

**Planning Board Meeting  
November 12, 2019 – 7:00 PM  
Town Office Conference Room**



**Meeting Materials**

**Planning Board  
Tuesday, November 12, 2019  
7:00 PM – Town Office Conference Room**

**CALL TO ORDER**

**MINUTES**

October 22, 2019

**COMMUNICATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

Sketch Plan Review – Adam Mocchiola – 46 Mechanic Falls Road – Map 12 Lot 16A

Formal Shoreland Zoning Application – Joseph and Suzanne Rochon – 115 Chickadee Lane  
– Map 37 lot 9

Findings of Fact and Conclusions of Law for:

Minor Subdivision Application – Joseph Cimino – 481 Maine Street – Map 6 Lots 47 and 47E

**ANY OTHER BUSINESS**

**ADJOURNMENT**

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**October 22, 2019**  
**Approved on \_\_\_\_\_, 2019**

**CALL TO ORDER** – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Mark Weinberg, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is not a voting member for this meeting. Member Stephanie Floyd is absent with notice.

**MINUTES** – October 8, 2019 – Alternate Member Walker moved to approve the minutes. Member Skilling seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained (Two members abstained because they were not present at October 8<sup>th</sup> meeting.)

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** –

Minor Subdivision Application – Joseph Cimino – 481 Maine Street  
– Map 6 Lots 47 and 47E

Stuart Davis of Davis Land Surveying and Joseph Cimino presented the project to the Board. Mr. Cimino would like to take the property and divide it into four lots. Mr. Cimino will retain Lot 1, Lot 2 has already been sold, there is a pending sale on Lot 3, and Mr. Cimino has applied to Maine DOT for a separate driveway permit for Lot 4. Lot 3 will still need to meet the landscaping, fire hydrant, and other requirements from when the Board approved the spec building on the property. There is a small rectangle of land that Mr. Cimino is retaining and will be combined with abutting parcel of land he owns.

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

Member Greenwood moved to conditionally approve the Minor Subdivision Application as complete with the following conditions: the public hearing is waived, the site walk is waived, and the site plan be updated to show the small rectangular lot is part of the 25 acre Cimino Properties. Member Weinberg seconded the motion.  
Discussion: None    Vote: 5-yes 0-no

**Informational – Stuart Davis**

Stuart Davis of Davis Land Surveying and Brent LeClerc posed a question to the Board about back lot driveways and waivers of specific requirements. The Board went through various hypothetical scenarios and requirements but would not make any specific determinations because no formal application has been submitted.

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**October 22, 2019**  
**Approved on \_\_\_\_\_, 2019**

Findings of Fact and Conclusions of law for:

Minor Subdivision Application Amendment – Megquier Hill Holdings, LLC  
– 260 Megquier Hill Road – Map 14 Lots 25 and 25B

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 4-yes 0-no

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

Member Greenwood moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained  
Member Skilling abstained to avoid a conflict of interest and Member Weinberg abstained as he was absent with notice for that meeting.

Sketch Plan Review – Frank and Joy Lowe – 425 Maine Street – Map 6 Lot 47C

The Board does not believe that a Finding of Fact is required for a Sketch Plan and would like clarification before voting. Member Greenwood moved to table the Findings of Fact until there is clarification. Member Skilling seconded the motion. Discussion: None    Vote: 4-yes 0-no 1- abstained  
Member Weinberg abstained as he was absent with notice for that meeting

Formal Shoreland Zoning Application – Tim Garrelts – 187 Johnson Hill Road  
– Map 20 Lot 10

Member Greenwood moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no 1-abstained  
Member Weinberg abstained as he was absent with notice for that meeting.

Formal Site Plan Review – Brittany Tucci and Breeana Spaulding  
– 1184 Maine Street – Map 39 Lot 8

Member Greenwood moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None    Vote: 4-yes 0-no 1-abstained.  
Member Weinberg abstained as he was absent with notice for that meeting.

Formal Site Plan Review – Debra and Anna Lapre – 1171 Maine Street  
– Map 39 Lot 19

Member Skilling moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained  
Members Weinberg and Greenwood abstained as they were both absent with notice for that meeting.



**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**October 22, 2019**  
**Approved on \_\_\_\_\_, 2019**

**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Greenwood moved to adjourn the meeting at 8:28 pm. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

\_\_\_\_\_  
James Porter, Chairperson

\_\_\_\_\_  
George Greenwood, Member

\_\_\_\_\_  
Mark Weinberg, Secretary

\_\_\_\_\_  
Absent with Notice  
Stephane Floyd, Vice Chairperson

\_\_\_\_\_  
Cheryl Skilling, Member

\_\_\_\_\_  
James Walker, Alternate Member



## 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](http://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. eleven (11) 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	\$ 75.00	Each application

#### PROJECT NAME:

Date of Planning Board Review:       /      /       Application #                     

#### LOT INFORMATION:

Tax Assessor's Map # 0012 Lot # 0016A Sub lot # N/A Watershed: N/A  
Road Location : McMechanic Falls Rd.  
Lot Size: 2.52 Acres or Sq. Ft. Road Frontage: 275 Ft.  
Year lot created: 1973 est. (If unknown, give best estimate with "est." after date)  
Zoning District(s): General Purpose 1 Flood Zone: N/A Aquifer Overlay: N/A  
Current use of lot: McMonnow Auction Barn

#### LAND OWNER(s):

Name(s): Adam Moccia  
Company: Cannabis Cabin LLC  
Mail Address: Main Phone: 217-577-8701  
383 McQuinn Hill Rd.  
Town/State/Zip: Poland, ME 04274 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): \_\_\_\_\_

Company: \_\_\_\_\_

Mail Address: \_\_\_\_\_

Main Phone: \_\_\_\_\_

Town/State/Zip: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

**THIS APPLICATION IS FOR:** (Check all that apply)☒ Commercial☐ Industrial☐ Institutional☐ Governmental☐ Open Space☐ New Development☒ Change in Use☐ Expansion of Use☐ Expansion of Structure(s)☐ Resumption of Use**Proposed Development****SUBMISSIONS:****1. Attach drawings and/or statements describing the following items if applicable:**

- Provide a copy of deed and Tax Assessor's information card.
- Provide a map of the general area showing land features within at least 1/2 mile of this lot.
- Provide sketch plan(s) of your lot with existing development and its dimensions shown.
- Provide sketch plan(s) of your lot with proposed development and its dimensions shown.
  - (May be combined on existing development drawing.)
- Standard submissions requirements shall follow Section 5-109.4.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.
  - (Use checklist on page 3 for summary of usual requirements.)
- 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)**

- 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.
- 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.
- I understand that all construction of proposed structures shall conform to the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2003.
- 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.
- 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.
- 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.
- I understand that **all state and federal permits** are my responsibility as the applicant and/or owner.

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, the information is not applicable, a written explanation is required.

For Applicant Use			Item Section 509.4.D	For Planning Board Use			
Provided	Waiver Request	Not Applicable		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: 10/22/2019

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office  
Map 0010 Lot 00110A Sub-lot \_\_\_\_\_

Applicant's Name: Adam Moccia  
Mailing Address: 383 Megquier Hill Rd.  
Town, State, Zip: Poland, ME. 04274  
Home Phone: \_\_\_\_\_ Hours: \_\_\_\_\_  
Work Phone: 207-577-8701 Hours: ANY

## Type of application:

<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Review	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informational
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Road location for project: 46 (48) MECHANIC FALLS RD.  
Zoning: GENERAL PURPOSE 1 Lake Watershed: \_\_\_\_\_  
Nature of business to be discussed (Brief description): MARIJUANA CULTIVATION & RECREATIONAL MARIJUANA RETAIL STORE

## 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. eleven (11) days before the stated meeting to be put on the upcoming agenda.

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

Applicant's Signature: \_\_\_\_\_ Date: 1 / 1 / \_\_\_\_\_

## OFFICE USE ONLY:

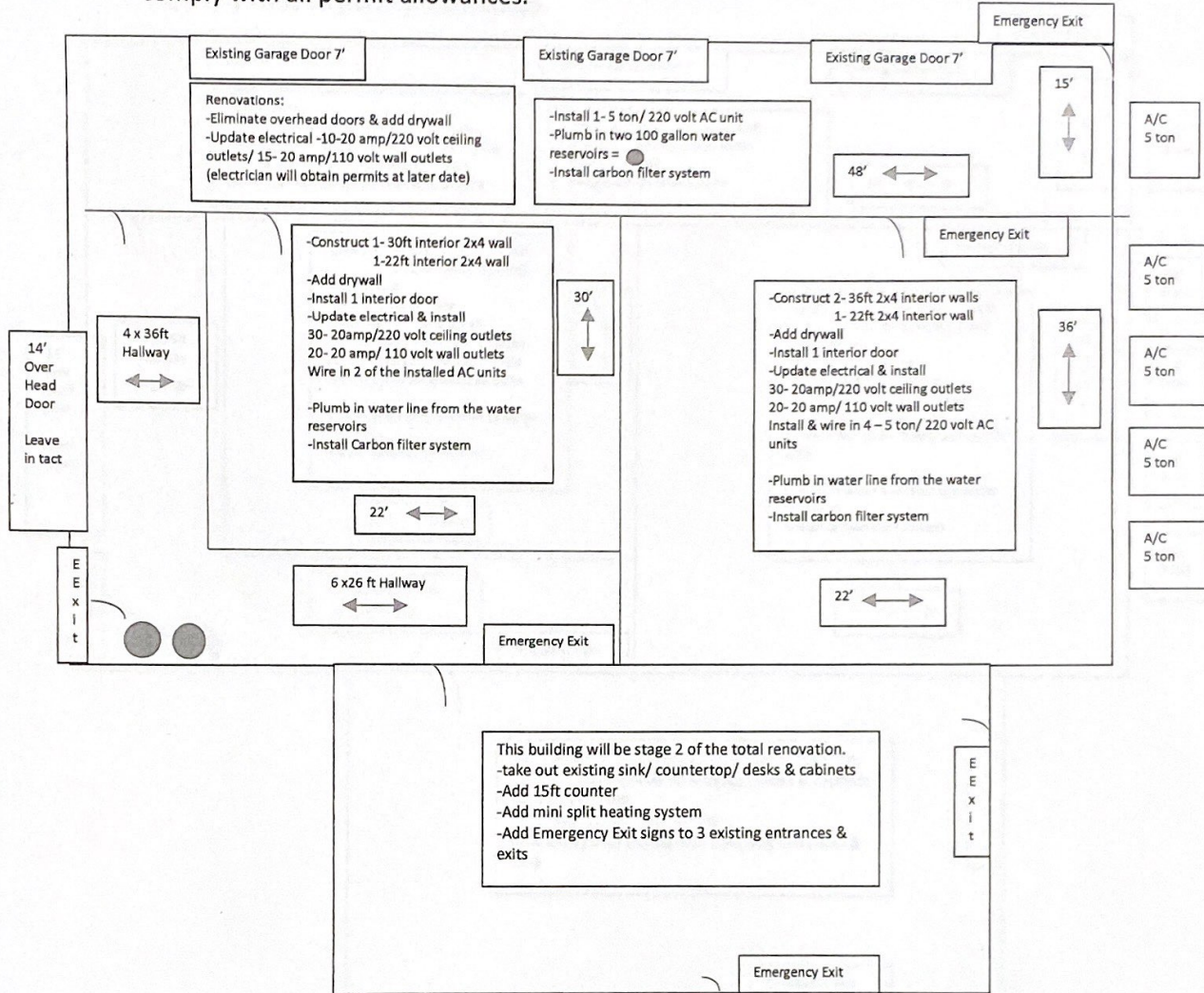
Request Taken By: \_\_\_\_\_ Date: 1 / 1 / \_\_\_\_\_ Time: \_\_\_\_\_ : \_\_\_\_\_ a.m. p.m.

