

**Planning Board Meeting
November 24, 2020 – 7:00 PM
Town Hall**



Meeting Materials

**Planning Board
Tuesday, November 24, 2020
7:00 PM – Town Hall**

CALL TO ORDER

MINUTES

October 27, 2020

November 10, 2020

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Shoreland Zoning Application – Gerald and Margaret Dugal – 49 Mountain View Drive
– Map 49 Lot 31

Findings of Fact and Conclusions of Law for:

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

Formal Site Plan Review – Affordable Homes, Inc – Poland Corner Road – Map 11 Lot 5

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
November 10, 2020
Approved on _____, 2020

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

MINUTES – October 27, 2020 – The minutes are being held to the next meeting as there was not a quorum to approve them.

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Site Plan Review – Blue Wave Solar – Johnson Hill Road – Map 13 Lot 50

Chris Byers, Dale Knapp, and Colin Sexton presented the plan to the Board. Blue Wave would like to operate a solar farm on approximately 18.6 acres. The Board had questions and would like some additional information.

Member Greenwood moved to table the application pending further information.
Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Formal Site Plan Review – Affordable Homes, Inc – Poland Corner Road – Map 11 Lot 5
Orrin Welch and Wes Harden presented the project to the Board. Mr. Welch would like to bring 20 storage containers, sized 8' x 20', onto the property near the water tower. The containers will be used as storage for tenants and two containers will be used by Mr. Welch to store materials for the park. Mr. Welch would like tenants of Affordable Homes, Inc, at both Northern Springs and Maple View Estates, to be able to use the storage containers.

Member Greenwood moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Member Greenwood moved to approve the Formal Site Plan Review Application with the following conditions: the storage containers are only to be used by the tenants of Northern Springs, Maple View Estates, and Orrin Welch, the public hearing is waived, and the site walk is waived. Member Walker seconded the motion.
Discussion: None Vote: 3- yes 0-no

ANY OTHER BUSINESS – None

POLAND PLANNING BOARD
MINUTES OF MEETING
November 10, 2020
Approved on _____, 2020

ADJOURN – Member Greenwood moved to adjourn the meeting at 8:21 pm. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

George Greenwood, Member

Absent with Notice
Stephane Floyd, Vice Chairperson

Absent with Notice
Cheryl Skilling, Member

James Walker, Member

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.

November / 24 / 2020

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	<i>Gerald M. & Margaret M. Dugal</i>
Mailing Address:	<i>8 Theodore Avenue</i>
Town, State, Zip:	<i>Andover, MA 01810-2940</i>
Phone Number:	

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 049 -- Lot 031			
Road Location:	Mountain View Drive			
Zoning:	Limited Residential	Lake Watershed:	Upper Range Pond	
Project Description:	211.8 sq.ft. deck built in 2020 beyond what was approved in 2019. Removing an additional 220.7 sq. ft. of Paved Drive, paved walkway & fire pit			

IMPORTANT INFORMATION:

- This office must receive the original application, plus nine (9) copies, one digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 pm, eleven days (11) prior to the stated meeting to be put on the upcoming agenda.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should the board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant Signature:	<u><i>Stuart Davis - Agent</i></u>	Date: <i>November 24, 2020</i>
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SHORELAND ZONING APPLICATION

Prepared for:

Gerald M. & Margaret M. Dugal

49 Mountain View Drive
Poland, Maine 04274

Regarding property located at:

**49 Mountain View Drive
Poland, Maine 04274**

**Revisions of Shoreland Zoning Application as Approved by Town of
Poland Planning Board on April 19, 2019**

Prepared by:

DAVIS LAND SURVEYING

Stuart A. Davis
Professional Land Surveyor #2208
64 Old County Road
Oxford, Maine 04270

November 24, 2020

Davis Land Surveying, LLC
64 Old County Road
Oxford, Maine 04270

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

November 24, 2018

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

RE 49 Mountain View Drive ~ Shoreland Zoning Application

Dear Planning Board members,

Enclosed please find a Shoreland Zoning Application and supporting documents for an additional 211.8 sq.ft. deck that was inadvertently built in 2020. A previous Application as presented and approved on April 9, 2019 on behalf of Gerald & Margaret Dugal asking for approval for putting a 20' x 22' addition on a full foundation (440.7 sq.ft.) and a deck (112 sq.ft.) along the front of the proposed addition. The newly constructed addition and deck, as approved are located on the westerly side of the existing residence. (Exhibit B). All the current improvements lie outside the Federally Designated Flood Hazard Zone with the Base Flood Elevation being at 309'.

