, ME 04274

Parcel Number: 002A-0013A
CAMA Number: 002A-0013A
Property Address: 14 WORTHLEY POND LANE

Mailing Address: CORT, AARON
14 WORTHLEY POND LANE
POLAND, ME 04274

Parcel Number: 002A-0013-B001
CAMA Number: 002A-0013-B001
Property Address: WEST CRESTWOOD DR.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274



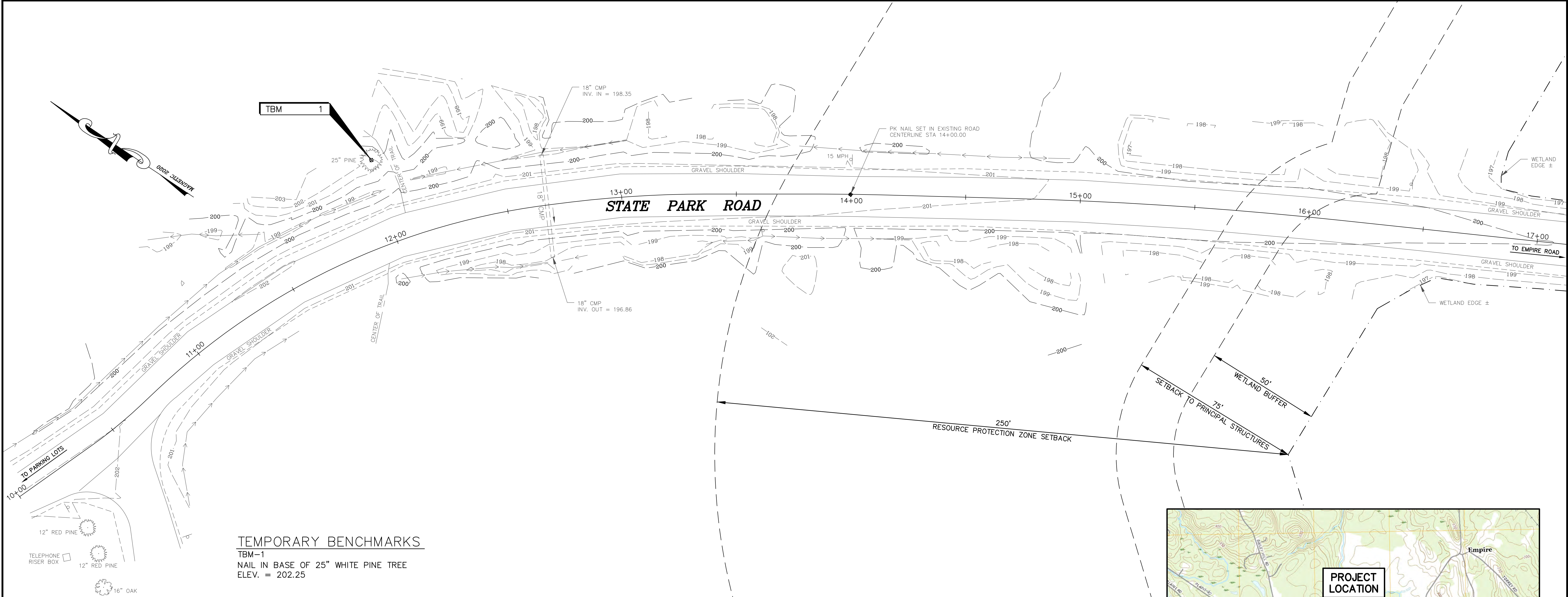
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10/14/2020

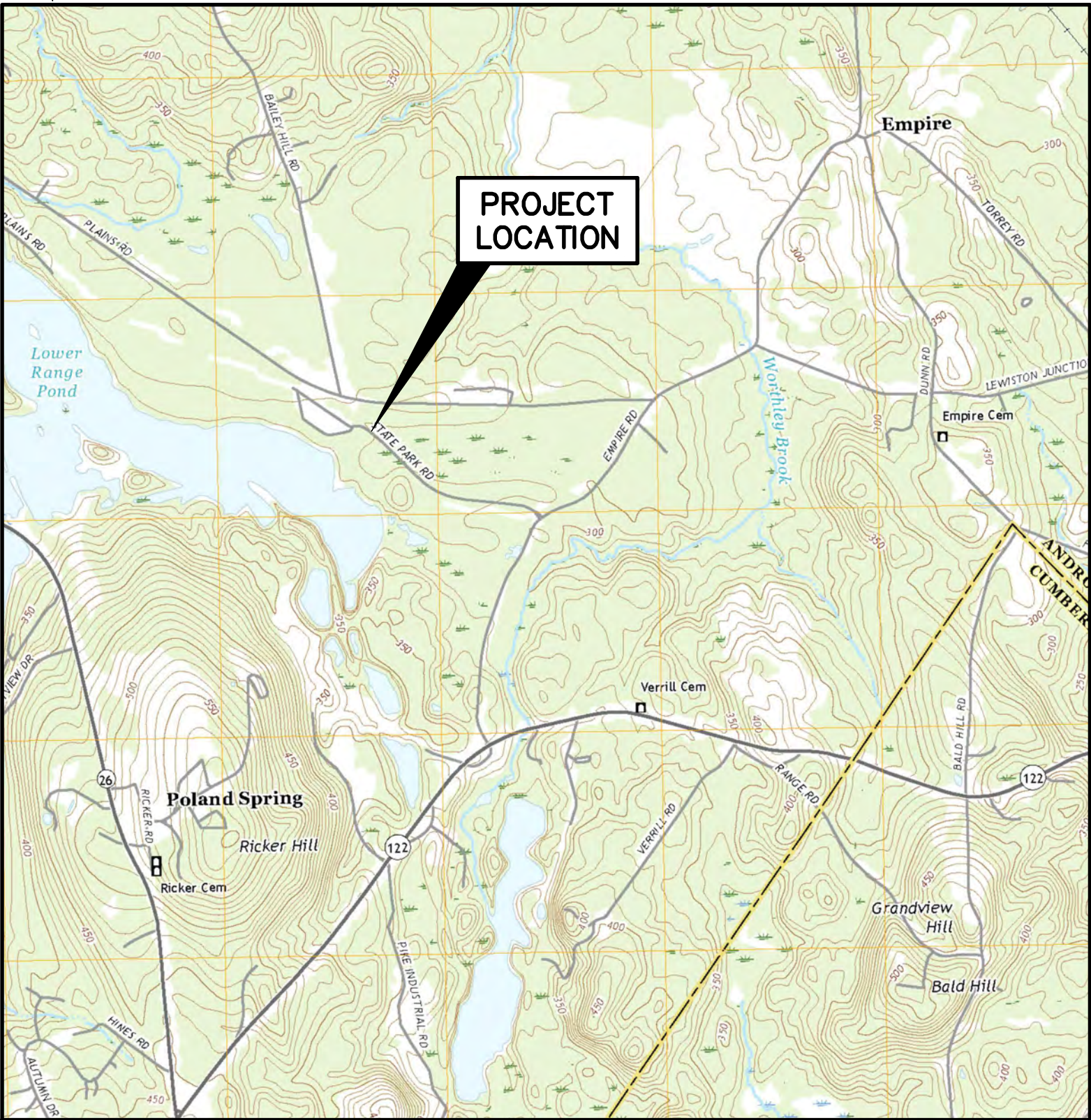
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C:\Users\jldano\Dropbox\DCS-Projects\Pine Tree Engineering\Poland-Range Pond\dwg\20001 exbcs.dwg
10/16/20 7:21am

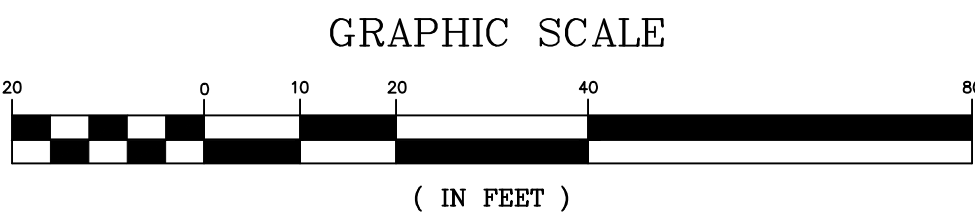


TEMPORARY BENCHMARKS
TBM-1
NAIL IN BASE OF 25" WHITE PINE TREE
ELEV. = 202.25

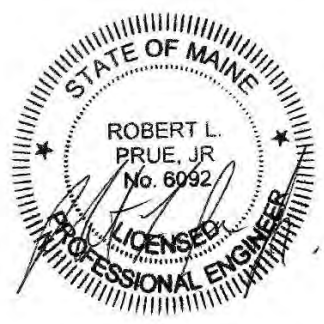
EXISTING CONDITONS PLAN
SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 2000'±



REV	DATE	STATUS	BY	CHKD	APPD
0	10/15/2020	PLANNING BOARD SUBMITTAL	DB	RLP	RLP



DESIGNED BY:	RLP
DRAWN BY:	DB
CHECKED BY:	RLP
APPROVED BY:	RLP
DATE:	10/15/2020

Pine Tree Engineering

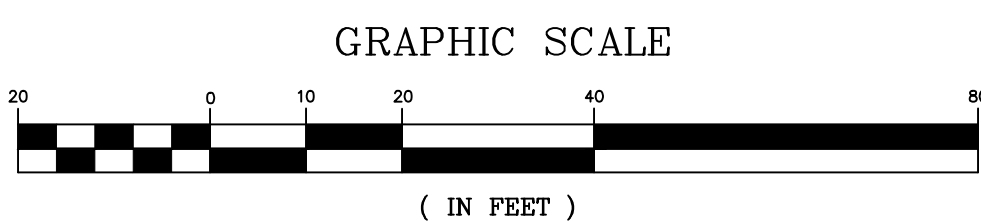
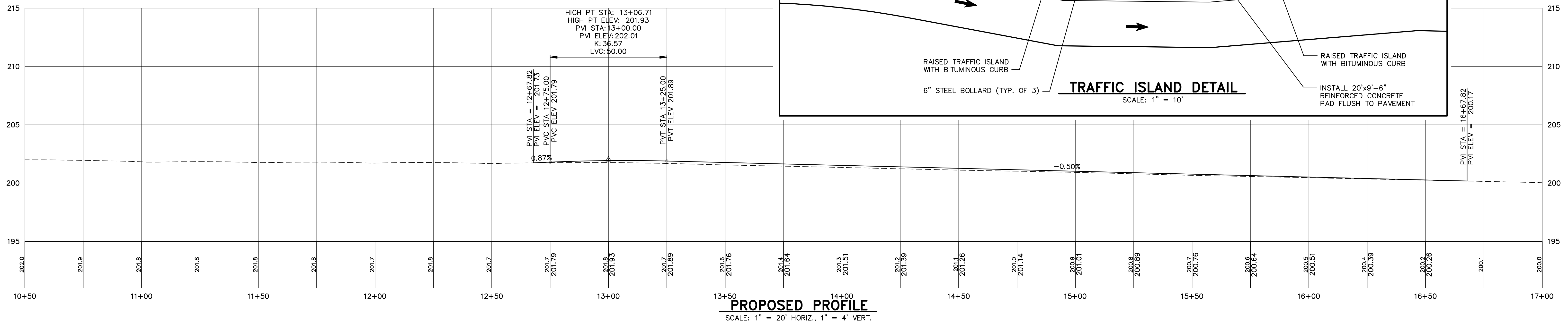
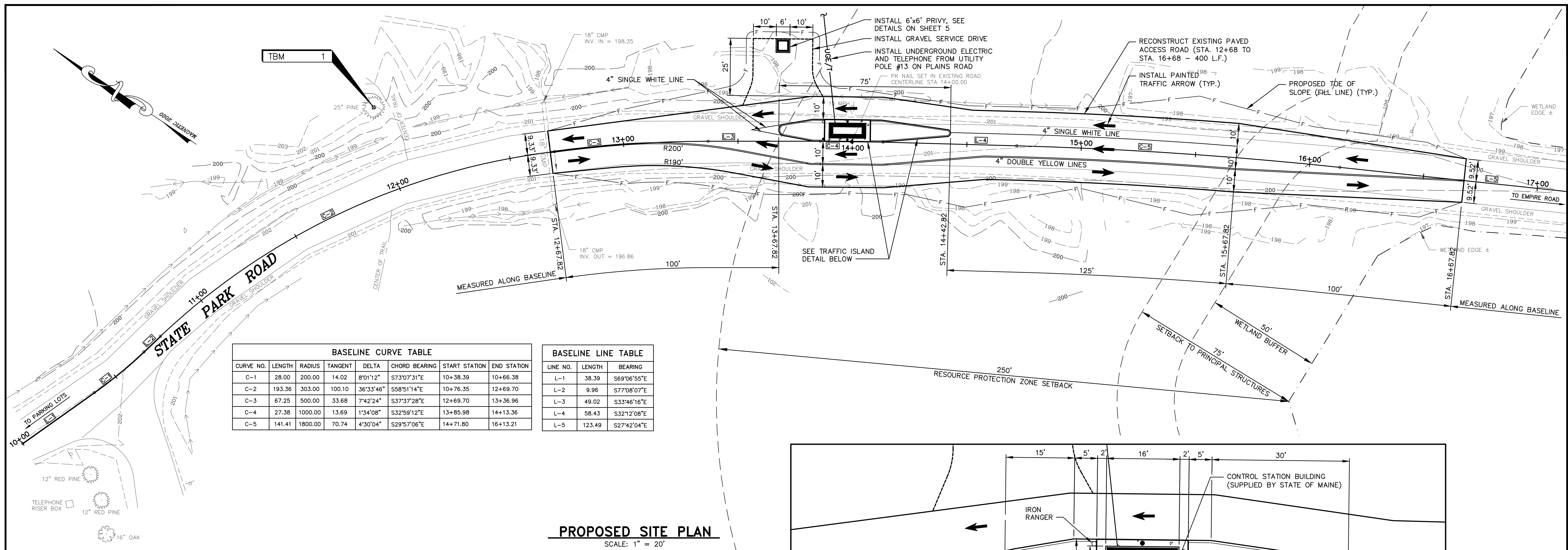
Civil/Environmental Engineering • Surveying