Return to the CEO Office by: FRIDAY, OCTOBER 11, 2019



# First stage of renovation for 48 Mechanic Falls Rd. Poland ME

- The below modifications from the original permit drawing will change some of the specifications for the permit; it will actually lower the canopy square footage & will comply with all permit allowances.



FLOOR PLAN RENOVATION DIAGRAM

**Detailed Plans of Construction Requested:**

Construction Location: 46 Mechanic Falls Rd, Poland, ME. 04274

**Structural Changes:**

(Warehouse)

- We plan on removing the three 7' garage doors on the back side of the building and replacing them with three 7' (2x4) petition walls, sheetrock, etc.
- Build two interior walls, one to separate two rooms (30' (2x4 wall). The other will create a hallway along the left side wall one 6x26 ft and one 4x36ft heading to the back of the building.
- Build two interior walls 10' to separate the back of building from the front. Add two 36" doors to access the two rooms.

(Store)

- Remove sink and countertops/cabinets, build new 15 foot countertop. Add mini-split AC system.
- Add emergency exit signs to current exterior doors

**Water Supply:**

- We will use current artesian well to supply the building with water. We will have two reservoir tanks that will have plumbing into each of the rooms

**Sewage disposal:**

- Sewage disposal will be current leach field.

**Fire Protection:**

- We will have fire extinguishers in all rooms and storefront.
- There will be emergency exit signs and fire alarms in all rooms and storefront.

**Electrical:**

We will hire an electrician to install all electrical outlets (70 220v outlets/ 55 110v outlets), add new 400 amp service on the same side of the building as the current electrical service. Hire HAVOC contractor to install all AC systems.

**Solid Waste disposal:**

- There will be an onsite dumpster at all times for all solid waste and there will be a compost pile for all soil and all other decomposable waste.

**Signs:**



- We will have two signs, one on the current sign that is now still listed at **McMorrow Auctions** (15x20), then potential sign located on the front (road side) of the building(10x15).

**Parking Spaces:**

- 10 total parking spaces (3 dedicated to handicap).

Anticipated date of construction: As soon as permit is granted.

Anticipated date of completion: A year when permit is granted.

Estimation of cost: **\$42,000**





\*18RETTD\*

00

MAINE REAL ESTATE  
TRANSFER TAX DECLARATION  
**Form RETTD**  
Do not use red ink.

1. County Androscoggin2. Municipality Poland

## 3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

Macciola, Adam R.

3c. Last name, first name, MI; or business name

3e. Mailing address after purchasing this property

383 Megquier Hill Road

3f. Municipality

Poland

BOOK/PAGE - REGISTRY USE ONLY

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

ME 04274

## 4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

McMorrow, Joseph P

4b. Federal ID

4c. Last name, first name, MI; or Business name

McMorrow, Judith A

4d. Federal ID

4e. Mailing address

75 Patterson Road

4f. Municipality

Mechanic Falls

4g. State 4h. ZIP Code

ME 04256

## 5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

301

5d. Acreage (see instructions)

2.52

5c. Physical location

46 Mechanic Falls Road, Poland, ME

## 6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

300,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b.

300,000 .00

6c. Exemption claim -

Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

## 7. DATE OF TRANSFER (MM-DD-YYYY)

09/30/2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- ☒ Seller has qualified as a Maine resident  
A waiver has been received from the State Tax Assessor  
Consideration for the property is less than \$50,000  
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: Aubrey Russell, Esq.Phone number: 207-241-0305Mailing address: PO Box 72Email address: arussell@aubreyslawoffice.comMinot, ME 04258Fax number: n/a





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



**2020 REAL ESTATE TAX BILL**

**CURRENT BILLING INFORMATION**

LAND VALUE	\$94,700.00
BUILDING VALUE	\$99,900.00
TOTAL: LAND & BLDG	\$194,600.00
	\$0.00
	\$0.00
MACHINERY & EQUIPMENT	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$194,600.00
TOTAL TAX	\$2,915.11
LESS PAID TO DATE	\$0.00
<b>TOTAL DUE</b>	<b>\$2,915.11</b>

For the Fiscal Year July 1, 2019 to June 30, 2020

**OFFICE HOURS**

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

Telephone: (207) 998-4601

S61842 P29959 - 1 of 1



**THIS IS THE ONLY BILL  
YOU WILL RECEIVE**

1766 MCMORROW, JOSEPH P.  
MCMORROW, JUDITH A.  
75 PATTERSON RD  
MECHANIC FALLS, ME 04256-5917

ACCOUNT: 001468 RE

ACREAGE: 2.52

MIL RATE: \$14.93

MAP/LOT: 0012-0016A

LOCATION: 46 MECHANIC FALLS RD.

FIRST HALF DUE: \$1,457.56

BOOK/PAGE: B2633P143

SECOND HALF DUE: \$1,457.55

**TAXPAYER'S NOTICE**

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 11/01/2019 AND 05/01/2020.**

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 44.41% higher. Mil Rate at 14.98 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, 2019. If you have sold your real estate since April 1, 2019, it is your obligation to forward this bill to the current property owner.

As of June 30, 2019 the Town of Poland has outstanding bonded indebtedness in the amount of \$6,914,306.00. 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	\$1,456.97	49.980%
Town	\$1,278.28	43.850%
Androscoggin County	\$179.86	6.170%
<b>TOTAL</b>	<b>\$2,915.11</b>	<b>100.000%</b>

**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

**2020 REAL ESTATE TAX BILL**

ACCOUNT: 001468 RE

NAME: MCMORROW, JOSEPH P.

MAP/LOT: 0012-0016A

LOCATION: 46 MECHANIC FALLS RD.

ACREAGE: 2.52



**INTEREST BEGINS ON 05/01/2020**

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2020	\$1,457.55	

**PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT**

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

**2020 REAL ESTATE TAX BILL**

ACCOUNT: 001468 RE

NAME: MCMORROW, JOSEPH P.

MAP/LOT: 0012-0016A

LOCATION: 46 MECHANIC FALLS RD.

ACREAGE: 2.52



**INTEREST BEGINS ON 11/01/2019**

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2019	\$1,457.56	

**PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT**





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



For the Fiscal Year July 1, 2019 to June 30, 2020

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Tuesday - Friday: 9:00am - 4:00pm

Telephone: (207) 998-4601

**THIS IS THE ONLY BILL  
YOU WILL RECEIVE**

S61842 P29959 - 1 of 1



1765 MCMORROW AUCTION  
% JOSEPH P. MCMORROW  
75 PATTERSON RD  
MECHANIC FALLS, ME 04256-5917

**2020 PERSONAL PROPERTY TAX BILL**

**CURRENT BILLING INFORMATION**

LAND VALUE	\$0.00
BUILDING VALUE	\$0.00
TOTAL: LAND & BLDG	\$0.00
MACHINERY & EQUIPMENT	\$1,200.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$1,200.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$1,200.00
TOTAL TAX	\$17.98
LESS PAID TO DATE	\$0.00
<b>TOTAL DUE</b>	<b>\$17.98</b>

ACCOUNT: 000268 PP

MIL RATE: \$14.96

LOCATION: 0 MECHANIC FALLS RD.

BOOK/PAGE:

ACREAGE:

MAP/LOT:

FIRST HALF DUE: \$8.99

SECOND HALF DUE: \$8.99

**TAXPAYER'S NOTICE**

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 11/01/2019 AND 05/01/2020.**

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 44.41% higher. Mil Rate at 14.98 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, 2019. If you have sold your real estate since April 1, 2019, it is your obligation to forward this bill to the current property owner.

As of June 30, 2019 the Town of Poland has outstanding bonded indebtedness in the amount of \$6,914,306.00. 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	\$8.99	49.980%
Town	\$7.88	43.850%
Androscoggin County	\$1.11	6.170%
<b>TOTAL</b>	<b>\$17.98</b>	<b>100.000%</b>

**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

**2020 PERSONAL PROPERTY TAX BILL**

ACCOUNT: 000268 PP

NAME: MCMORROW AUCTION

MAP/LOT:

LOCATION: 0 MECHANIC FALLS RD.

ACREAGE:



INTEREST BEGINS ON 05/01/2020

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2020	\$8.99	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

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

**2020 PERSONAL PROPERTY TAX BILL**

ACCOUNT: 000268 PP

NAME: MCMORROW AUCTION

MAP/LOT:

LOCATION: 0 MECHANIC FALLS RD.

ACREAGE:



INTEREST BEGINS ON 11/01/2019

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2019	\$8.99	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT



## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Joseph P. McMorrow and Judith A. McMorrow, of the Town of Mechanic Falls, County of Androscoggin, State of Maine, for consideration paid, GRANT and QUITCLAIM unto Adam R. Mocchiola whose mailing address is 383 Megquier Hill Road, Poland, Maine, a certain lot or parcel of land with the improvements thereon located in the Hackett-Mills vicinity of the Town of Poland, County of Androscoggin, State of Maine, being more particularly described on the attached Exhibit A.

Also hereby conveying all rights, easements, and privileges pertaining thereto.

WITNESS our hands this 30<sup>th</sup> day of September, 2019.

Signed and delivered  
in the presence of

Aubrey Russell  
Aubrey Russell, Bar #4228  
Witness

Aubrey Russell  
Aubrey Russell, Bar #4228

Joseph P. McMorrow  
Joseph P. McMorrow, Grantor

Judith A. McMorrow  
Judith A. McMorrow, Grantor

STATE OF MAINE  
Androscoggin, ss.

September 30, 2019

Then personally appeared the above named Joseph P. McMorrow and Judith A. McMorrow and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Crystal Chamberlain  
Crystal Chamberlain, Notary Public

**Crystal Chamberlain**  
**NOTARY PUBLIC**  
**STATE OF MAINE**  
**My Commission Expires 01/19/2024**



Exhibit A

A certain lot of parcel of land with the improvements thereon located in the Hackett Mills vicinity of the town of Poland, County of Androscoggin, and State of Maine, bounded and described as follows:

Beginning on the northerly side of Highway Route 11 at the easterly side line of land now or formerly of Kempton B. McManus et als at an iron pin in the ground; thence running South 57° East along the northerly sideline of said highway 275 feet, more or less, to an iron pin and land reserved by State of Maine; thence North 33° 25' East, 400 feet more or less along said land of State of Maine to an iron pin; thence North 57° west, 275 feet more or less to an iron pin and land of said McManus, thence South 33° 30' West, 235 feet, more or less, to an iron pin; thence South 33° 15' West 165 feet, more or less, to the point of beginning and Southeast corner of said McManus land.

Adam R. Mocchiola grants to Joseph P. McMorrow and Judith A. McMorrow a Right of Way over the real property to access the wood lot owned by Joseph P. McMorrow and Judith A. McMorrow at 60 Mechanic Falls Road, Poland, Maine through October 1, 2029. This includes not only a right of way to access the wood lot, but also the right to use the area known as the "lower landing" to bring the wood out and cut it on before removing it from the property. The "lower landing" is the lower flat area directly behind the auction hall.

Said parcel contains 2.52 acres, more or less.

Reference may be had to Quitclaim Deed of Direct of the Bureau of Forestry, Department of Conservation to Joseph P. McMorrow and Judith A. McMorrow, dated November 19, 1990, as recorded in the Androscoggin County Registry of Deeds in Book 2633, Page 143.