The property currently consists of the main structure, portion of previously approved front deck and portion of deck inadvertently built in 2020, garage, shed, paved drive and existing walk ways. The current existing impervious area within 100 feet consists of $\pm 5,559.6$ sq.ft. which includes the existing camp w/decks, garage, shed, walk ways and existing paved drive and being at $\pm 21\%$.

The property is located at 49 Mountain View Drive and being shown as Lot 31 on the Town of Poland Tax Map 49 (Exhibit 3). The property contains 26,606 sq.ft. consisting of $\pm 105'$ of frontage on Mountain View Drive and about $\pm 136'$ of shore frontage and is located within the Limited Residential District.

Exhibit A shows the existing conditions, property lines, existing improvements. The only proposed changes being made are by adding additional deck space of 211.8 to the west side of the existing residence as shown (Exhibit B).

The proposed changes besides the new additional deck space (211.8 sq.ft.) will be the reduction of additional driveway by 93.5 sq.ft., paved walkway along east side of the existing residence (115 sq.ft.) and a fire pit (12.2sq.ft.) for a total removal of 220.7 sq.ft. Areas removed will be re-seeded and turned into lawn area upon completion of said removal. With the proposed changes of the additional deck space and removal of items listed, the impervious area will remain at $\pm 21\%$.

Extreme portions of the property fall within a Special Flood Hazard Zone (Exhibit 7), however none of the existing buildings and or current improvements fall within the flood zone. All proposed improvements will not be impacted by said flood zone and there are no known wetlands and or any other impacts within the lot.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart Davis", with a stylized flourish at the end.

Stuart Davis PLS

Table of Contents:

Exhibit 1	Formal Shoreland Zoning Application & Checklist
Exhibit 2	Authorization Letter
Exhibit 3	Tax Map 49
Exhibit 4	Deed - Book 9346, Page 6
Exhibit 5	Tax Assessor's Information Card – Map 49, Lot 31
Exhibit 6	Abutters list
Exhibit 7	Portion of FEMA Flood Hazard Map Panel 23001C0382E

Project Plans:

Exhibit A	Application Approved April 19, 2019
Exhibit B	Proposed Improvements - 2020

Formal Shoreland Zoning Application



Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

INSTRUCTIONS:

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

Applicant Name: *Gerald & Margaret Dugal*

Date of Board Review: *November 24, 2020*

Application

PARCEL INFORMATION:			
Parcel ID:	MAP 049 - Lot 031		
Lake Watershed:	Upper Range Pond		
Road Location:	Mountain View Drive		
Lot Size:	26,606 (sq. ft.)	Year Created:	1971
Shore Frontage:	±136' (ft.)	Road Frontage:	105.1 (ft.)
Zone:	Limited Residential	Flood Zone:	See Exhibit 7 - Along Shoreline
Aquifer Overlay:	N/A	Current Use:	Seasonal

OWNER INFORMATION:	
Name:	Gerald M. & Margaret M. Dugal
Mailing Address:	8 Theodore Avenue - Andover, MA 01810-2940
Phone #:	

APPLICANT INFORMATION:	
Applicant Is:	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>
Name:	Anne Perron
Mailing Address:	40 Jackson Road - Poland, ME 04270
Phone #:	(207) 577-1829