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

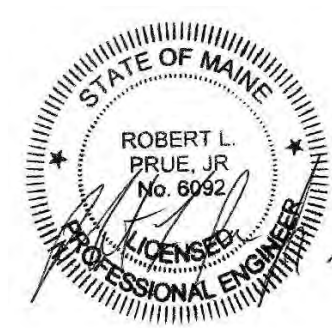
CLIENT
MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT
RANGE POND STATE PARK
SITE IMPROVEMENTS
TITLE
EXISTING CONDITIONS PLAN

SCALE	AS SHOWN
PROJECT NO.	20001
DRAWING NO.	20001 exbase
SHT.	1 of 5
REV.	0



0	10/15/2020	PLANNING BOARD SUBMITTAL	DB	RLP	RLP
REV	DATE	STATUS	BY	CHKD	APPD



DESIGNED BY:	RLP
DRAWN BY:	DB
CHECKED BY:	RLP
APPROVED BY:	RLP
DATE:	10/15/2020

Pine Tree Engineering

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

Civil/Environmental Engineering ♦ Surveying

CLIENT

MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

	PROJECT
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RANGE POND STATE PARK SITE IMPROVEMENTS

TITLE

PLAN AND PROFILE
STA. 10+00 TO STA. 17+00

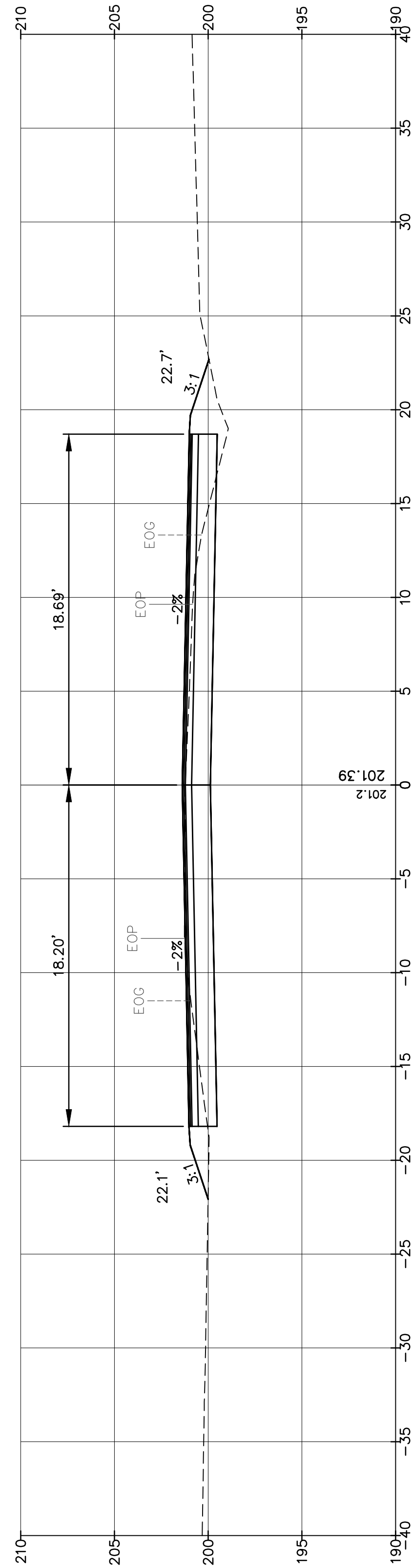
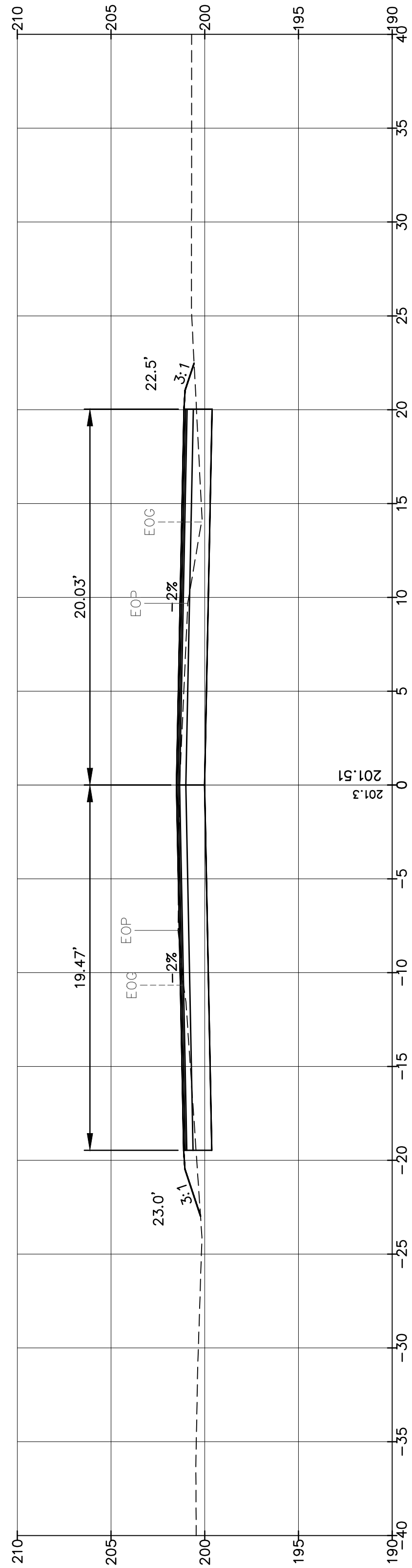
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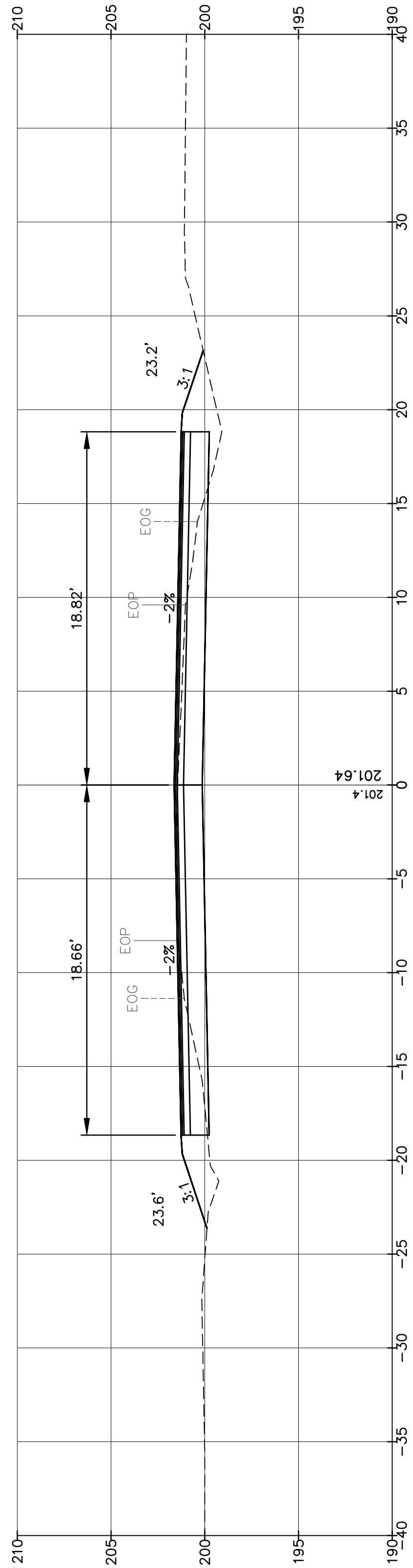
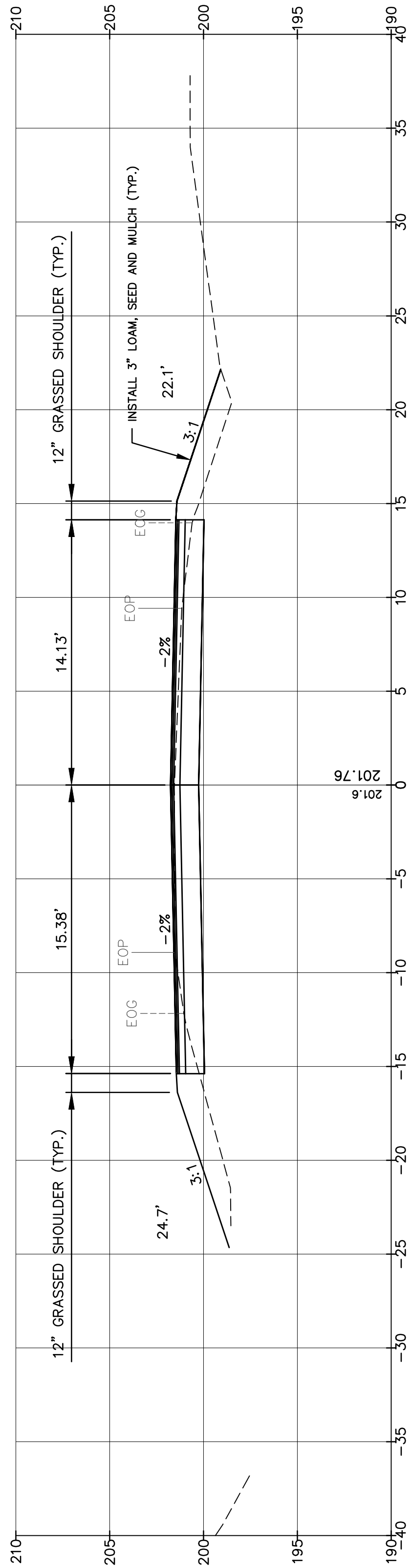
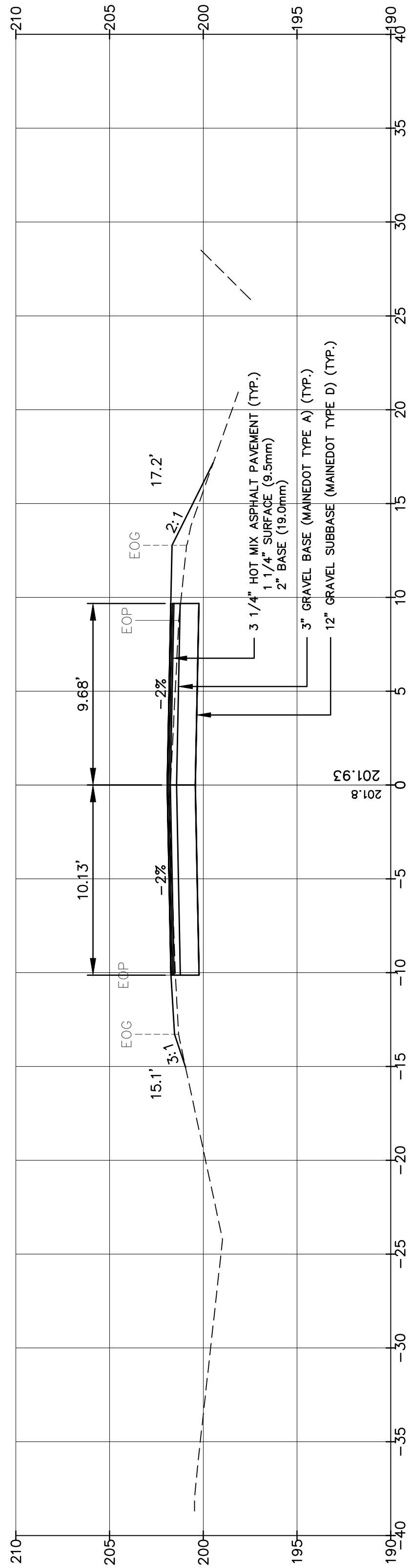
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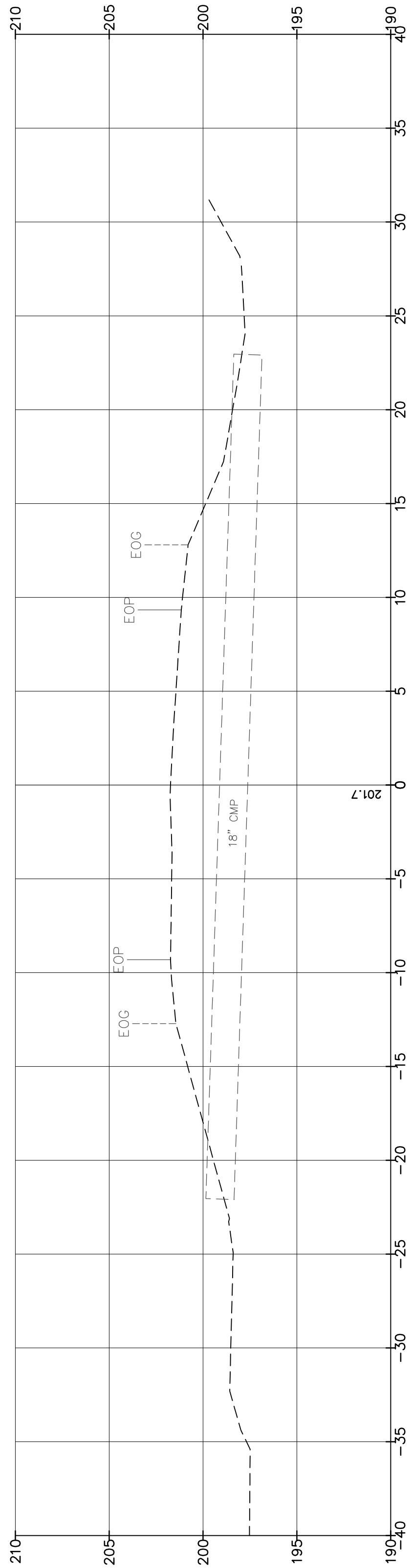
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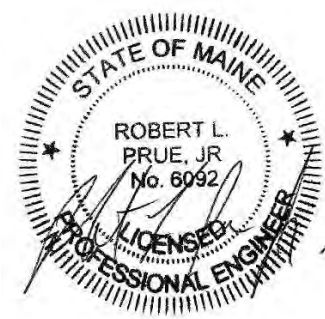
14+00