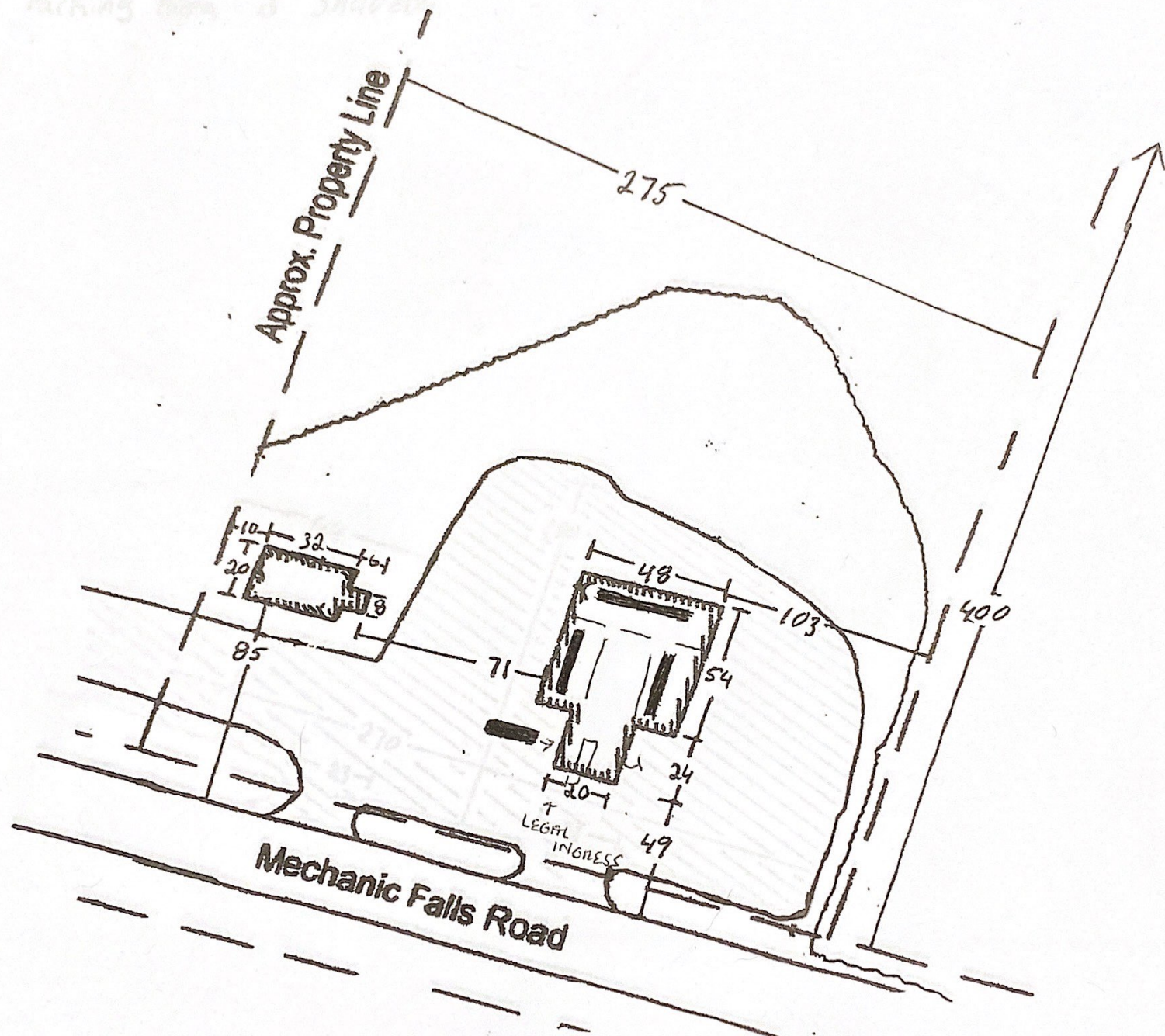
Reference may be had to Warranty Deed of Rogers Fibre Company, Inc. dated September 15, 1953 as recorded at the Androscoggin County Registry of Deeds in Book 689, Page 506 and portion of premises according to Quitclaim Deed of said Rogers Fibre Company, Inc. dated November 21, 1966 as recorded at said Registry of Deeds in Book 967, Page 455.

Reference may also be had to portion of premises according to Quitclaim Deed of Rogers Fibre Division of Colonial Board Company dated January 24, 1973 as recorded at said Registry of Deeds in Book 1082, Page 689.

Reference may be had to plan of Fred Huntress, Jr. dated December 1972 being a portion of parcel 4 and recorded at said Registry of Deeds in Plan Book 22 Page 41.

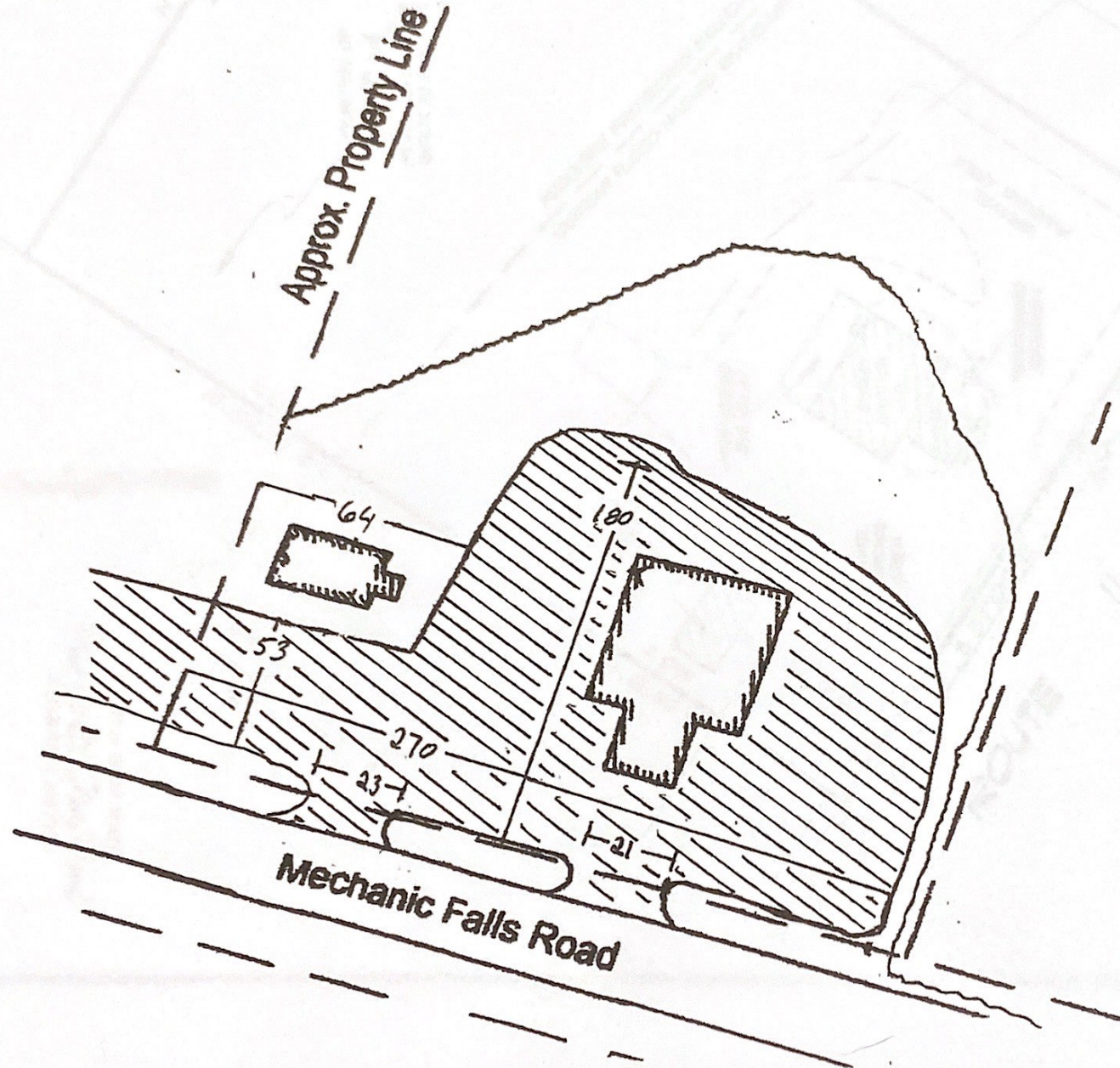


## Structures





Gravel Parking Area is shaded





NOW OR FORMERLY  
**McMORROW**  
BOOK 3645 PAGE 95

LOT 3

MAGNETIC

S 33°30' W  
235'±

STAI

N 57°00' W  
275'±

PORION OF  
LOT 4  
PLAN REFERENCE  
BOOK 22 PAGE 41

1 STORY  
HOUSE/OFFICE

S 33°15' W  
165'±

RESOURCE PROTECTION BOUNDARY  
100 YEAR FLOOD HAZARD BOUNDARY

EDGE OF  
PAVEMENT

IRON  
PIPE

POLE

OVERHEAD  
UTILITY LINE

GRAVEL  
PARKING  
AREA

PROPOSED  
ADDITION

1 STORY  
AUCTION  
HALL

OFFICE

PROPOSED  
ADDITION

GRAVEL  
PARKING  
AREA

ROUTE

S 57°00' E

POLE

275'±

400'±  
N 33°

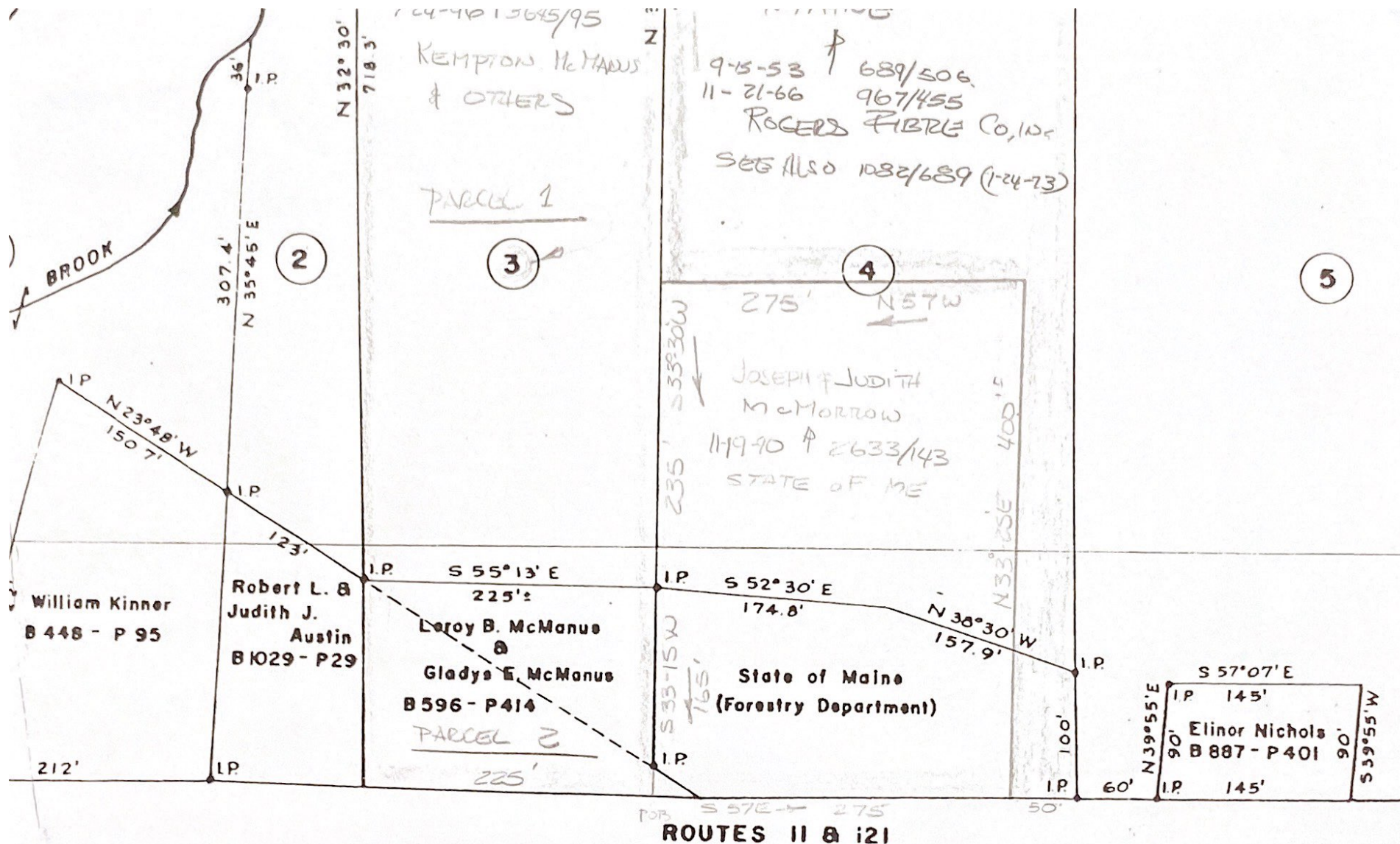
ANGLE  
IRON

50'