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

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry? <ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? <ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	N/A (sq. ft.)
B. Size of fields:	N/A (sq. ft.)
C. Size of driveways/roads:	2,690.6 (sq. ft.)
D. Size of paths or other non-vegetated areas: (walkways, patio & fire pit)	422.5 (sq. ft.)
E. Size of wetlands already filled	N/A (sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:		±1,633.1	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):		±1,361.6	(sq. ft.)
C. Road frontage setback:		±122	(ft.)
D. Side setback:		±31	(ft.)
E. Rear setback:		N/A	(ft.)
F. Distance to Great Pond:		±41	(ft.)
G. Distance to stream:		N/A	(ft.)
H. Distance to wetlands:		N/A	(ft.)
Foundation:	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab <input type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE			
A. Total number of structures:		2	
B. Total ground footprint:		±813.4	(sq. ft.)
C. Total floor space:		±813.4	(sq. ft.)
D. Closest road setback:		±45 Garage - ±85 Shed	(ft.)
E. Closest side setback:		±7 Garage - ±0.3 Shed	(ft.)
F. Closest rear setback:		N/A	(ft.)
G. Distance to Great Pond:		±66 Garage - ±75 Shed	(ft.)
H. Distance to Streams:		N/A	(ft.)
I. Distance to Wetlands:		N/A	(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:		±5,559.6	(sq. ft.)
B. Divide this by lot size in square feet x 100%:		21	%
*This number cannot exceed 15%			

Proposed Development

1. WETLANDS TO BE IMPACTED:	N/A	(sq. ft.)
2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)		
A. Changes in lawn size:		(sq. ft.)
B. Changes in buffers:	N/A	(sq. ft.)
C. Changes in naturally wooded areas:	N/A	(sq. ft.)
D. Total opening in forest canopy:	N/A	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):		(sq. ft.)
B. Changes in driveway/roadway:	-93.5	(sq. ft.)
C. Changes in patios, walkways, etc:	-127.2	(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	-8.9	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	21	%
*This number cannot exceed 15%		

Required Submissions

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

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

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

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

Disclosure

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all of the Town of Poland's ordinances and the State of Maine's 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:

Stuart Davis - Agent

Date: November 24, 2020

Submissions Checklist

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

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

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

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

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

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

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

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

Conditions of Approval: _____

Planning Board Chair

____ / ____ / ____
Date



Phosphorus Calculation Form



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

POINT SYSTEM

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

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

Authorized Signature:

Date:

Code Enforcement Officer or Planning Board Chair

Gerald M. & Margaret M. Dugal
49 Mountain View Drive
Poland, Maine 04274

August 28, 2018

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

Dear Board Members,

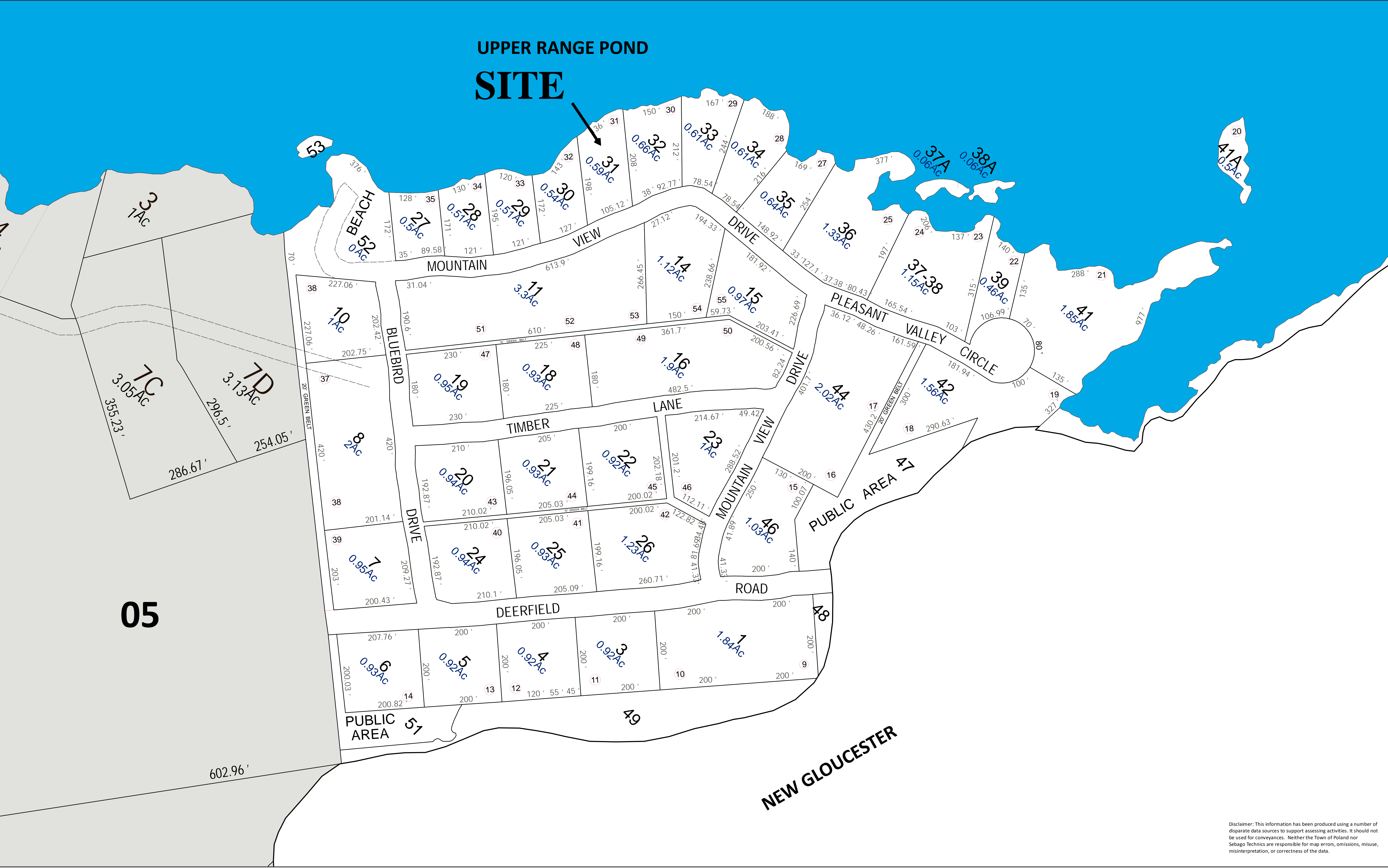
I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent in presenting the Shoreland Zoning Application as presented before you.