$$13+75$$

$$13+50$$


13+00

 $12+67$

0	10/15/2020	PLANNING BOARD SUBMITTAL	DB	RLP	RLP	
REV	DATE	STATUS	BY	CHKD	APPD	



DESIGNED BY:	RLP
DRAWN BY:	DB
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APPROVED BY:	RLP
DATE:	10/15/2020

Pine Tree Engineering

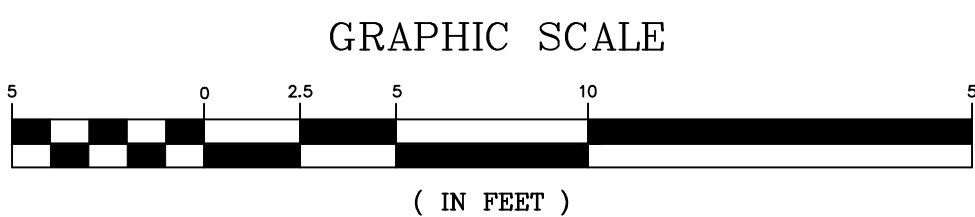
Civil/Environmental Engineering ♦ Surveying

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
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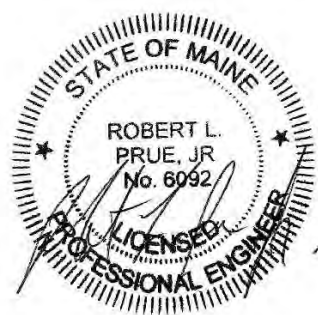
CLIENT

MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT	RANGE POND STATE PARK SITE IMPROVEMENTS		SCALE	AS SHOWN
			PROJECT NO.	20001
TITLE	CROSS SECTIONS STA. 11+00 TO STA. 13+50		DRAWING NO.	20001SECTIONS
			SHT.	3 of 5 REV. 0



REV	DATE	STATUS	BY	CHKD	APPD
0	10/15/2020	PLANNING BOARD SUBMITTAL	DB	RLP	RLP



DESIGNED BY:	RLP
DRAWN BY:	DB
CHECKED BY:	RLP
APPROVED BY:	RLP
DATE:	10/15/2020

Pine Tree Engineering

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Civil/Environmental Engineering ♦ Surveying

CLIENT

MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT

RANGE POND STATE PARK
SITE IMPROVEMENTS

TITLE

CROSS SECTIONS
STA. 13+75 TO STA. 15+50

SCALE

AS SHOWN

PROJECT NO.

20001

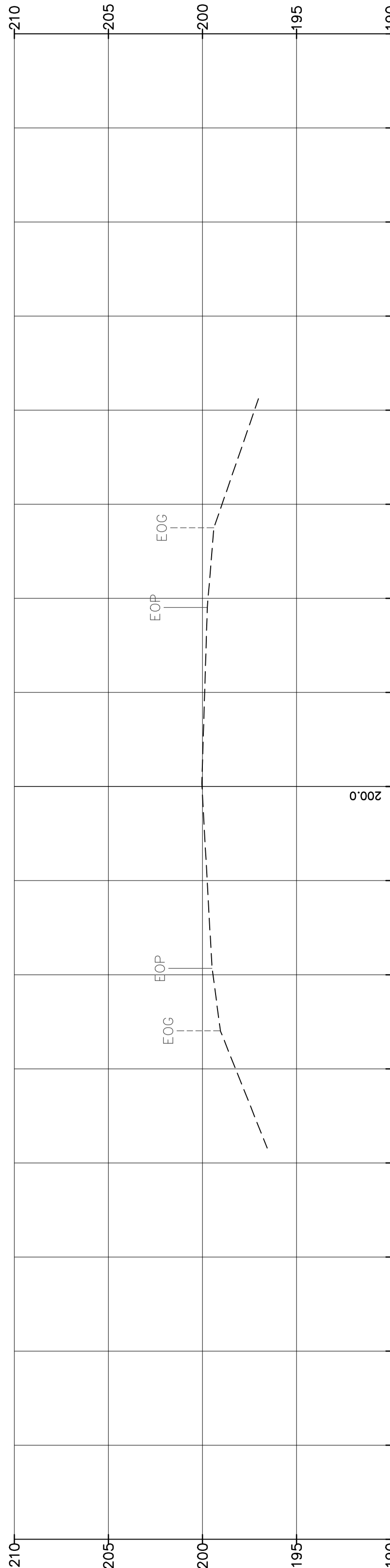
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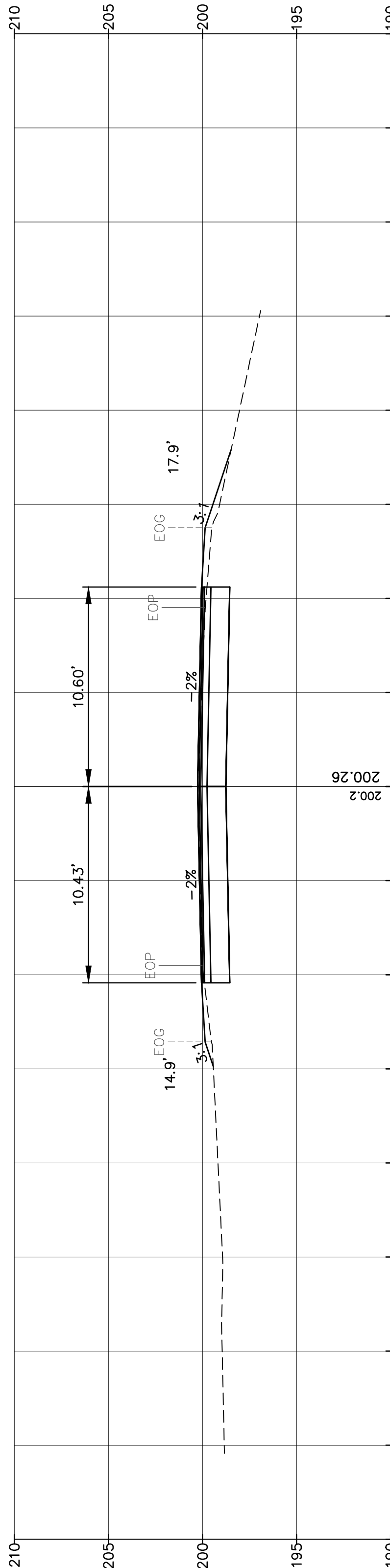
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REV.