IRON  
PIPE

121





PROPERTY OF  
**ROGERS FIBRE DIVISION OF COLONIAL BOARD COMP**  
 POLAND, MAINE



# 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.*

11 / 12 / 2019

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Joseph & Suzanne Rochon
Mailing Address:	P.O. Box 51A Cumberland Center, ME 04021
Town, State, Zip:	
Phone Number:	207-233-2398

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 37 Lot 9				
Road Location:	115 Chickadee Lane				
Zoning:	Limited Residential	Lake Watershed:	Middle Range Pond		
Project Description:	Replace & relocate New home to most practical extent in Shoreland Zone				

### IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- 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 to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:	<u>Keith W. Morse</u>	Date:	<u>10-23-2019</u>
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Phone (207) 539-5048  
Toll Free 800-926-6205  
Fax (207) 539-5049

Cell Phone 754-5937  
E-mail: [keith@jklandsurveying.com](mailto:keith@jklandsurveying.com)

October 23, 2019

Town of Poland Planning Board  
1231 Maine Street  
Poland, Maine

RE: Rochon – 115 Chickadee Lane (TM 37, Lot 09)

Dear Planning Board Members:

Joe and Suzanne Rochon are submitting a Formal Shoreland Zoning Application to remove the existing cottage and decks and replace it with a more modern four-season home and full foundation. The intent is to place the new home at the "most practical extent" away from Middle Range Pond. A portion of the property is located within the Limited Residential Zone and identified as Town of Poland Tax Map 37, Lot 09. The portion located in the Resource Protection will not be disturbed.

The proposed new home will contain the same area as is the existing home and decks, and will not exceed 1,126 sq. ft. The closest setback from an existing structure to Middle Range Pond is 29.5 feet. The closest setback from the proposed new home to Middle Range Pond is 75.7 feet. The existing wastewater bed will be relocated to the northeast and is expected to be beneath the existing driveway. A new septic design is provided with this Application. The total existing lot coverage is 16.4 percent, but will be reduced to 16.1 once the project is completed.

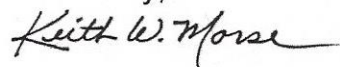
Prior to the demolition phase of the project, erosion control structures will be in place to assure minimal sedimentation and siltation from the ground disturbance during razing process. All demolition contractors will be DEP Soil Erosion and Control Certified. All demolition debris is to be disposed by the contractor hired to do the site work.

Once the project is completed, all ground disturbances will be stabilized in accordance to best management practices outlined on the soil and erosion control plan as depicted on the site plan provided.

The attached application intends to meet the applicable requirements of the Town of Poland Comprehensive Land Use Ordinance – Sections 508.27 and 509.8 for Formal Shoreland Zoning Applications. It will also provide you additional information regarding this particular site.

We look forward to meeting with the Planning Board to make this a successful project for the Poland community.

Yours truly,



Keith W. Morse, PLS

Formal Shoreland Zoning Application for  
Joseph & Suzanne Rochon  
115 Chickadee Lane – Middle Range Pond – Poland, Maine

Section                      Table of Contents

- 1            Agent authorization letter
- 2            Town of Poland Formal Shoreland Zoning Application.
- 3            Copy of Signed Deed – Rights, Title, and Interest
- 4            Abutters List
- 5            Property Card TM 37, Lot 09
- 6            Tax Map 37
- 7            Site Location plan
- 8            Flood Map (FIRM 23001C0294E)
- 9            Sub-Surface Wastewater Report
- 10          Proposed Building Plans
- 11          Waiver Requests
- 12          Erosion and Sedimentation Control Plan
- 13          Site Plan (reduced copy)
- 14          Plan & Profile (reduced copy)

# ARTORIZATION OF REPRESENTATION

Hi Keith,

Hope all is well.

You are authorized to act as our agent with the Poland planning board.

Thank You,  
Joe and Sue Rochon



# 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. Make seven copies of the application and required submissions as well as **one digital PDF copy**. 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 seven days prior to the stated meeting.

Applicant Name: Joseph & Suzanne Bechon

Date of Board Review: 11-12-2019

# Application

## PARCEL INFORMATION:

Parcel ID:	0037-009		
Lake Watershed:	Middle Range Pond		
Road Location:	115 Chickadee Lane		
Lot Size:	16,568.7	(sq. ft.)	Year Created:
Shore Frontage:	± 110	(ft.)	Road Frontage:
Zone:	Limited Residential		Flood Zone:
Aquifer Overlay:			Current Use:
			Cottage

## OWNER INFORMATION:

Name:	Joseph + Suzanne Rochon
Mailing Address:	P.O. Box 51A Cumberland Center, ME 04021
Phone #:	207-233-2398

## APPLICANT INFORMATION:

Applicant Is:	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> 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:	Keith Morse, agent - JKL Land Surveying
Mailing Address:	370 Main Street - Oxford, Maine 04270
Phone #:	207-539-5048 or 207-754-5937

## 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 type="checkbox"/> YES <input checked="" 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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
• If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	
E. Will there be any existing structures removed?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
• If YES, submit information about the structure and how it will be disposed of.	

### 2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS

A. Size of lawns:	6,570	(sq. ft.)
B. Size of fields:	—	(sq. ft.)
C. Size of driveways/roads:	1,318	(sq. ft.)
D. Size of paths or other non-vegetated areas:	—	(sq. ft.)
E. Size of wetlands already filled	—	(sq. ft.)



<b>3. EXISTING MAIN STRUCTURE</b>			
A. Ground Footprint:	885	(sq. ft.)	
B. Total gross floor space (exterior dimensions of all floors):	885	(sq. ft.)	
C. Road frontage setback:	61	(ft.)	
D. Side setback:	21	(ft.)	
E. Rear setback:	—	(ft.)	
F. Distance to Great Pond:	29.5	(ft.)	
G. Distance to stream:	—	(ft.)	
H. Distance to wetlands:	—	(ft.)	
Foundation:	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab <input type="checkbox"/> Piers
<b>4. EXISTING ACCESSORY STRUCTURE</b>			
A. Total number of structures:	4 (2 decks, 1 shed, 1 steps)		
B. Total ground footprint:	519	(sq. ft.)	
C. Total floor space:		(sq. ft.)	
D. Closest road setback:	69	(ft.)	
E. Closest side setback:	3.3	(ft.)	
F. Closest rear setback:	—	(ft.)	
G. Distance to Great Pond:	22	(ft.)	
H. Distance to Streams:		(ft.)	
I. Distance to Wetlands:		(ft.)	
<b>5. TOTAL EXISTING IMPERVIOUS SURFACES</b>			
A. Add 2c + 2d + 3a + 4b:	2,722	(sq. ft.)	
B. Divide this by lot size in square feet x 100%:	$\frac{2,722}{16,568.7} \times 100 = 16.4$		16.4 %
*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:	-1,512	(sq. ft.)
B. Changes in buffers:	0	(sq. ft.)
C. Changes in naturally wooded areas:	0	(sq. ft.)
D. Total opening in forest canopy:	6,309	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	-225	(sq. ft.)
B. Changes in driveway/roadway:	178	(sq. ft.)
C. Changes in patios, walkways, etc:	—	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-47.1	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	$\frac{2,722 - 47.1}{16,568.7} \times 100 = 16.1$	
*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](http://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 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:**

*Keith W. Morse*

**Date:** *8-21-2019*



# 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
✓			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			Section 509.8A "Submission Requirements"	FOR PLANNING BOARD USE			
Provided	Waiver	N/A		Received	On File	Waived	N/A
		✓	Setbacks as required				
		✓	State reasons for location in Resource Protection				
✓			Culverts				
			(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				
			Storm water runoff				
	✓		Plans show storm water runoff and retaining areas				
			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				
			Shoreland Access Held In Common				
✓			Proper water frontage for number of lots that hold access in common				
			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)
<input type="checkbox"/>	10 Points for correcting an existing erosion problem on the project site.	
<input type="checkbox"/>	10 Points for a clearing limitation of <15,000 sq. ft. or <20% of lot.	
<input checked="" type="checkbox"/>	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	
<input checked="" type="checkbox"/>	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	
<input type="checkbox"/>	20 Points for a 50 foot wide buffer.	
<input type="checkbox"/>	25 Points for a 75 foot wide buffer.	
<input type="checkbox"/>	30 Points for a 100 foot wide buffer.	
<b>TOTAL</b>		

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_  
*Code Enforcement Officer or Planning Board Chair*



# Phosphorus Calculation Alternate Form



Watershed:	Middle Range Pond	
Water Quality Category:	Moderate-Sensitive	
Level of Protection:	High	
Per Acre Phosphorus Allocation: (from table 612.17.A.1.a in the CLUC)	0.045 (lbs./ac./yr.)	(oz./ac./yr.)
Total Buildable Land Area: (DO NOT INCLUDE land that is wetland or steep slopes)	13950 (sq. ft.)	0.32 (acres)
Maximum Permitted Phosphorus Export from Project: (PPE-lbs, PPE-oz)	0.0144 (lbs./yr.)	(oz./yr.)

Impervious Surface Type	Sq. Ft.	Acres	Pre-Treat Export	B	WP	Inf.	Adjusted Phos. Export
			Meadow/Trees				
Buffer Values: 0.15	WI=	0.32	Soil GRP= C	0.3	Slopes=	6-8%	0.0144
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:							0.0144 (lbs./yr.)
(TPA) Phosphorus Availability:							(lbs./yr.)

Comparison of PPE to TPA:

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

## ADDITIONAL INFORMATION:

See DEP Work Sheets from "Phosphorus Allocations for Selected Maine Lakes" (ATTACHED)

Authorized Signature:

Date:

Code Enforcement Officer or Planning Board Chair



## Worksheet 1 - PPB calculations

Project Name:	19030 ROCHON SHORELAND ZONE
Lake Watershed:	MIDDLE RANGE POND
Town:	POLAND

### Standard Calculations

Watershed per acre phosphorus budget (Appendix C)	PAPB	0.045	lbs P/acre/year
Total acreage of development parcel:	TA	0.32	acres
NWI wetland acreage:	WA	0	acres
Steep slope acreage:	SA	0	acres
Project acreage: $A = TA - (WA + SA)$	A	0.32	acres
Project Phosphorus Budget: $PPB = P \times A$	PPB	0.0144	lbs P/year

### Small Watershed Adjustment

If Project Acreage (A) is greater than the threshold acreage for the small watershed threshold (SWT, from pertinent lake and town info in the table in Appendix C), calculate an alternative PPB using the analysis below and use this value if it is less than the the Standard Calculation PPB.