Sincerely,

Gerald M. & Margaret M. Dugal

A handwritten signature in black ink, appearing to be 'AP' followed by a long, sweeping horizontal line.

Anne Perron - Contractor



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

MAPS PREPARED BY:

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 1A
South Portland, ME 04106
Tel: 207-260-2100
250 Goddard Rd., Suite B
Lewiston, ME 04240
Tel: 207-793-0866

05 Abutting Tax Map Number
31 Subdivision Lot Number
8-33B Tax Parcel Lot Number
 Waterbodies/Wetlands

Legend

Property Tie Hooks
 Easement/Right of Ways
 Former Lot Lines
 Cemetery

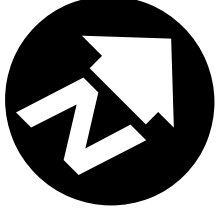
Building and Building Number
 Travelled Way



PROPERTY MAP

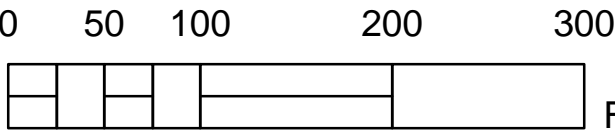
TOWN OF POLAND, MAINE

APRIL 1, 2016



UPDATES

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



MAP 49

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

WARRANTY DEED

N O T
GERALD M. DUGAL and MARGARET M. DUGAL of Andover, County of Essex and
Commonwealth of Massachusetts, with a mailing address of 8 Theodore Avenue, Andover, MA
01810, C O P Y

for consideration paid, grant to

GERALD M. DUGAL and MARGARET M. DUGAL with a mailing address of 8 Theodore
Avenue, Andover, MA 01810 and **MARTIN J. DUGAL** with a mailing address of 823 E. Third
Street, Boston, MA 02127,

with *Warranty Covenants*, as joint tenants, the land with any buildings thereon situated in the
Town of Poland, County of Androscoggin and State of Maine, being Lot Numbered Thirty-One
(31) on a Plan of Poland Spring Country Estates made for Range, Inc. by Wayne P. Libby dated
May 24, 1971, recorded in Androscoggin County Registry of Deeds, Plan Book 22, Page 12 and
13 to which Plan reference may be had for a more particular description.