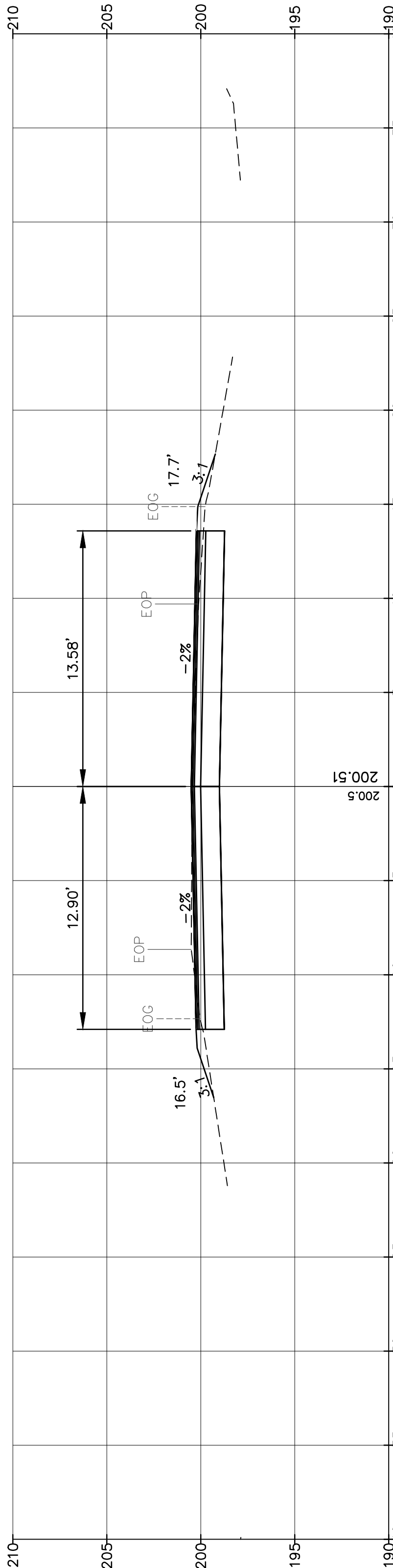
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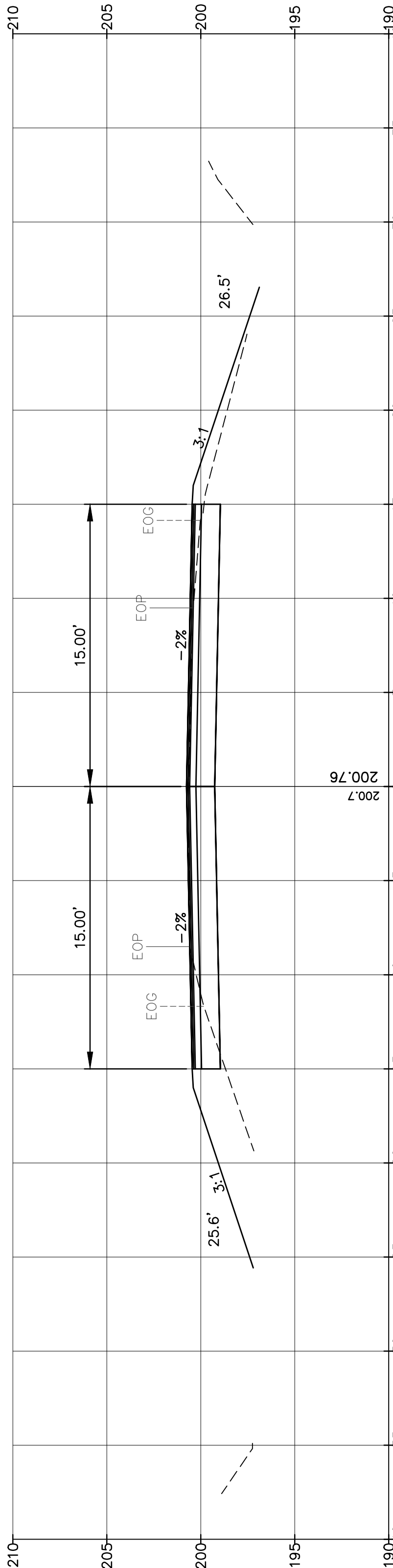
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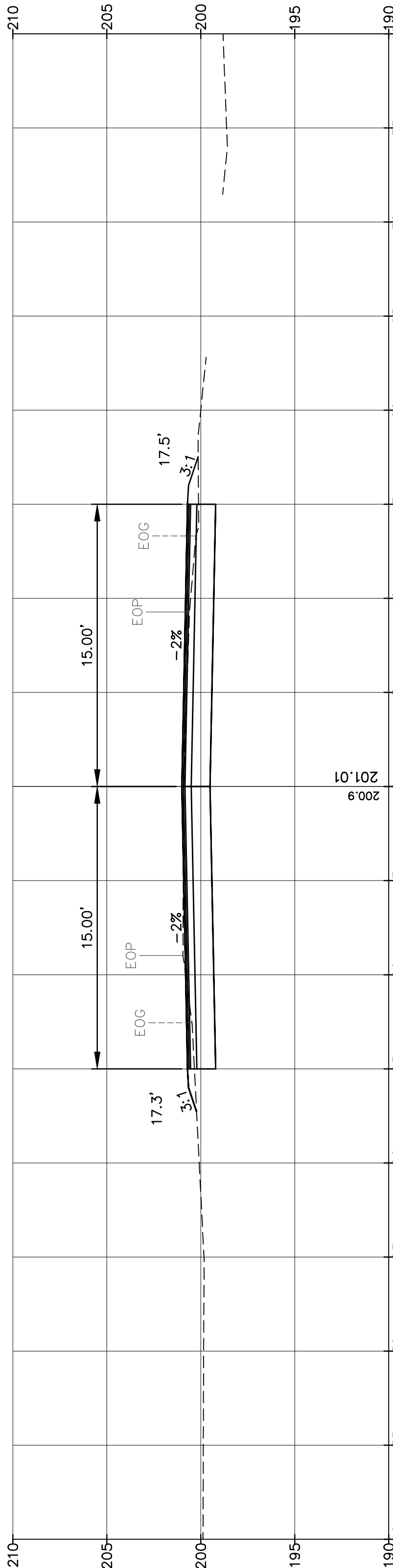
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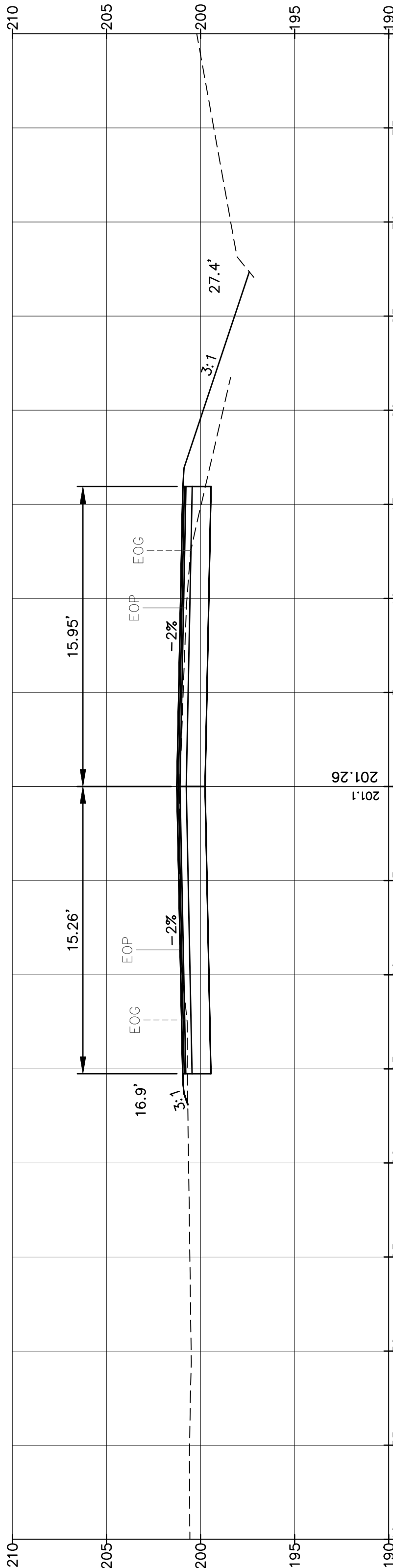
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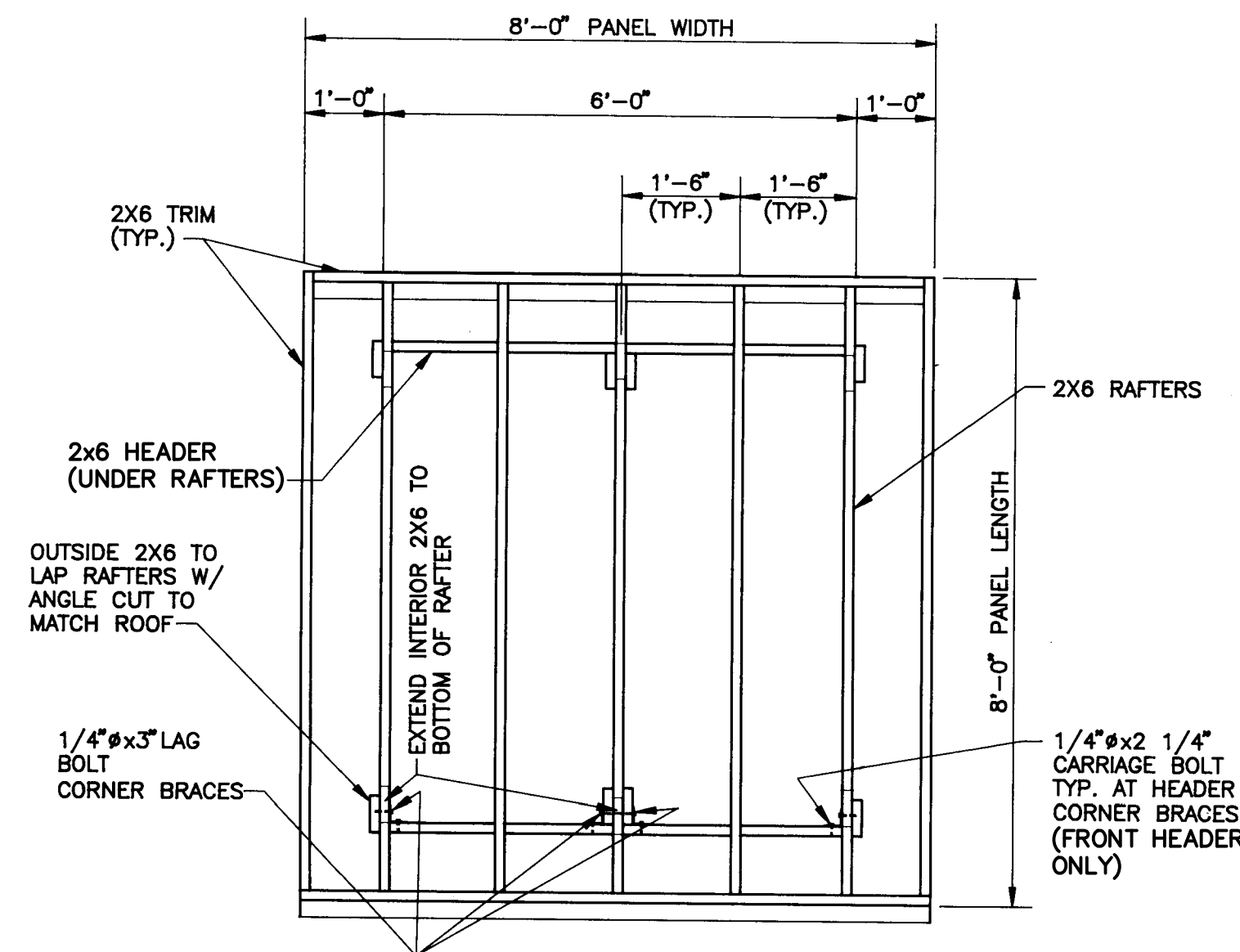
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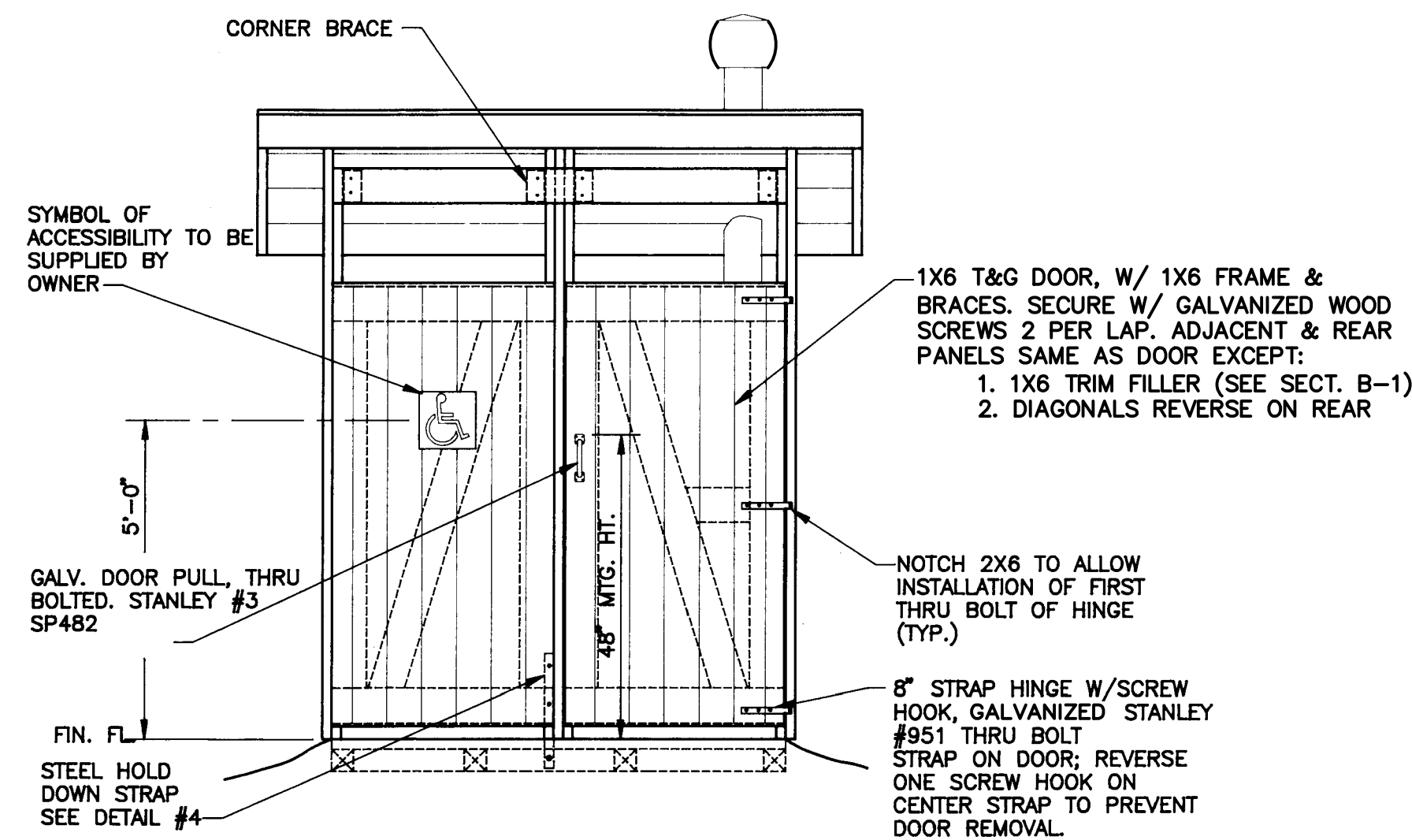
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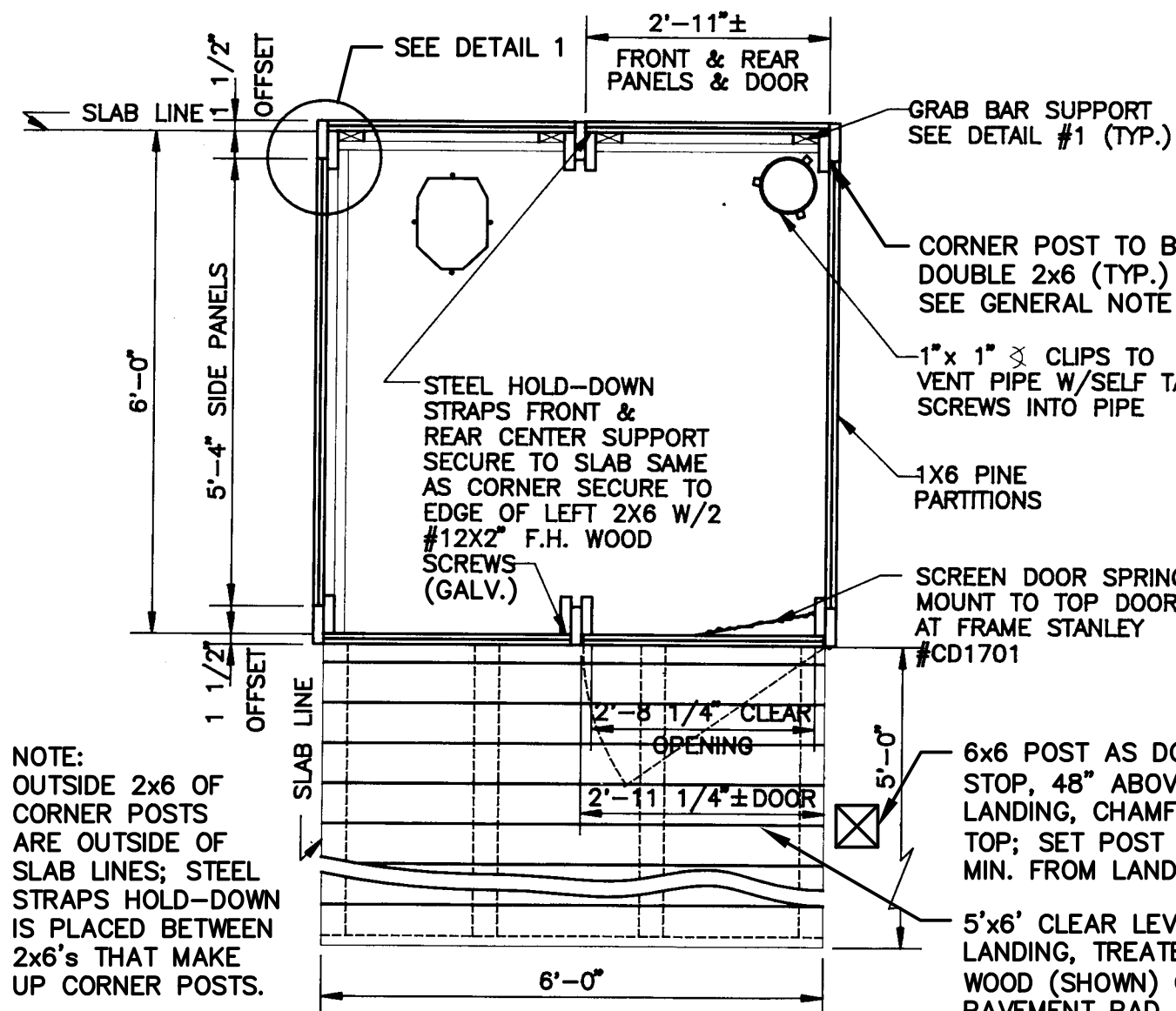
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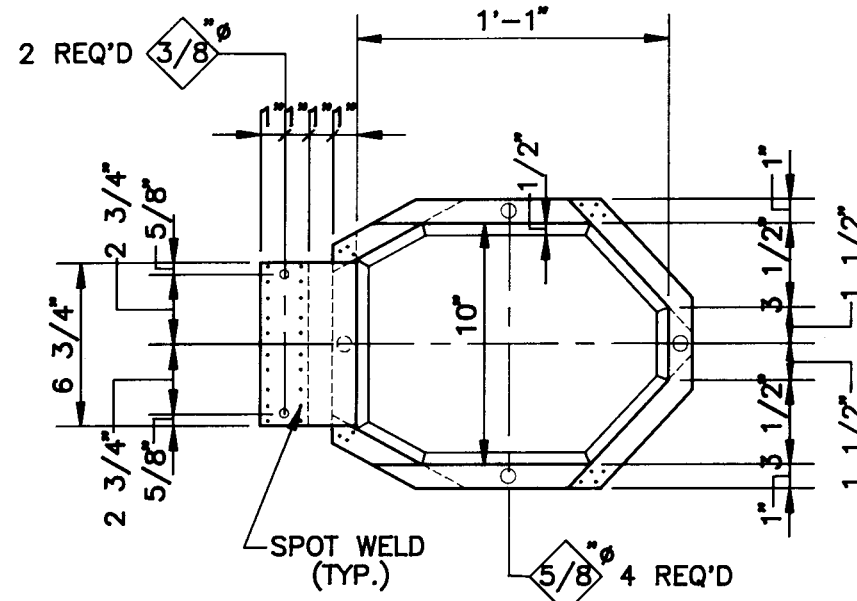
ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"