Small Watershed Threshold (Appendix C):	SWT		acres
Project acreage:	A		acres
Allowable increase in town's share of annual phosphorus load to lake (Appendix C):	FC		lbs P/year
Area available for development (Appendix C):	AAD		acres
Ratio of A to AAD ( $R = A/AAD$ )	R		







# WORKSHEET 4 - PROJECT PHOSPHORUS EXPORT SUMMARY

Summarizing the project's algal available phosphorus export (PPE)

Project Name:

Project Phosphorus Budget - Worksheet 1	PPB	0.05	lbs P/year
Total Pre-Treatment Phosphorus Export - Worksheet 2	Pre-PPE	0.05	lbs P/year
Total Post-Treatment Phosphorus Export - Worksheet 2	Post-PPE	0.01	lbs P/year
Total Phosphorus Mitigation Credit - Worksheet 3	TMC		lbs P/year
Project Phosphorus Export (Post-PPE - TMC)	PPE	0.00	lbs P/year

Is the Project Phosphorus Export  $\leq$  the Project Phosphorus Budget? ( $PPE \leq PPB$ )

If **YES**, PPE is less than or equal to PPB and the project meets its phosphorus budget.

If **NO**, PPE is greater than PPB, more reduction in phosphorus export is required or the payment of a compensation fee may be an option

YES

The amount of phosphorus that needs further treatment or compensation

0.00 lbs P/year

Has Project Phosphorus Export been sufficiently reduced?

Is  $(Pre-PPE - Post-PPE)/Pre-PPE$  greater than 0.60?

If **YES**, in some watersheds the compensation fee is an available option.

If **NO**, more treatment must be provided. PPE must be further reduced.

YES

The post-treatment phosphorus export must be less than 40% of the pre-treatment export ( $Post-PPE < 0.4 * Pre-PPE$ )

%

If the project is located in a watershed that is eligible for a compensation fee (or is a residential subdivision with buffers), a compensation fee may be appropriate as follows:

If Project Export has been reduced by greater than 60% and less than 75%, \$25,000 per pound minus \$833 per 1% Percent Export

If Project Export has been reduced by greater than 75%, \$12,500 per pound minus \$500 per 1% Project Export



## WARRANTY JOINT TENANCY DEED

WE, NEAL D. CROSSON AND REBECCA JO CROSSONof 57A CUMBERLAND ROAD, NORTH YARMOUTH, ME 04097

for consideration paid,

grant to JOSEPH C. ROCHON AND SUZANNE M. ROCHONof PO BOX 51A, CUMBERLAND CENTER, ME 04021with **WARRANTY COVENANTS**, as **JOINT TENANTS** the land in Poland, County of Androscoggin and State of Maine,

A certain lot or parcel of land situated in the Town of Poland, County of Androscoggin and State of Maine, with the buildings thereon, bounded and described as follows:

Beginning at low water mark on the shore of Middle Range Pond at the southerly corner of lot of land conveyed by Elmer F. Walker to Robert Cox and now owned by Miles B. Cox and Mildred L. Cox; thence ten (10) feet, more or less, to an iron pipe set in the ground; thence north forty (40) degrees, six (6) minutes west a distance of one hundred fifty-three and four tenths (153.4) feet to an iron pipe set in the ground; thence south forty-seven degrees (47) twenty four (24) minutes west a distance of one hundred (100) feet to an iron pipe set in the ground; thence south forty (40) degrees six (6) minutes east a distance of one hundred fifty-three and four tenths (153.4) feet to an iron pipe set in the ground near the shore of said Pond; thence to low water mark on the shore of said Pond; thence in a northeasterly direction by the shore of said Pond one hundred (100) feet, more or less, to the point of beginning.

There is also conveyed a right-of-way for ingress and egress in common with others from the highway to the lot hereby conveyed, said right-of-way to follow the present route.

There is excepted and reserved a right-of-way across the premises hereby conveyed for ingress and egress from other premises now or formerly owned by Elmer F. Walker and lying to the southwest, said right-of-way to be for passage on foot or by motor vehicles and to be located by Robert C. Towison.

Being the same premises as conveyed to Neal D. Crosson and Rebecca Jo Crosson by Warranty Deed of Robert C. Towison and Judith M. Towison dated July 10, 1992, as recorded in the Androscoggin County Registry of Deeds, Book 2884, Page 006.

This conveyance is subject to an Easement to United Video Cablevision, Inc. dated May 2, 1989, as recorded in the Androscoggin County Registry of Deeds, Book 2547, Page 151.

This conveyance is further subject to an Easement to Central Maine Power Company et als, dated May 27, 1993, as recorded in the Androscoggin County Registry of Deeds, Book 3092, Page 24.

WITNESS our hands and seals this 10th day of July 1998
  
NEAL D. CROSSON

  
REBECCA JO CROSSON

WARRANTY JOINT TENANCY DEED  
CROSSON TO ROCHON  
PAGE 2 OF 2

STATE OF MAINE  
OXFORD ss

July 10, 1998

Then personally appeared the above named Neal D. Crosson and acknowledged the foregoing instrument to be his free act and deed.

BEFORE ME,

*Judy Brown-Dunn*  
NOTARY PUBLIC

JUDY BROWN-DUNN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 10, 2000



RECEIVED  
ANDROSCOGGIN S.S.

93 JUL 13 PM 12:30

ATTEST:

*Jessie B. Rogers*  
REGISTER OF DEEDS





# 500 foot Abutters List Report

Poland, ME  
August 13, 2019

## Subject Property:

Parcel Number: 0037-0009  
CAMA Number: 0037-0009  
Property Address: 115 CHICKADEE LANE

Mailing Address: ROCHON, JOSEPH C.  
P. O. BOX 51A  
CUMBERLAND CENTER, ME 04021

---

## Abutters:

Parcel Number: 0005-0036-0001  
CAMA Number: 0005-0036-0001  
Property Address: 90 CHICKADEE LANE

Mailing Address: CROWLEY, CRAIG  
90 CHICKADEE LANE  
POLAND, ME 04274

Parcel Number: 0005-0036-0001C  
CAMA Number: 0005-0036-0001C  
Property Address: 70 CHICKADEE LANE

Mailing Address: RAY, DONALD R., JR.  
70 CHICKADEE LANE  
POLAND, ME 04274

Parcel Number: 0037-0004  
CAMA Number: 0037-0004  
Property Address: 91 CHICKADEE LANE

Mailing Address: OSBORNE, CYNTHIA  
4 SAND PEBBLE WAY  
SOUTH PORTLAND, ME 04106

Parcel Number: 0037-0005  
CAMA Number: 0037-0005  
Property Address: 97 CHICKADEE LANE

Mailing Address: HERLAND, WILLIAM M.  
2298 OAK PINE CT.  
LELAND, NC 28451

Parcel Number: 0037-0005A  
CAMA Number: 0037-0005A  
Property Address: CHICKADEE LANE

Mailing Address: HERLAND, WILLIAM M.  
2298 OAK PINE CT.  
LELAND, NC 28451

Parcel Number: 0037-0006  
CAMA Number: 0037-0006  
Property Address: CHICKADEE LANE

Mailing Address: MCCANN, ANTHONY  
215 HIGH ST. #107  
SOUTH PORTLAND, ME 04106

Parcel Number: 0037-0007  
CAMA Number: 0037-0007  
Property Address: 105 CHICKADEE LANE

Mailing Address: MCCANN, ANTHONY  
215 HIGH ST. #107  
SOUTH PORTLAND, ME 04106

Parcel Number: 0037-0007A  
CAMA Number: 0037-0007A  
Property Address: CHICKADEE LANE

Mailing Address: MCCANN, ANTHONY  
215 HIGH ST. #107  
SOUTH PORTLAND, ME 04106

Parcel Number: 0037-0008  
CAMA Number: 0037-0008  
Property Address: 109 CHICKADEE LANE

Mailing Address: LACASSE, JAMES E.  
622 DUCK POND RD  
WESTBROOK, ME 04092

Parcel Number: 0037-0010  
CAMA Number: 0037-0010  
Property Address: 119 CHICKADEE LANE

Mailing Address: VEINOTE, KORD D.  
253 FLETCHER RD.  
AUBURN, ME 04210



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report 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 report.



# 500 foot Abutters List Report

Poland, ME  
August 13, 2019

Parcel Number: 0037-0011  
CAMA Number: 0037-0011  
Property Address: 4 CARDINAL LANE

Mailing Address: KNIGHT, KENNETH R.  
28 KNIGHT RD.  
AUGUSTA, ME 04330

Parcel Number: 0037-0012  
CAMA Number: 0037-0012  
Property Address: 8 CARDINAL LANE

Mailing Address: RICHARD, STEPHEN L.  
8 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0012-A001  
CAMA Number: 0037-0012-A001  
Property Address: 57 WALKER POINT RD.

Mailing Address: ARSENAULT, CINDY L.  
57 WALKER POINT RD.  
POLAND, ME 04274

Parcel Number: 0037-0014  
CAMA Number: 0037-0014  
Property Address: 16 CARDINAL LANE

Mailing Address: RAY, RITA C.  
16 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0014  
CAMA Number: 0037-0014  
Property Address: 16 CARDINAL LANE

Mailing Address: RAY, RITA C.  
16 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0014  
CAMA Number: 0037-0014  
Property Address: 16 CARDINAL LANE

Mailing Address: RAY, RITA C.  
16 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0014  
CAMA Number: 0037-0014  
Property Address: 16 CARDINAL LANE

Mailing Address: RAY, RITA C.  
16 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0018  
CAMA Number: 0037-0018  
Property Address: 12 CARDINAL LANE

Mailing Address: RAY, RITA C.  
16 CARDINAL LANE  
POLAND, ME 04274

Parcel Number: 0037-0019  
CAMA Number: 0037-0019  
Property Address: CHICKADEE LANE

Mailing Address: MCCANN, ANTHONY  
215 HIGH ST. #107  
SOUTH PORTLAND, ME 04106

Parcel Number: 0037-0020  
CAMA Number: 0037-0020  
Property Address: CHICKADEE LANE

Mailing Address: BERNIER, DAVID R.  
206 THIRD ST.  
AUBURN, ME 04210



[www.cai-tech.com](http://www.cai-tech.com)

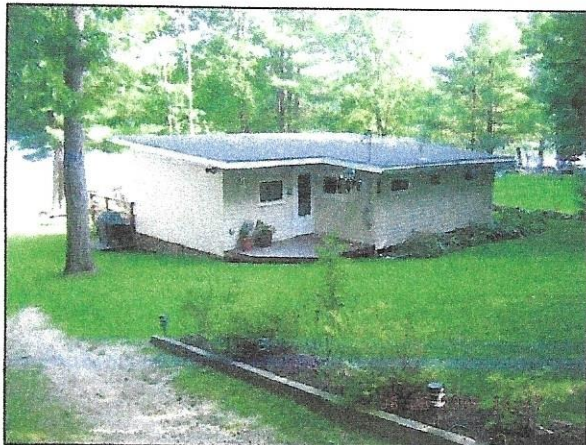
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# Property Card: 115 CHICKADEE LANE