Together with a right of way in common with the owners of other lots as shown on said Plan of
Poland Spring Country Estates over the ways as shown on said Plan, and a right to use the
recreational facilities on said Plan in common with other lot owners.

The above premises are conveyed subject to the restrictions contained in a deed from Range, Inc.
to James F. and June R. Ashley dated November 30, 1972, recorded in the Androscoggin County
Registry of Deeds in Book 1065, Page 589.

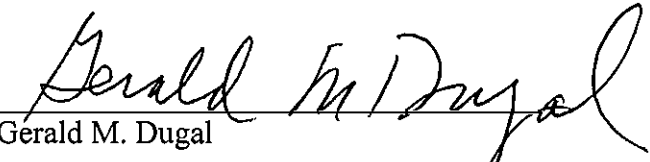
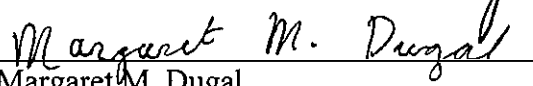
Also conveying all rights, easements, privileges and appurtenances belonging to the premises.

BEING the same premises conveyed to Gerald M. Dugal and Margaret M. Dugal by Warranty
Deed from James F. Ashley and June R Ashley dated June 18, 1986, recorded in the
Androscoggin County Registry of Deeds in Book 1943, Page 356.

This deed is given without additional consideration and is a gift from these grantors to their son,
this grantee.

Witness our hands and seals this 14th day of April, 2016

Witness:


Gerald M. Dugal

Margaret M. Dugal

NO MAINE R.E. TAX
TRANSFER TAX PAID

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

STATE OF MAINE

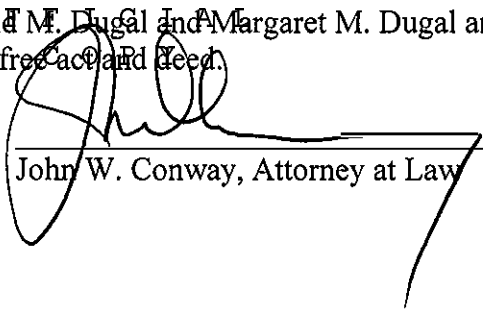
Androscoggin, ss.

N O T
A N

N O T April 14, 2016
A N

Personally appeared the above named Gerald M. Dugal and Margaret M. Dugal and acknowledged the foregoing instrument to be their free act and deed.

Before me,


John W. Conway, Attorney at Law

(Warranty Deed prepared without title search by this office)

Redoc-Dugal-49-WD

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS



Property Card: 49 MOUNTAIN VIEW DR.
Poland, ME



Parcel ID: 0049-0031
Trio Account #: 2877

Owner: DUGAL, GERALD M. & MARGARET M.
Co-Owner: (JT)
Mailing Address:
8 THEODORE AVE.
ANDOVER, MA 01810

Valuation	Building Sketch
Card Number: 1 Acreage: 0.59 Land Value: \$237,450 Building Value: \$129,570 Total Value: \$129,570 Taxes: \$5,212	NO SKETCH AVAILABLE
Building Information	
Year Built: 1973 Remodded: 0 Living Area (sqft): 644 Basement: Full Basement Finished Basement: 644 Number of Rooms: 6 Number of Bedrooms: 4 Number of Full Baths: 2 Number of Half Baths: 0	Stories: Exterior Walls: OTHER Roofing Materials: Asphalt Shingles Foundation: Concrete Insulation: Capped Only Fireplace: 1 Heating: Electric A/C: None Attic: None



500 foot Abutters List Report

Poland, ME
August 16, 2018

Subject Property:

Parcel Number: 0049-0031
CAMA Number: 0049-0031
Property Address: 49 MOUNTAIN VIEW DR.

Mailing Address: DUGAL, GERALD M. & MARGARET M.
(JT)
8 THEODORE AVE.
ANDOVER, MA 01810

Abutters:

Parcel Number: 0049-0011
CAMA Number: 0049-0011
Property Address: 56 MOUNTAIN VIEW DR.

Mailing Address: WATERMAN, DEAN C.
56 MOUNTAIN VIEW DR.
POLAND, ME 04274

Parcel Number: 0049-0014
CAMA Number: 0049-0014
Property Address: 48 MOUNTAIN VIEW DR.