FRONT ELEVATION
SCALE: 1/2"=1'-0"



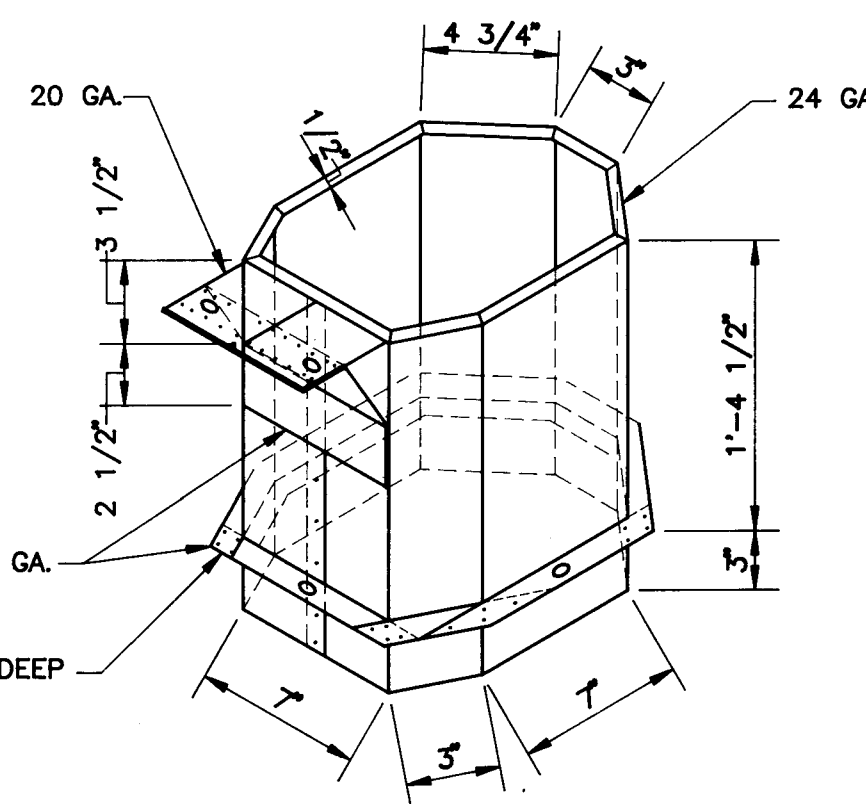
FLOOR PLAN
SCALE: 1/2"=1'-0"



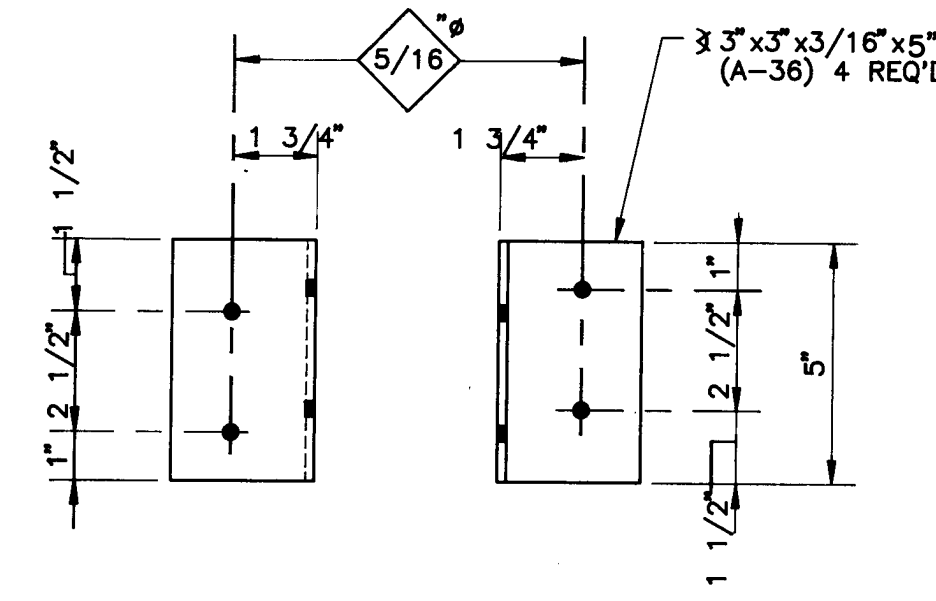
RISER PLAN
SCALE: 1 1/2"=1'-0"

- RISER NOTES:**
1. RISER TO BE FREE FROM ALL SHARP CORNERS AND EDGES.
 2. MATERIAL: 20 GA. & 24 GA. 18.8 STAINLESS STEEL.
 3. ALL SPOT WELDS AT MAX. OF 3/4" O.C.
 4. SECURE IN PLACE W/ S.S. OR BRASS NUTS & WASHERS.