Poland, ME



**Parcel ID:** 0037-0009  
**Trio Account #:** 2561

**Owner:** ROCHON, JOSEPH C.  
**Co-Owner:**  
**Mailing Address:** P. O. BOX 51A  
CUMBERLAND CENTER, ME 04021

## Valuation

**Card Number:** 1  
**Acreage:** 0.36  
**Land Value:** \$177,640  
**Building Value:** \$46,620  
**Total Value:** \$46,620  
**Taxes:** \$3,184

## Building Sketch

## Building Information

**Year Built:** 1940 **Remodded:** 0

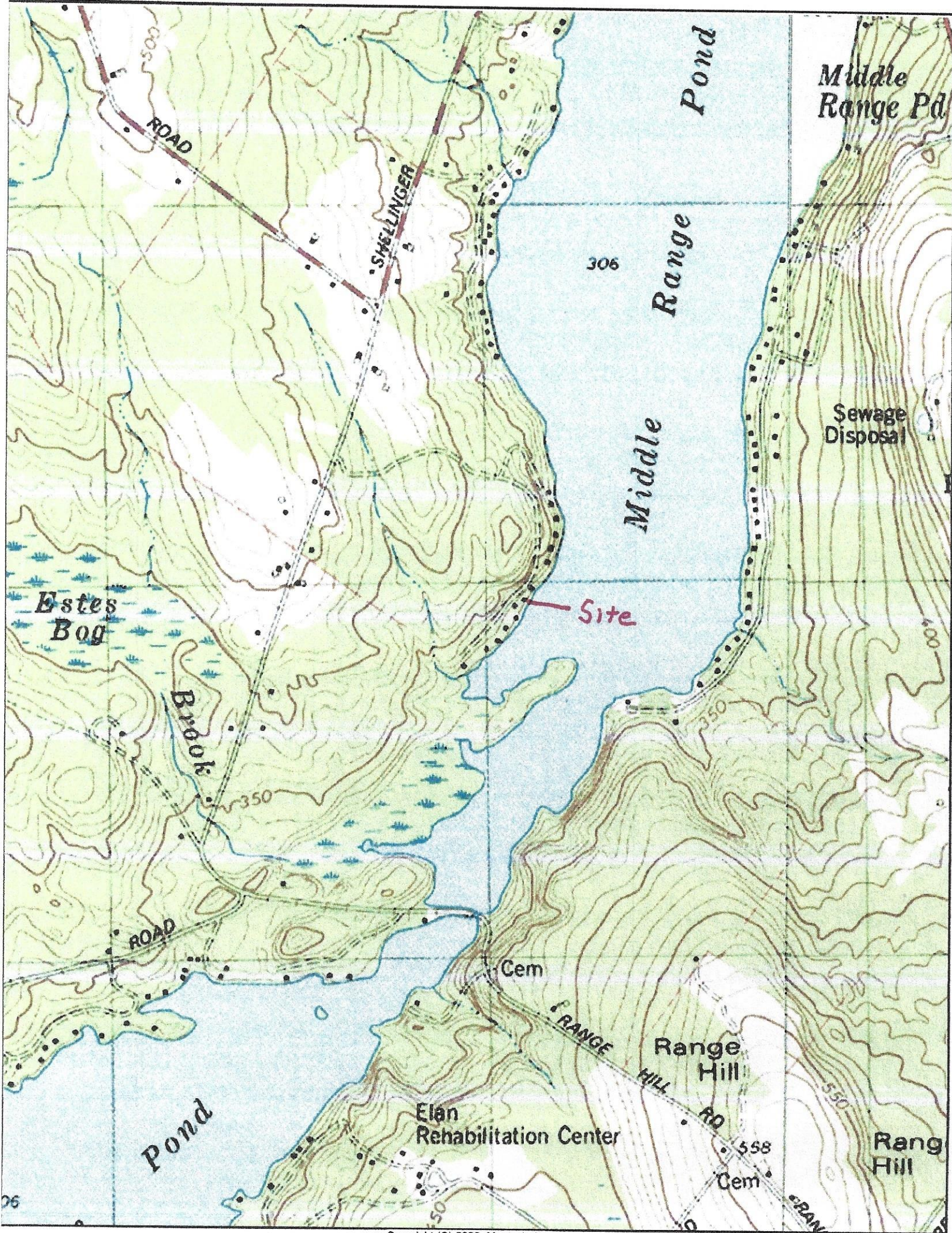
**Living Area (sqft):** 0  
**Basement:** No Basement  
**Finished Basement:** 0  
**Number of Rooms:** 0  
**Number of Bedrooms:** 0  
**Number of Full Baths:** 1  
**Number of Half Baths:** 0

**Stories:**  
**Exterior Walls:** OTHER  
**Roofing Materials:** Asphalt Shingles  
**Foundation:** Piers  
**Insulation:** None  
**Fireplace:** 0  
**Heating:** Not Heated  
**A/C:** None  
**Attic:** None





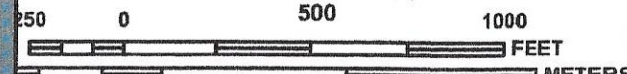








MAP SCALE 1" = 500'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0294E

## FIRM

FLOOD INSURANCE RATE MAP  
ANDROSCOGGIN  
COUNTY, MAINE  
(ALL JURISDICTIONS)

PANEL 294 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
POLAND, TOWN OF	230C09	0294	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
23001C0294E

EFFECTIVE DATE  
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





September 17, 2019

Joe Rochon  
P.O. Box 51A  
Cumberland, ME 04021

RE: Replacement septic system, 115 Chickadee Lane, Poland

Joe:

Attached is my design for a replacement septic system. The system is a special one to serve your specific needs. You propose to move the cottage/camp back from the pond, to where the existing, permitted, plastic chamber disposal area is now located. You also wish to apply for a Seasonal Conversion Permit to make the dwelling a year-round home.

The Maine Subsurface Wastewater Disposal Rules allow for this on your lot, but the replacement disposal area cannot be closer to the pond than the existing disposal area unless it is malfunctioning and there are no sites on your property that are equally or more distant to the pond.

I tried to design a system to satisfy this and all aspects of the Rules, plus allow for use of the space as parking. I found that a conventional system would be 80 feet from the pond, which is less than the current 86 foot separation. The only way to accommodate a replacement system on this property for your purposes is to add an aerating pre-treatment tank to the wastewater flow.

The use of aerating pre-treatment allows for the disposal area to be half the size of conventional septic wastewater disposal. The concrete chamber disposal area is therefore 16' x 16' in size, as opposed to 16' x 32' in size. This allows for an increase in the separation distance from the disposal area to 95 feet, which exceeds the current setback.

All other aspects of the system meet both the Replacement System Rules and the Seasonal Conversion Rules. The soils are satisfactory, the ground slope is acceptable, and setback variances to the side property line and the new building can be approved at the local level.



I believe this is the only way you can accomplish your re-modelling plan. Please attach this memo to the HHE-200 for inclusion in the permit process, in order to give additional information to the Code Officer. Once the replacement system is installed, you can apply for the Seasonal Conversion permit. This design meets the State Rules and I believe it satisfies local Poland Rules as well.

Please contact me, email preferred, if you have questions.

A handwritten signature in cursive script, appearing to read "Mark Cenci", is written over a horizontal line.

Mark Cenci, LSE # 262



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div of Environmental Health, 11 SH  
(207) 287-5672 Fax: (207) 287-417

## PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation POLAND  
Street or Road 115 CHICKADEE LANE  
Subdivision, Lot #

Town/City \_\_\_\_\_ Permit # \_\_\_\_\_  
Date Permit Issued 1/1/ Fee: \$ \_\_\_\_\_ Double Fee Charged [ ]

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) ROCHON, JOE ☒ Owner ☐ Applicant  
Mailing Address of Owner/Applicant P.O. BOX 51A CUMBERLAND ME 04021  
Daytime Tel. # 233-2398

Local Plumbing Inspector Signature \_\_\_\_\_ L.P.I. # \_\_\_\_\_  
☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 37 Lot # 9

## OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

## CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

Local Plumbing Inspector Signature \_\_\_\_\_ (2nd) date approved \_\_\_\_\_

## PERMIT INFORMATION

### TYPE OF APPLICATION

☐ 1. First Time System

☒ 2. Replacement System

Type replaced: STONE BED

Year installed: 1993

☐ 3. Expanded System

☐ a. <25% Expansion

☐ b. >25% Expansion

☐ 4. Experimental System

☐ 5. Seasonal Conversion

### THIS APPLICATION REQUIRES

☐ 1. No Rule Variance

☐ 2. First Time System Variance

☐ a. Local Plumbing Inspector Approval

☐ b. State & Local Plumbing Inspector Approval

☒ 3. Replacement System Variance

☒ a. Local Plumbing Inspector Approval

☐ b. State & Local Plumbing Inspector Approval

☐ 4. Minimum Lot Size Variance

☐ 5. Seasonal Conversion Permit

### DISPOSAL SYSTEM COMPONENTS

☒ 1. Complete Non-engineered System

☐ 2. Primitive System (graywater & alt. toilet)

☐ 3. Alternative Toilet, specify: \_\_\_\_\_

☐ 4. Non-engineered Treatment Tank (only)

☐ 5. Holding Tank, \_\_\_\_\_ gallons

☐ 6. Non-engineered Disposal Field (only)

☐ 7. Separated Laundry System

☐ 8. Complete Engineered System (2000 gpd or more)

☐ 9. Engineered Treatment Tank (only)

☐ 10. Engineered Disposal Field (only)

☒ 11. Pre-treatment, specify: OXYPRO OR EQUIVALENT

☐ 12. Miscellaneous Components

### SIZE OF PROPERTY

0.38 SQ. FT. ☒ ACRES

### SHORELAND ZONING

☒ Yes ☐ No

### DISPOSAL SYSTEM TO SERVE

☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3

☐ 2. Multiple Family Dwelling, No. of Units: \_\_\_\_\_

☐ 3. Other: \_\_\_\_\_

(specify)

Current Use ☒ Seasonal ☐ Year Round ☐ Undeveloped

### TYPE OF WATER SUPPLY

☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private

☐ 4. Public ☒ 5. Other LAKE WATER

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

### TREATMENT TANK

☒ 1. Concrete

☒ 2. Regular

☐ 3. Low Profile

☐ 4. Plastic

☐ 5. Other: 1000 GAL.

### DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench

☒ 3. Proprietary Device

☐ a. cluster array ☐ b. Linear

☐ c. regular load ☒ d. H-20 load

☐ 4. Other: \_\_\_\_\_

SIZE: 1024 sq. ft. ☐ sq. ft. ☐ in. ft.

### GARBAGE DISPOSAL UNIT

☒ 1. No ☐ 2. Yes ☐ 3. Maybe

If Yes or Maybe, specify one below:

☐ a. multi-compartment tank

☐ b. \_\_\_\_\_ tanks in series

☐ c. increase in tank capacity

☐ d. Filter on Tank Outlet

### DESIGN FLOW

270 gallons per day

BASED ON:

☒ 1. Table 4A (dwelling unit(s))

☐ 2. Table 4C (other facilities)

SHOW CALCULATIONS for other facilities

### SOIL DATA & DESIGN CLASS

PROFILE CONDITION

31 C

at Observation Hole # TP-1

Depth 39"

of Most Limiting Soil Factor

### DISPOSAL FIELD SIZING

☐ 1. Medium--2.6 sq. ft. / gpd

☒ 2. Medium--Large 3.3 sq. ft. / gpd

☐ 3. Large--4.1 sq. ft. / gpd

☐ 4. Extra Large--5.0 sq. ft. / gpd

### EFFLUENT/EJECTOR PUMP

☐ 1. Not Required

☐ 2. May Be Required

☒ 3. Required

Specify only for engineered systems:

DOSE: \_\_\_\_\_ gallons

☐ 3. Section 4G (meter readings)

ATTACH WATER METER DATA

### LATITUDE AND LONGITUDE

at center of disposal area

Lat. 44 d 01 m 17 s 74

Lon. 70 d 22 m 59 s 99

if g.p.s., state margin of error.