Mailing Address: PENTHENY, JANE E.
48 MOUNTAIN VIEW DR.
POLAND, ME 04274

Parcel Number: 0049-0015
CAMA Number: 0049-0015
Property Address: 32 MOUNTAIN VIEW DR.

Mailing Address: BLAKE, PAMELA H.
32 MOUNTAIN VIEW DR.
POLAND, ME 04274

Parcel Number: 0049-0016
CAMA Number: 0049-0016
Property Address: 3 TIMBER LANE

Mailing Address: HANCOCK, LARRY L.
3 TIMBER LANE
POLAND, ME 04274

Parcel Number: 0049-0018
CAMA Number: 0049-0018
Property Address: 23 TIMBER LANE

Mailing Address: MOTLEY, MARK LYNN
23 TIMBER LANE
POLAND, ME 04274

Parcel Number: 0049-0019
CAMA Number: 0049-0019
Property Address: 31 TIMBER LANE

Mailing Address: BUERGIN, STEPHEN B.
31 TIMBER LANE
POLAND, ME 04274

Parcel Number: 0049-0027
CAMA Number: 0049-0027
Property Address: 71 MOUNTAIN VIEW DR.

Mailing Address: JUMPER, BRIAN M.
17 HILLSIDE AVE.
FALMOUTH, ME 04105

Parcel Number: 0049-0028
CAMA Number: 0049-0028
Property Address: 65 MOUNTAIN VIEW DR.

Mailing Address: MCWILLIAMS, MAUREEN B.
3 MORELAND AVE.
ANDOVER, MA 01810

Parcel Number: 0049-0029
CAMA Number: 0049-0029
Property Address: 61 MOUNTAIN VIEW DR.

Mailing Address: KINNEY, STEPHEN
P. O. BOX 480
POLAND, ME 04274

Parcel Number: 0049-0030
CAMA Number: 0049-0030
Property Address: 53 MOUNTAIN VIEW DR.

Mailing Address: DERRY, JOHN H.
20 WHITE TAIL LANE
SUDBURY, MA 01776



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 16, 2018

Parcel Number: 0049-0032
CAMA Number: 0049-0032
Property Address: 47 MOUNTAIN VIEW DR.

Mailing Address: MCDONALD, EDWARD
93 LINDEN DR.
COHASSET, MA 02025

Parcel Number: 0049-0033
CAMA Number: 0049-0033
Property Address: 43 MOUNTAIN VIEW DR.

Mailing Address: HARRISON, ALFRED W.
555 TOMAHAWK COURT
PALM BEACH GARDENS, FL 33410

Parcel Number: 0049-0034
CAMA Number: 0049-0034
Property Address: 41 MOUNTAIN VIEW DR.

Mailing Address: CLARK, ROBERT A,
64 WARREN AVE.
WOBURN, MA 01801

Parcel Number: 0049-0035
CAMA Number: 0049-0035
Property Address: 37 MOUNTAIN VIEW DR.

Mailing Address: WEISSMAN, ARTHUR
3185 LINDENWOOD LANE
FAIRFAX, VA 22031

Parcel Number: 0049-0036
CAMA Number: 0049-0036
Property Address: 31 MOUNTAIN VIEW DR.

Mailing Address: HASLIP, RICHARD R.
31 MOUNTAIN VIEW DR.
POLAND, ME 04274

Parcel Number: 0049-0052
CAMA Number: 0049-0052
Property Address: UPPER RANGE POND