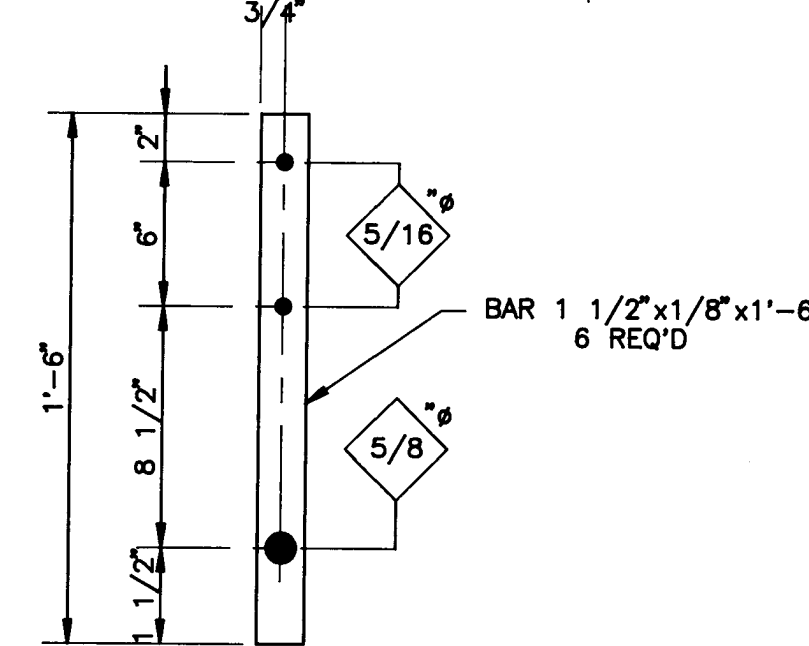
1" WIDE x 3/4" DEEP
FLANGE WELD IN PLACE



RISER PERSPECTIVE
N.T.S.



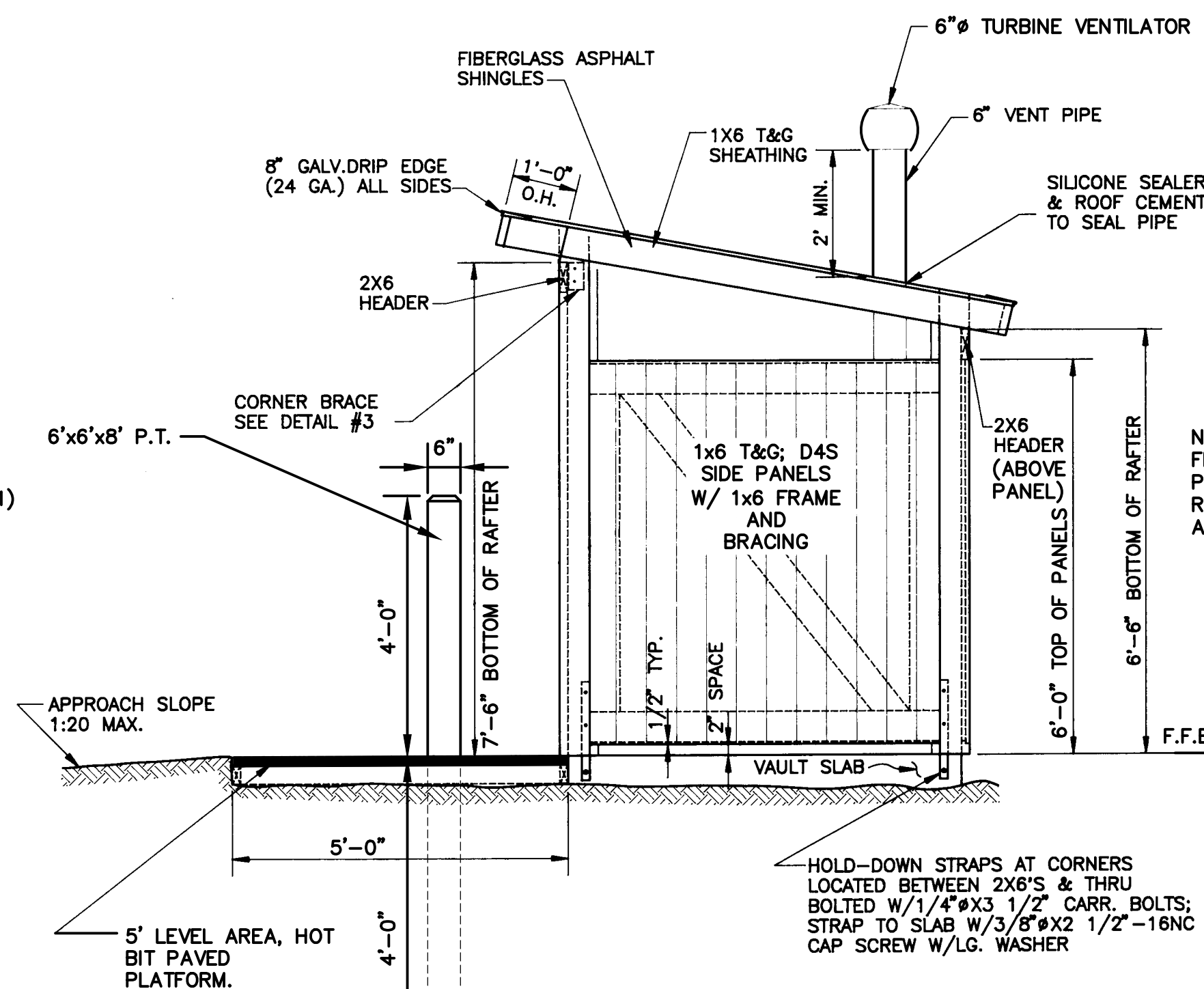
DETAIL #3
CORNER BRACE DETAIL
SCALE: 3"=1'-0"



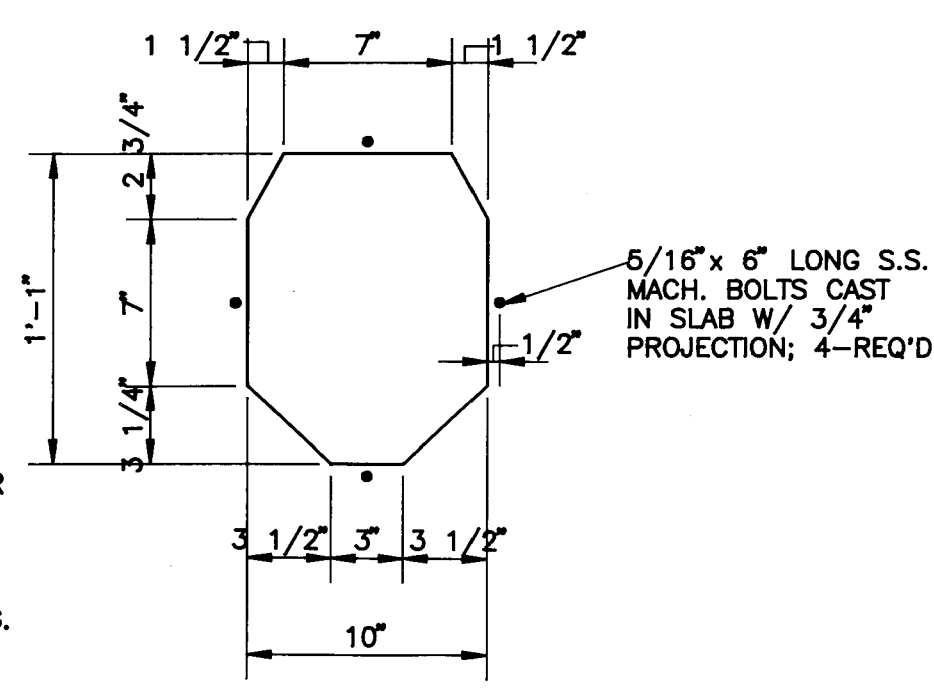
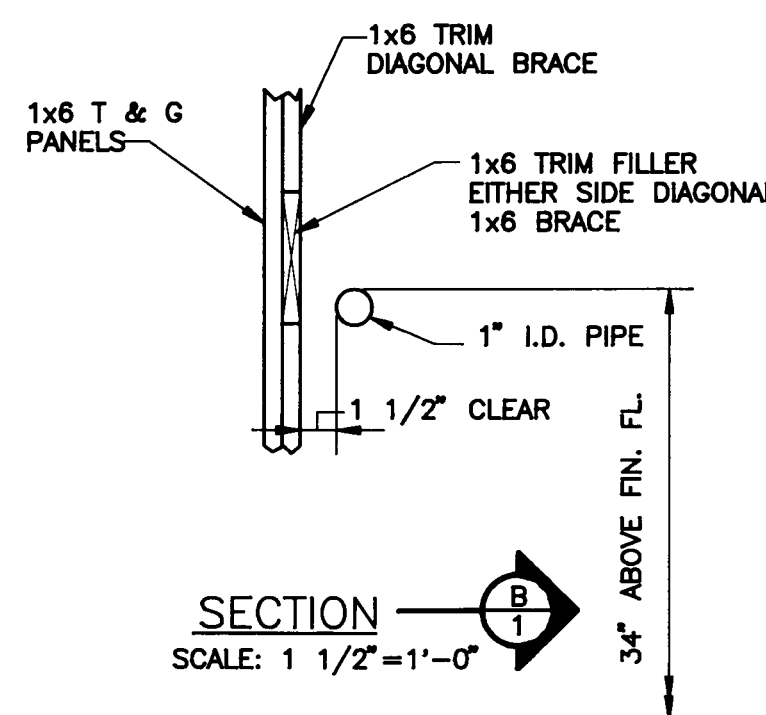
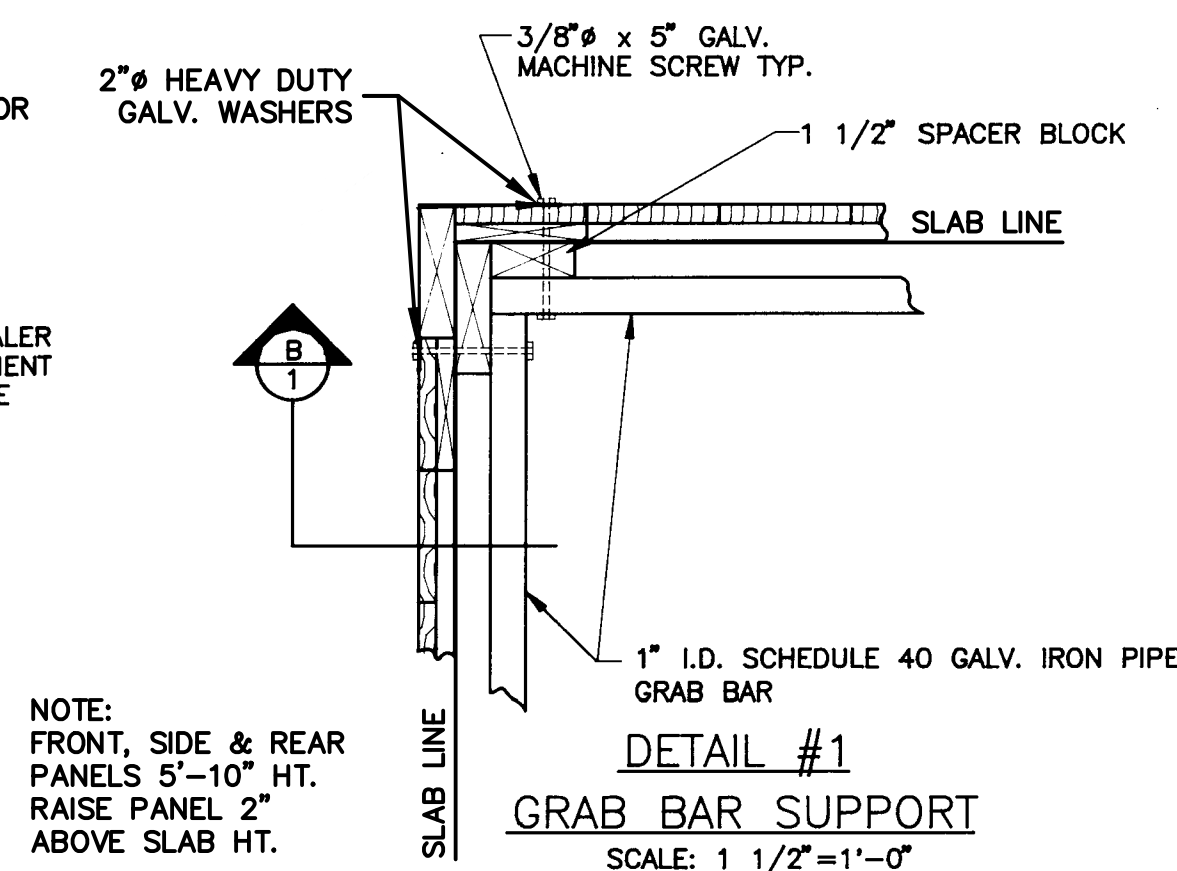
DETAIL #4
HOLD-DOWN STRAP DETAIL
N.T.S.