## SITE EVALUATOR STATEMENT

certify that on 8-19-19 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

SE #

Date

MARK CENCI

329-3524

Site Evaluator Name Printed

Telephone Number

E-mail Address

note: Changes to or deviations from the design should be confirmed with the Site Evaluator.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Department of Human Services Division of Health Engineering, Station 10 (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation <b>POLAND</b>	Street, Road, Subdivision <b>115 CHICKADEE LANE</b>	Owner or Applicant Name <b>JOE ROCHON</b>

**SITE PLAN**      Scale 1" = 30 ft.

**SITE LOCATION PLAN**  
(map from Maine Atlas recommended)

SOIL PROFILE DESCRIPTION AND CLASSIFICATION				(Location of Observation Holes Shown Above)			
Observation Hole #	<u>TP-1</u>			Test Pit	<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
"	Depth of organic horizon above mineral soil _____						
Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling			
0			DARK BROWN				
6			RED				
12	Lumpy	Fragile	TO				
18	SANDY	LOOSE	YELLOW				
24			BROWN				
30							
36							
42							
48							
	Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth		
	<u>3</u>	<u>C</u>	<u>13</u>	<u>39</u>			
Observation Hole #				Test Pit	<input type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
"	Depth of organic horizon above mineral soil _____						
Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling			
0							
6							
12							
18							
24							
30							
36							
42							
48							
	Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth		

Mark ...

Site Evaluator Signature

2.62      9-16-19

SE #                  Date

Page 2 of 3  
HHE-200 Rev. 10/02

Owner or Applicant Name

**SITE LOCATION PLAN**  
(map from Maine Atlas recommended)

SITE PLAN Scale 1" = 30 ft.

M/F  
LACASE  
(USES LAKE WATER)

PARKIN

STEEP  
SLOPE

CHICKADEE

ERP (BEECH)

A SHED

2' OAK

36

MIDDLE  
RANGE  
POND

EXISTING PLASTIC CHAMBER (FEB. 1993)	EXISTING CHAMBER
--	---------------------

(Location of Observation Holes Shown Above)

Observation Hole # \_\_\_\_\_ ☐ Test Pit ☐ Boring

Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
	0			
6				
12				
18				
24				
30				
36				
42				
48				

Soil Classification		Slope	Limiting Factor
Profile	Condition	Percent	Depth

☐ Groundwater  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

SE #

Date \_\_\_\_\_





[illegible]

Owner or Applicant Name  
JOE RACHON

Scale: 1" = 20 ft

PROPERTY LINE

19'  ERP (BEECH) (NAIL IS 37" ABOVE  
7.5'  BASE OF TREE)

95'

POND

HIGH  
WATER  
LINE

3 CONCRETE CHAMBERS. —

17.20  
16' x 16'

EXISTING  
18 HIGH  
CAPACITY  
PLASTIC  
CHAMBERS  
15' x 38'  
REMOVE

2.11 -  
PUMP  
LINE

A.  
Tj

2' DIAMETER  
MAPLE

EXISTING DECK  
AND  
COTTAGE  
TO BE  
RAZED

BUILDING TO BE RESULT HERE

## CONSTRUCTION ELEVATIONS

## ELEVATION REFERENCE POINT

Finished Grade Elevation

Top of CHAMBERS

Bottom of CHAMBERS

-27

— 45 —

53 11

Location & Description: NAIL IN 14  
DIAMETER BEECH TREE

Reference Elevation is: 0.0'

### DISPOSAL FIELD CROSS SECTION

SLURRY ALL  
GROUND TO BE  
FILLED. USE  
GRAVELLY COARSE  
SAND FILL

Scales:

Vertical:  $1" = \underline{5}$  ft.  
Horizontal:  $1" = \underline{5}$  ft.

26"  
File

A:1

STONE PERIMETER  
3/4" - 2 1/2" DIAMETER STONE  
- 12" WIDE  
(WITH FABRIC OR HAY)

APPROXIMATELY  
18" FILL OVER  
CHAMBERS FOR H-20  
RATING

26" FILE

14-20  
- CONCRETE CHAMBER  
4' X 8', 13" HIGH

PROPERTY  
LINE

FULL 12' EXT.

262

9-13-19

Site Evaluator Signature

SE #

Date \_\_\_\_\_

Page 3 of 3  
HHE-200 Rev. 10/02





Maine Center for Disease  
Control and Prevention  
An Office of the  
Department of Health and Human Services

Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
286 Water Street  
# 11 State House Station  
Augusta, Maine 04333-0011  
Tel: (207) 287-5672  
Fax: (207) 287-4172; TTY: 1-800-606-0215

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

### GENERAL INFORMATION

Town of POLAND  
Property Owner's Name: JOE ROCHON Tel. No.: 233-2398  
System's Location: 115 CHICKADEE LANE  
Property Owner's Address: P.O. BOX 51A GUMBERLAND, MAINE Zip Code 04021  
e-mail address: \_\_\_\_\_

The subsurface wastewater disposal system design for the subject property requires a ☒ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☒ local approval ☐ local and state approval.

### SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

- DISPOSAL AREA 95' FROM LAKE
  - DISPOSAL AREA 8' FROM PROPERTY LINE
  - DISPOSAL AREA 10' FROM FOUNDATION
- (IF NEEDED)

### SECTION OF RULE

TABLE 8B

### SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

SEE ATTACHED MEMO TO JOE ROCHON

I, MARK CENCY, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

SIGNATURE OF SITE EVALUATOR

DATE

### PROPERTY OWNER

I, \_\_\_\_\_, am the ☐ owner ☐ agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

☐ SIGNATURE OF OWNER  
☐ AGENT FOR THE OWNER

DATE



**LOCAL PLUMBING INSPECTOR - Approval at local level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not ) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not ) approve the requested variance. I ( ☐ will ☐ will not ) issue a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature\_\_\_\_\_  
Date**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not ) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not ) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature\_\_\_\_\_  
Date**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and ( ☐ does ☐ does not ) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT\_\_\_\_\_  
DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT  
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65



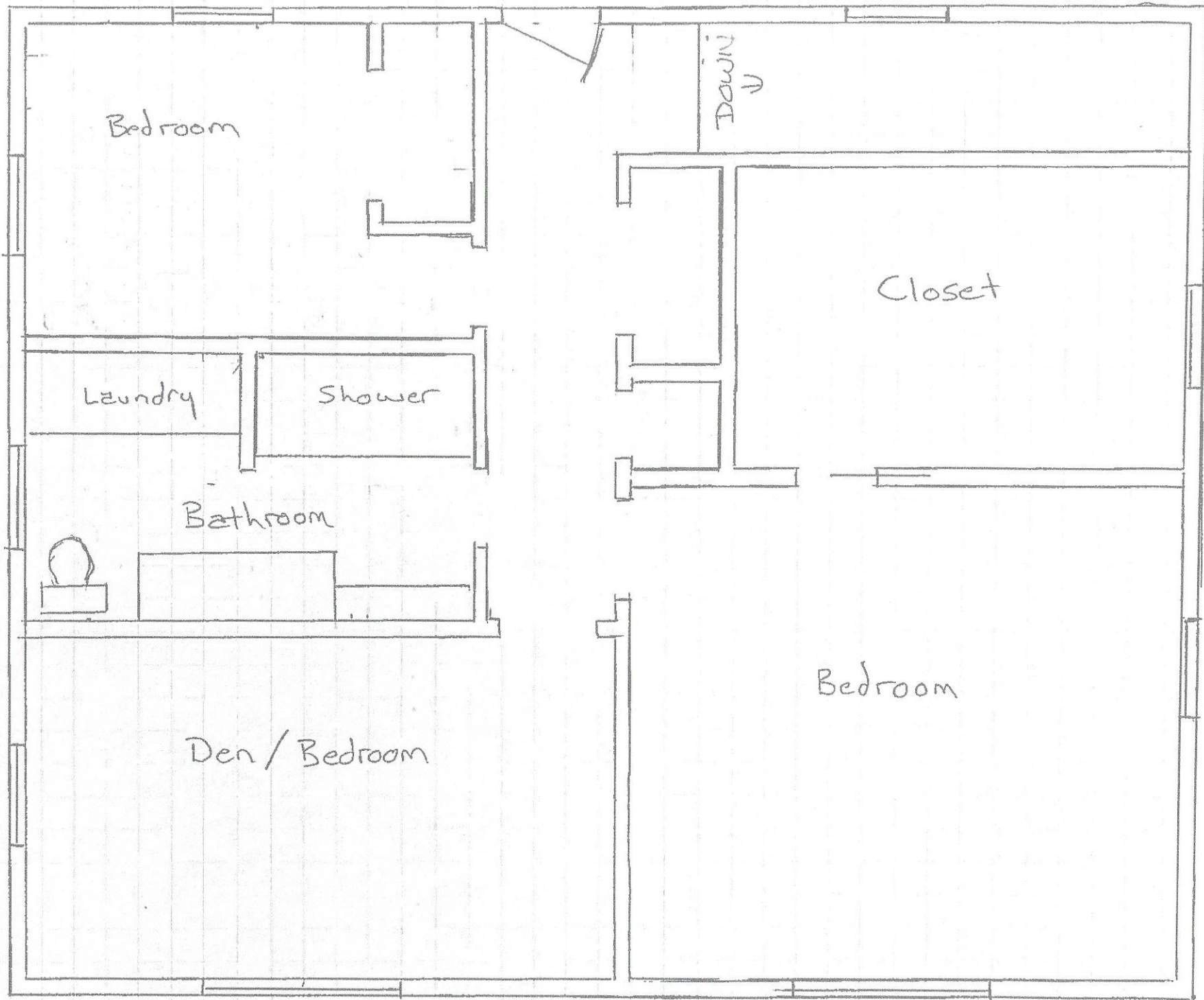






1ST FLOOR





2<sup>ND</sup> FLOOR



# Formal Shoreland Zoning Application for **Joseph & Suzanne Rochon**

## **WAIVER REQUESTS**

- 1) Applicant requests waiver for formal Stormwater Manage Plan. The nature of the project design, expansion, and goals preclude the need of costly-engineered stormwater analysis by preserving undisturbed areas adjacent to the improvements currently proposed.

# **EROSION AND SEDIMENTATION CONTROL PLAN**

## **Formal Shoreland Zoning Application for Joseph & Suzanne Rochon**

115 Chickadee Lane – Poland, Maine

Prepared By:

**JKL LAND SURVEYING**  
Oxford, Maine

### **INTRODUCTION:**

This Plan has been developed to insure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments downstream. The methods of control consist of preventative measures and remedial measures. Preventative measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures and Permanent Measures.

### **Temporary Erosion Control:**

Temporary control measures may consist of hay bale barriers and/or silt fencing, temporary mulching, stone check dams, and topsoil stockpiling.

### **Hay Bale Barriers:**

Hay bale barriers will be placed down slope of all earth moving activities, where water from these disturbed areas will run off. These barriers will be keyed at least four inches into the ground, and staked end to end along an even contour to force run-off water through the bales.

### **Silt Fencing:**

Silt fencing may be used in place of, or together with, the hay bale barriers. The silt fencing will also be keyed at least four inches into the ground and placed along an even contour.



## Stone Check Dams:

Stone check dams will be placed in the center of the ditches prior to final stabilization, to provide a means of trapping sediment. The dams will consist of small stones placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Typical Details sheet for construction details of the measure.