GENERAL NOTES

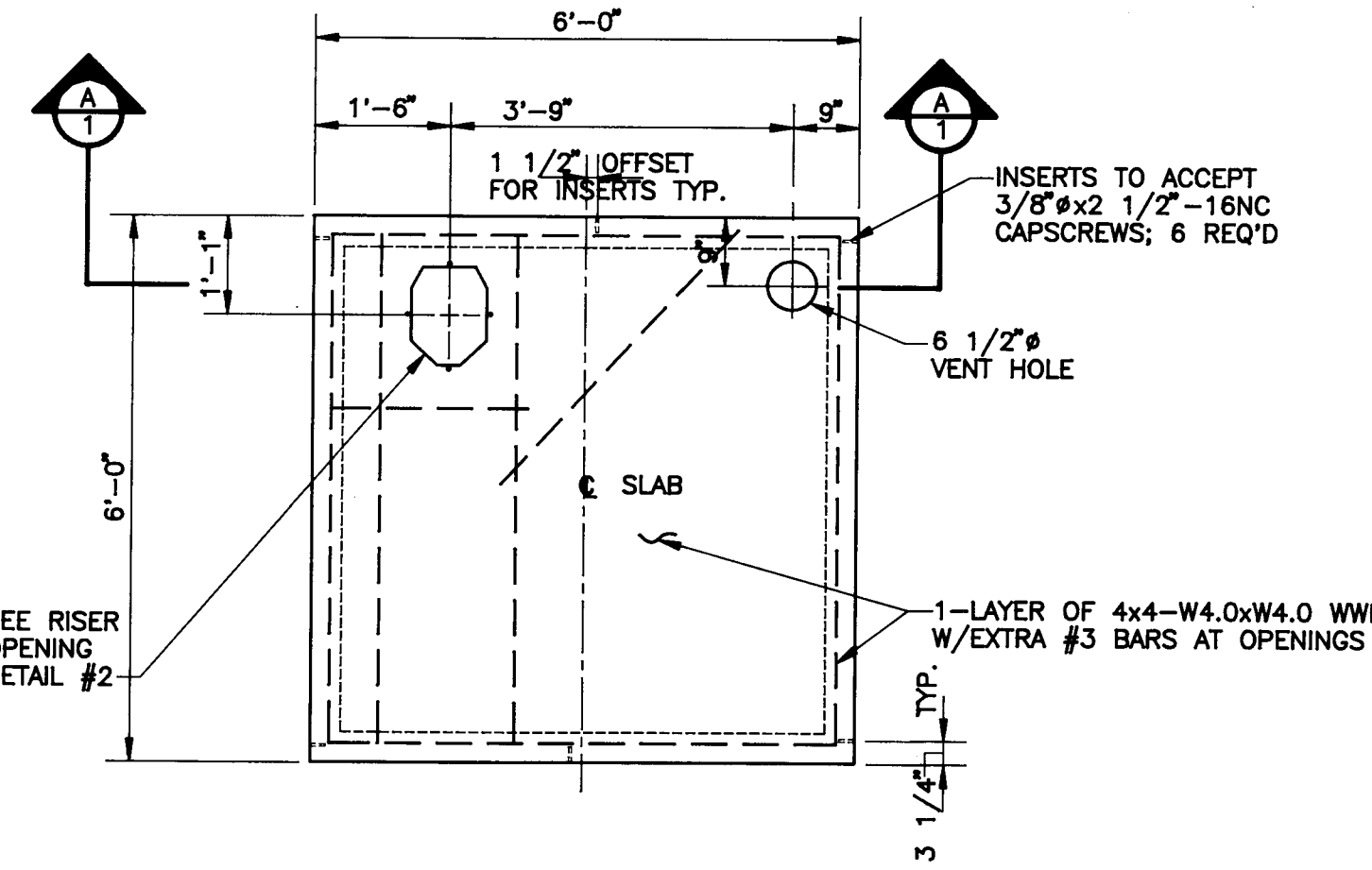
1. CENTER 2x6 POST AT FRONT AND REAR TO STOP AT THE BOTTOM OF 2x6 RAFTER.
2. POST 2x6'S TO BE OFFSET 1 1/2" TO RECEIVE PANELS.
3. SECURE POST 2x6'S TOGETHER W/ 8d GALV. NAILS 8" MAX. O.C. IN STAGGERED PATTERN.
4. ASSEMBLE PANELS AND DOOR TOGETHER W/ 1 1/4" GALV. SCREWS, 2 PER LAP AND LOCITE PL PREMIUM POLYURETHANE CONSTRUCTION ADHESIVE OR APPROVED EQUAL.
5. SECURE PANELS TO POSTS W/ 2 1/2" GALV. TORX HEAD SCREWS SPACE 6" MAX. O.C. EA. EDGE.
6. WOOD SURFACES TO RECEIVE 2 COATS OF STAIN (INT. & EXT.)
7. BUILDING HARDWARE TO RECEIVE 1 COAT OF PRIMER PAINT & 2 COATS OF FINISH PAINT. ALL HARDWARE TO BE HOT DIPPED GALVANIZED OR APPROVED EQUAL.
8. ADDITIONAL PRODUCT DESCRIPTIONS
WOOD PRODUCTS
A. 2x6 FRAME MEMBERS: NELMA NO. 2 EASTERN SPRUCE W/ MIN. OF 825 P.S.I. (950 P.S.I. REPETITIVE) EXTREME FIBER IN BENDING; S4S.
B. PLATFORM MEMBERS: PRESSURE TREATED W/ CURRENT INDUSTRY APPROVED TREATMENT METHODS. LUMBER TO BE SPIB NO. 2 SOUTHERN YELLOW PINE; S4S.
C. 1x6 BRACING AND TONGUE & GROOVE: NELMA COMMON GRADE "PREMIUM" OR BETTER EASTERN WHITE PINE, S4S.
ROOF SHINGLES: STANDARD IKO CAMBRIDGE AR ARCHITECTURAL, DUAL BLACK OR APPROVED EQUAL.
VENT PIPE: 6" DIA. SCHEDULE 40 P.V.C. (PAINT TO MATCH SIDING)
VENTILATOR: 6" DIA. ALUMINUM TURBINE PENN OR APPROVED.
PAINT AND STAIN:
A. METAL PRIMER: "KEM BOND HS" UNIVERSAL METAL PRIMER BY SHERWIN WILLIAMS
B. METAL FINISH COAT: ACRYLIC MODIFIED ENAMEL "METALASTIC DTM" BY SHERWIN WILLIAMS
C. WOOD STAIN: WOODSCAPES, EXTERIOR POLYURETHANE SEMI-TRANSPARENT, COLOR AS SPECIFIED BY OWNER.
9. REQUIRED ACCESSORIES (PROVIDE CATALOG CUTS)
A) RISER, DETAIL THIS SHEET
B) SEAT AND COVER
C) TOILET PAPER HOLDER
D) DOOR SPRING
E) SIGNS (INCLUDING SYMBOL OF ACCESSIBILITY)
F) OUTSIDE DOOR PULL
G) PAINT AND STAIN
H) DOOR LOCK
10. INFORMATION FOR THIS PLAN WAS TAKEN FROM THE MAINE DEPT. OF CONSERVATION BOATING FACILITIES DIV. "ACCESSIBLE VAULT TOILET" PLAN, REVISION 2 DATED NOVEMBER 1997.



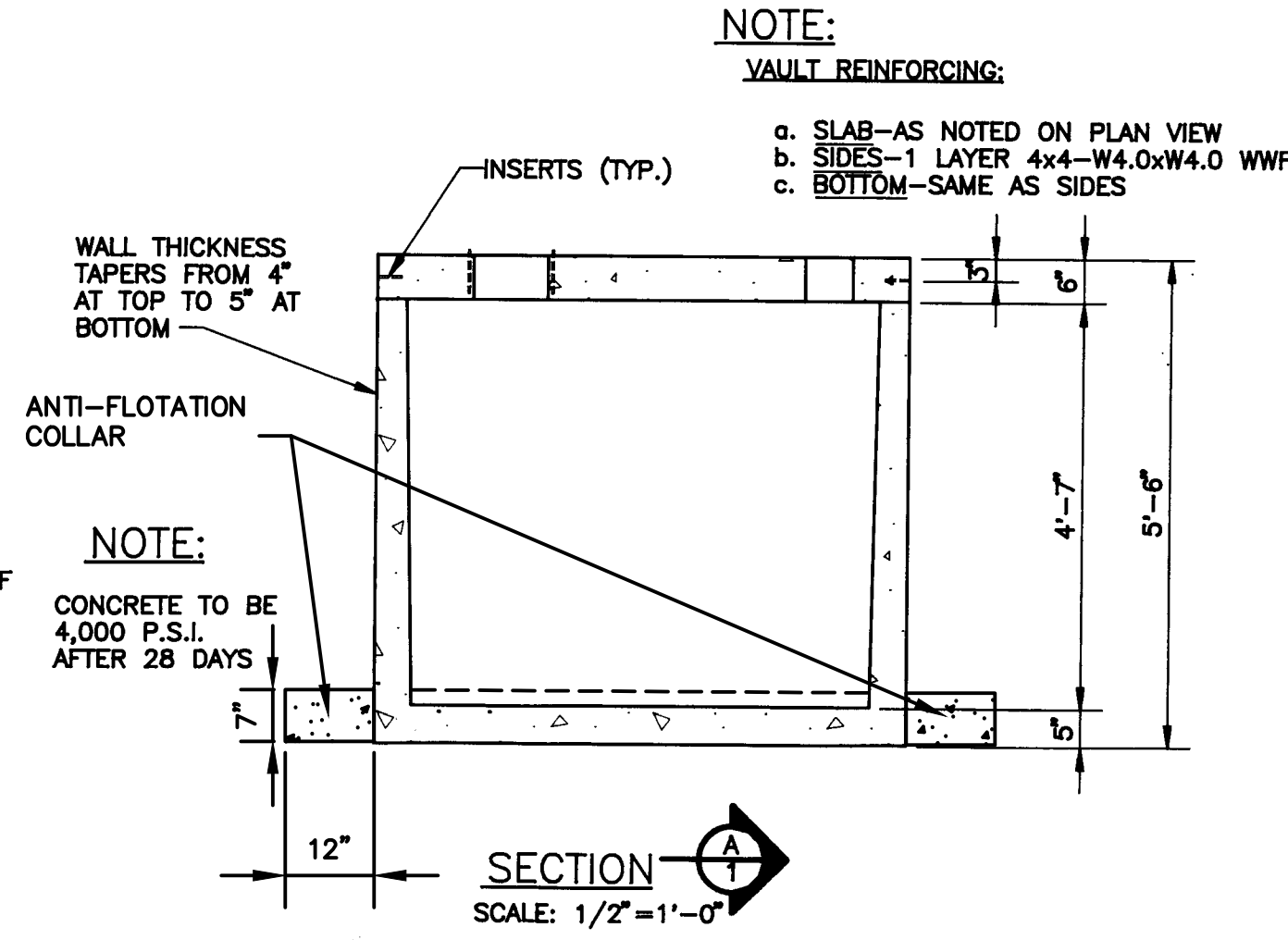
SIDE ELEVATION
SCALE: 1/2"=1'-0"