## Temporary Mulch:

Temporary mulch will be placed on all disturbed areas where seeding or other construction or stabilization activities will not take place for over 14 consecutive days. Temporary mulch will also be placed on all bare soils outside the road base prior to any predicted heavy rain event. A heavy rain event will be at least one inch of rainfall in a 24-hour period. The mulch may be hay and will be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

## Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in the areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a run-off transport channel (swale or ditch).

Stockpiles will be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a silt fence or hay bale barrier placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet.

## Maintenance of Temporary Measures:

All temporary measures described above will be inspected weekly throughout the construction of the project. Repairs or replacements will be made as necessary. Once the site is stable, temporary devices such as hay bale barriers and silt fencing will be removed.

## Permanent Erosion Control (if necessary):

Permanent measures will consist of the placement of culverts, the stabilization of inlets and outlets of culverts, the construction of both grass lined and stone lined ditches, and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.

### Culverts:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm. The locations and sizes of the culverts are shown on the Site Plan.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 14 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert.

#### Ditches:

Ditches on the project have been designed based on expected slow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less than 3.5 feet per second have been designed to be grass lined.

#### Stone Lined Ditches:

Stone lined ditches will first be lined with a non-woven filter fabric, and then lined with riprap possessing a D50 of approximately 6 inches in diameter. This means that approximately half the stones by weight will be smaller than 6 inches and half will be larger. The minimum stone size should be 1 inch with the largest stone being 9 inches in diameter. The depth of stone in the ditch should average 14 inches. The final shape of the ditch will consist of the following dimensions: a bottom width of one foot; side slopes possessing a 3:1 horizontal to vertical; and a total depth of 2 feet.

#### Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material may take place either before or after seeding. This blanket will be installed according to the manufacturer's recommendations. If there is no mulch material in the blanket, then the netting will be placed over the seed and mulch.

The seeding and mulching of the grass lined ditches will follow the specifications stated below for re-vegetation.



## Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a depth of at least four inches. Loam will be the stockpiled topsoil, if possible.

The areas with loam will then be fertilized with commercial 19-19-19 fertilizer applied at a rate of 12 pounds per 1,000 square feet. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with a conservation grass mix or equal. This mixture will be applied at a rate of 2 pounds per 1,000 square feet. Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Again, the soil will not be visible through the mulch, regardless of the application rate.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded area will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 75%, the seeding will be done a second time.

## Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

## Maintenance of Permanent Measures:

All measures will be inspected weekly during construction, and then at least once annually to insure proper function of each measure. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding will take place between either May 1 and June 15, or August 15 and September 15.



construction, the Code Enforcement Officer may require additional measures be taken.

- Soil disturbance during the period Mar 1st to May 1st is prohibited.
- Any disturbed soils shall be re-vegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high water mark shall be re-vegetated per the approved plan.
- This approval will expire twenty-four (24) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

## EROSION CONTROL MANAGEMENT:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AREAS AS CONTAINED IN "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" MARCH 1991 (REVISED 2014). THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, GRADERS, ETC. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER AND ADJUTING LANDS:

- 1) PRIOR TO GRUBBING OR ANY EARTH MOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.
- 2) STONE CHECKS DAMS WILL BE INSTALLED IN THE DRAINAGE SWALES TO PREVENT EROSION PRIOR TO STABILIZATION OF THE CHANNELS. EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE RE-VEGETATED.
- 3) PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON ROUGH GRADING.
- 4) NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPDILL OF THE STOCKPILES, STABILIZATION DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORM WATER RUNOFF AWAY FROM PILES.
- 5) ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1.2" OR MORE) OR SNOW MELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED AND/OR REPLACE IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILTATION FENCE OR HAY BALE BARRIER HEIGHT. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY.
- 6) INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.
- 7) SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE. INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.

### TOTAL AREA:

16568.7 Sq. Feet  
0.38 Acres

## RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ HOUR \_\_\_\_\_ MIN. \_\_\_\_\_ M.

AND RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_  
REGISTRAR

## REFERENCES:

1) PLAN ENTITLED "LOTS ON WEST SHORE - MIDDLE RANGE POND - ELMER WALKER - POLAND, MAINE - BY C.W. EATON" DATED JULY 1950 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 9, PAGE 479.

2) A STANDARD BOUNDARY SURVEY OF 8 CARDINAL LANE - WALKER POINT ROAD & WOOD LOT - POLAND, MAINE, PREPARED FOR WANDA M. WINSLOW DATED JULY 20, 1999 AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 40, PAGE 173.

## APPROVAL:

TOWN OF POLAND PLANNING BOARD

Signed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

## CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2001).

EXCEPT AS FOLLOWS:

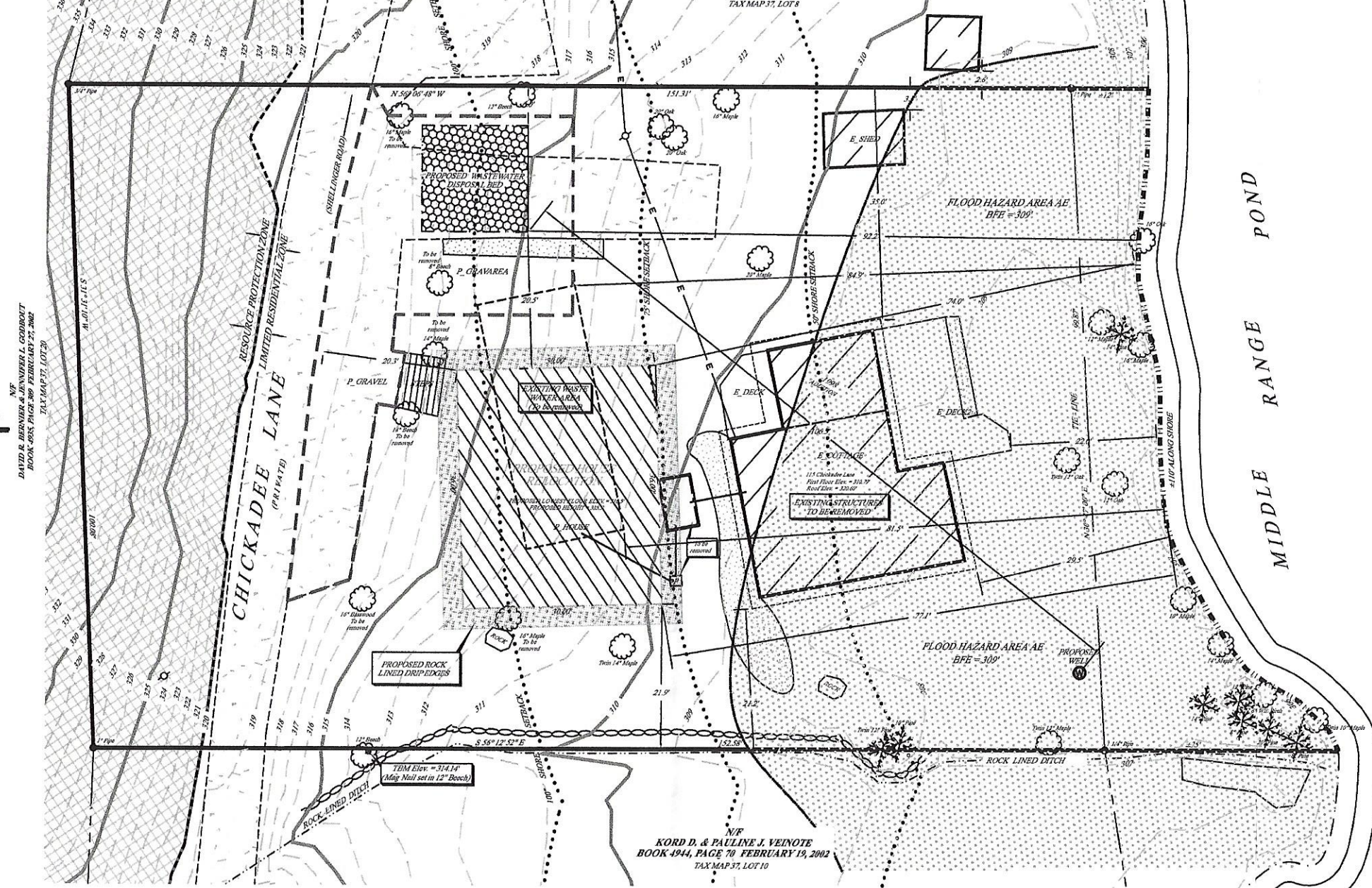
1) NO WRITTEN REPORT TO DATE.

2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: N.R. III

PLAN CHECKED BY: K.W.M.

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE









## Planning Board Office

1231 Maine Street,  
Poland, Maine 04274-7328

---

### **Findings of Fact & Conclusion of Law**

**Application Type:** Minor Subdivision Application for Joseph Cimino  
**Owners Name:** Joseph Cimino ( P.O. Box 438, Poland, ME 04274)  
**Located at:** 481 Maine St.  
**Parcel ID:** 0006-0047 and 0006-0047E  
**Zoning Districts:** Village 4 and Village 1

#### **Project Description:**

The purpose of the application is to create a four lot Minor Subdivision. The original lot with the gun shop will be lot 1. On June 1, 2017 Mr. Cimino sold a portion of his property to Auburn Housing Development being shown as Map 6 Lot 47E. Since this occurred less than five years ago this lot is included as part of the Minor Subdivision Plan as lot 2. In August of 2014 the Planning Board (Board) approved the construction of a speculative building of 4800 square feet. In November 2014, MDEP issued orders #L-23926-NB-E-N and #L-23926-TC-F-N for the development and the building has been constructed on the property shown as lot 3. Lot 4 will be accessed from a 60 foot right of way through lot 3 unless an MDOT entrance permit for direct access to lot 4 from Route 26 is obtained.

The project application was reviewed to meet the performance standards in Section 612 of Poland Comprehensive Land Use Code (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.

**612.1 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 within the area of a public water supply.



**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, and a right of way to lot 4 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 services could be provided from the existing public street.

**612.6 Sewage Disposal:** The development has access to the existing public sewer therefore this criterion will be met.

**612.7 Solid Waste:** The additional solid waste from the proposed Subdivision does exceeds the capacity of the Municipal Solid Waste.

**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 Village 4 and Village 1 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. The development has access to the existing public water therefore this criterion will be met.

**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:** The proposed subdivision is a division of land only. No development beyond what is existing is proposed. Storm water management is on file for the 2014 approved project.

**612.17 Phosphorus Impacts on Great Ponds:** The proposed subdivision is a division of land only. No development beyond what is existing is proposed. Phosphorus Impacts are on file for the 2014 approved project.

**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. There is public water near the proposed subdivision and a fire hydrant was required in the 2014 approval. The Fire Chief has reviewed this subdivision and will not require any more than the required hydrant from the previous approval.

**613.2 Traffic Conditions:** The proposed subdivision does not change any of the approved or existing entrances to Route 26 so traffic conditions should remain unchanged from the previous approvals.

**613.3. A. Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline: 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:** Storm water management is in place from the 2014 approval and no new improvements have been proposed.

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

**613.6 Lots:** The side lines of the lot are generally perpendicular to the street. The proposed parcels with 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 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 guideline does not apply.

**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 5 yes, 0 no vote held on October 22, 2019, with the following conditions, for the Minor Subdivision Plan application for Joseph Cimino 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: October 22, 2019**

**Poland Planning Board**

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James Porter, Chairperson

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Absent with Notice

Stephanie Floyd, Vice Chairperson

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Mark Weinberg, Secretary

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George Greenwood, Member

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Cheryl Skilling, Member

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James Walker, Alternate Member