DETAIL #2
 RISER OPENING PLAN
SCALE: 1 1/2"=1'-0"

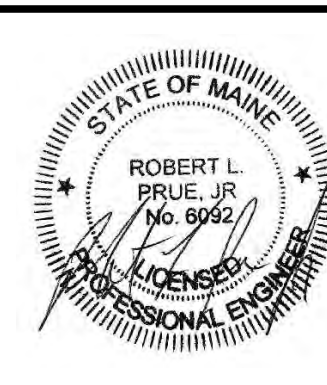


VAULT SLAB PLAN
SCALE: 1/2"=1'-0"



- NOTE:**
VAULT REINFORCING:
a. SLAB-AS NOTED ON PLAN VIEW
b. SIDES-1 LAYER 4x4-W4.0xW4.0 WWF
c. BOTTOM-SAME AS SIDES

REV	DATE	STATUS	BY	CHKD	APPD
0	10/15/2020	PLANNING BOARD SUBMITTAL	DB	RLP	RLP



DESIGNED BY:	RLP
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DATE:	10/15/2020

Pine Tree Engineering

53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

Civil/Environmental Engineering • Surveying

CLIENT
MDACF, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PROJECT
RANGE POND STATE PARK
SITE IMPROVEMENTS
TITLE
PRIVY DETAILS

SCALE	AS SHOWN
PROJECT NO.	20001
DRAWING NO.	20001 PRIVY
SHT.	5 of 5
REV.	0



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Minor Subdivision Amendment Application for Skilling/Verrill subdivision
Owners Name: Wayne Verrill, Cheryl Skilling, Caleb Verrill
Located at: 460 North Raymond Road
Parcel ID: 0009-0028-0002B and 0009-0028-0003
Zoning Districts: Rural Residential 2

Project Description:

The applicant has come to the Planning Board to request a waiver for Table 807.1.IV Max Gradient Within 75' of an Intersection from the Town of Poland Comprehensive Land Use Code (CLUC). The as built gradient of the Back Lot Driveway is more than the required minimum of 3% because of the site conditions.

The original application presented by Wayne Wood of Wayne Wood & Co. proposed a three lot subdivision that required an amendment to the Hanscom and Wood Subdivision as recorded in plan book 28 page 55 by dividing lots 2 and 3. The Plan of Land/ Proposed Division dated August 2019 created two new lots with frontage on Wild Turkey Way and the remaining land of lot 3 will continue to have frontage on the North Raymond Rd..

The project application was reviewed to meet the performance standards in Section 612 of the CLUC and are intended to clarify and expand upon the criteria for approval found within the Subdivision Statute (Title 30-A, M.R.S.A. Section 4404) and carry out the purposes of the CLUC and the Town of Poland Comprehensive Plan. In reviewing a proposed Subdivision, the Board has reviewed the application for conformance with the following performance standards and make findings that each has been met as part of the approval of a Final Plan. Compliance with the design guidelines of Section 613 shall be considered to be evidence of meeting the appropriate performance standards.

612 Performance Standards

612.1 Pollution: The proposed Subdivision will not discharge wastewater into a water body and proposed subsurface wastewater systems have been considered for the proposed lots. Discharges of storm water shall be treated to remove contaminants to discharge into surface water bodies by use of retained tree buffers.

612.2 Sufficient Water: The proposed Subdivision is not within the area of a public water supply, water supply shall be from individual wells and such wells have been sited to prevent infiltration of surface water, and contamination from subsurface wastewater disposal systems and other sources of potential contamination. The design of and permit placement of wells, subsurface wastewater disposal areas, and reserve sites for subsurface wastewater disposal areas in compliance with the Maine Subsurface Wastewater Disposal Rules and the Well Drillers and Pump Installers Rules. A letter from Goodwin Well & Water stated that existing ground water should be sufficient in both quantity and quality.

612.3 Impact on Existing Water Supplies: In meeting the standards of Section 612.2., the proposed Subdivision will not generate a demand on the source, treatment facilities or distribution system of the servicing water company or district beyond the capacity of those system components.

612.4 Soil Erosion: The proposed Subdivision will prevent soil erosion from entering water bodies, and adjacent properties following the procedures outlined in submitted Erosion and Sedimentation Control Plan to be implemented during the site preparation, construction, and clean-up stages. Topsoil shall be considered part of the Subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

612.5 Traffic Conditions: The proposed subdivision does not propose any roads only driveways; therefore, due to the proposed low daily trip volume from the lot development vehicular access to the Subdivision and within the Subdivision will be conducted in a manner as to: 1. Safeguard against hazards to traffic and pedestrians in existing streets and within the Subdivision; 2. Avoid traffic congestion on any street; and 3. Provide safe and convenient circulation on public streets and within the Subdivision. Adequate provisions for fire and emergency service could be provided from the existing public street, North Raymond Road and the private road Wild Turkey Way.

612.6 Sewage Disposal: The development will provide private subsurface wastewater disposal systems and has provided evidence of site suitability for subsurface sewage disposal prepared by a State of Maine Department of Human Services licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. With evidence to certify in writing that each lot has one passing test pit which meet the requirements for a new system represents an area large enough to a disposal area on soils which meet the State of Maine Subsurface Wastewater Disposal Rules.

612.7 Solid Waste: The additional solid waste from the proposed Subdivision does not exceed the capacity of the Municipal Solid Waste given the relative low output from the 2 new single family lots.

612.8 Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline: The plan shows no impact to any of the above items.

612.9 Conformance with Zoning and Other Land Use Standards: All lots meet the minimum dimensional requirements of Chapter 5, Land Zoning Standards, for the Rural Residential 2 zoning district in which they are located. The proposed Subdivision meets all applicable performance standards or design criteria from Chapter 5.

612.10 Financial and Technical Capacity: The Applicant has adequate financial resources to construct the proposed improvements and meet the criteria of Title 30-A, M.R.S.A. Section 4404 and the standards of this Code. The applicant will use qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed Subdivision.

612.11 Impact on Water Quality or Shoreline: The property is not located along a shore so there is no cutting or removal of vegetation along water bodies that could increase water temperature or result in shoreline erosion or sedimentation of water bodies.

612.12 Impact on Ground Water Quality or Quantity: The Subdivision will not adversely affect the quality or quantity of ground water. Based on the low number of single family dwellings lots proposed no hydrogeological study for nitrate plums or adverse groundwater impacts was required.

612.13 Floodplain Management: No part of the proposed Subdivision is located in a Special Flood Hazard Area as identified by the Federal Emergency Management Agency.

612.14 Identification of Freshwater Wetlands: Freshwater wetlands were identified in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, (published by the United States Army Corps of Engineers and as amended) on the site project limits.

612.15 River, Stream, or Brook: There are no rivers, streams, or brooks within or abutting the Subdivision shall be identified on the Plan.

612.16 Storm Water Management: Storm Water Management was waived by the Board Adequate provisions will be made for the management of the quantity and quality of all storm water generated within the Subdivision, through incorporation of Best Management Practices equivalent to those described in the Stormwater Management for Maine: Best Management Practices, (published by the Maine Department of Environmental Protection, 2015 and as amended), and in conformance with the policies of the Town of Poland Comprehensive Plan.

612.17 Phosphorus Impacts on Great Ponds: The Applicant requested a waiver for Phosphorous Impacts. That waiver was granted by the Board.

612.18 Impact on Adjoining Municipality: The proposed Subdivision does not cross the boundary into an adjacent Municipality, the Subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public roads in an adjacent Municipality in which part of the Subdivision is located.

613 DESIGN GUIDELINES

613.1 Sufficient Water A. Fire Protection: No public roads were proposed, and no public water lines or existing fire protection services are nearby to the project. The back lot driveway was inspected by the Fire Chief and was sufficient for the emergency vehicles tested.

613.2 Traffic Conditions: The Subdivision does not abut an arterial street, nor has frontage on two (2) or more streets, the access to the lots shall be provided to the lot across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians unless other factors make it not practical.

613.3 Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline A. Preservation of Natural Beauty and Aesthetics: There are no wildlife habitats, rare natural areas, or public access to a shoreline; therefore, these guidelines do not apply.

613.4 Storm Water Management Design Guidelines: Design of Best Management Practices are substantially equivalent to those described in the Storm Water Management for Maine: Best. Due to the limited soil disturbance for access no pipe or culverts will be required.

613.5 Impact on Water Quality or Shoreline: The project is not in close proximity nor abuts a great pond or has shoreline frontages. Therefore, the guideline does not apply.

613.6 Lots: The side lines of the lot are generally perpendicular to the street. The proposed parcels which do not provide more than twice the required minimum lot size and are laid out in such a manner as to not provide for or preclude future division. Any future division shall constitute a revision to the Plan and shall require approval from the Board, subject to the criteria of the State Subdivision Statute, the standards of this Code and conditions placed on the original approval.

613.7 Utilities: There are no proposed roads for the subdivision and the lots shall be serviced from existing public utilities available along their street frontage.

613.8 Monuments A. No road monuments are required and all other Subdivision boundary corners and angle points, as well as all lot boundary corners, and angle points are to be marked by suitable monuments or use of natural stonewalls as required by the Maine Board of Registration of Land Surveyors.

613.9 Cluster Developments: The project did not provide a plan for considering cluster development due to its limited size.

613.10 Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services: The guideline does not apply.

613.11 Agricultural Land Buffers: The guideline does not apply.

613.12 Buffers for Non-residential Subdivisions: The guideline does not apply.

Conclusion

Therefore, the Town of Poland Planning Board hereby approves the subdivision amendment by a vote of 4 yes, 0 no, and 1 abstention held on September 22, 2020, with the following conditions, for the waiver to the Minor Subdivision Amendment Plan application for Wayne Verrill, Cheryl Skilling, and Caleb Verrill proposed Minor Subdivision Amendment development as described in the application approved and in this Findings of Fact.

Conditions of Approval

- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- Except in the case of a Phased Development Plan, failure to complete substantial construction of the Subdivision within five (5) years of the date of approval and signing of the Plan shall render the Plan null and void. Upon determining that a Subdivision's approval has expired under this Paragraph, the Board shall have a notice placed in the Androscoggin County Registry of Deeds to that effect.
- Any Subdivision not recorded in the Registry of Deeds within ninety (90) days of the date upon which the Plan is approved and signed by the Board shall become null and void.
- Building/use permits shall be obtained prior to the start of construction/use.

- 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.
- 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: September 22, 2020

Poland Planning Board

James Porter, Chairperson

George Greenwood, Member

Cheryl Skilling, Member

Stephanie Floyd, Vice Chairperson

James Walker, Alternate Member