Mailing Address: POLAND SPRING COUNTRY ESTATES
% DEBORAH CONWAY 6 BLUEBIRD DR.
POLAND, ME 04274



www.cai-tech.com

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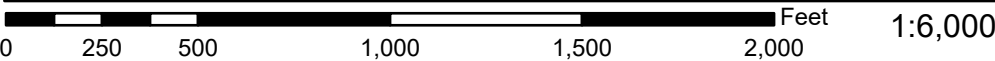
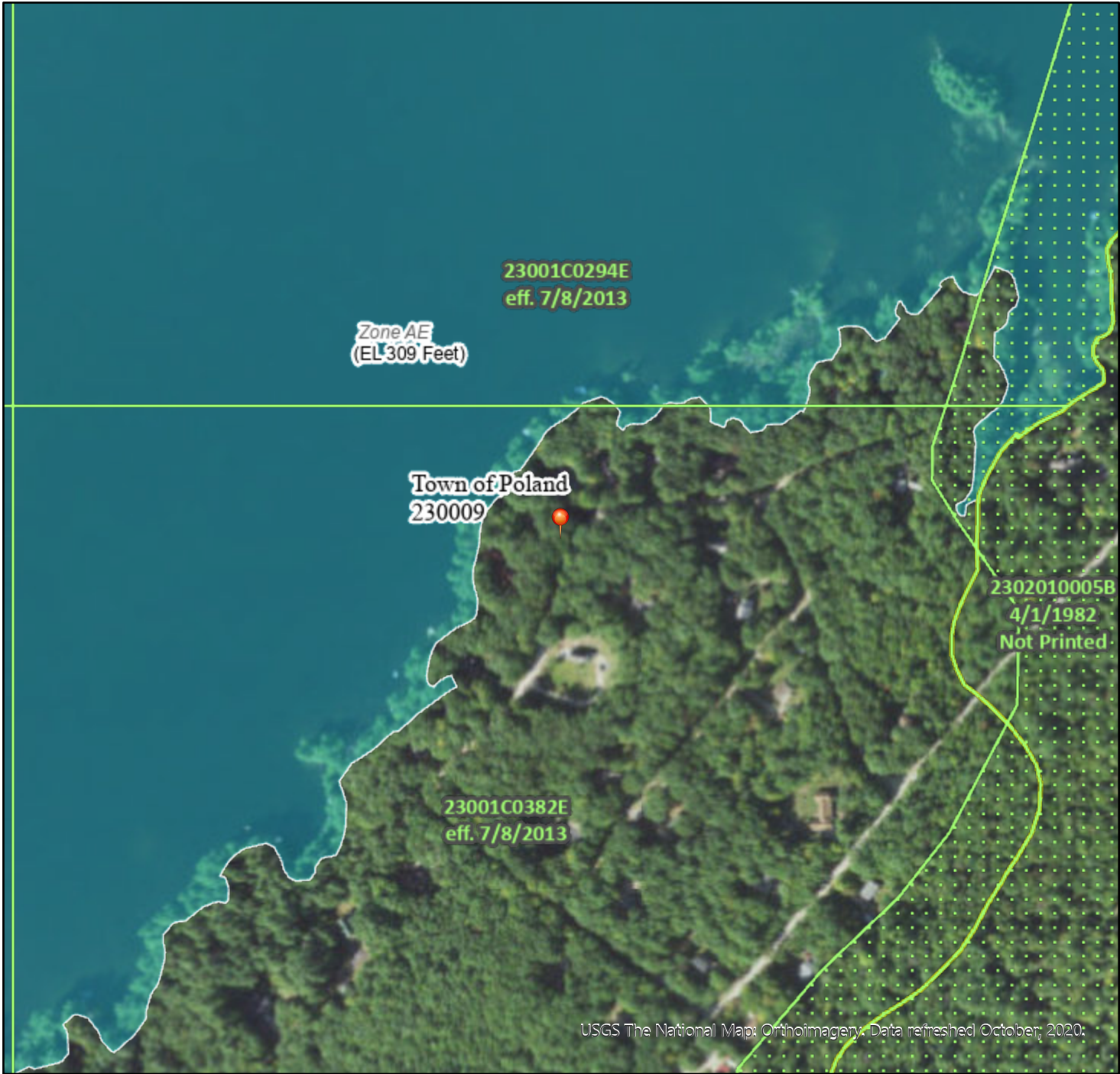
8/16/2018

Page 2 of 2

National Flood Hazard Layer FIRMMette



70°24'23"W 44°0'10"N



70°23'45"W 43°59'44"N

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/22/2020 at 10:51 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **footways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 19. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #5202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (401) 713-3042, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the Maine Office of Geographic Information Systems (MEGIS) at a scale of 1:4,800 or better from photography dated 2001 or later.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or upper outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streamings in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

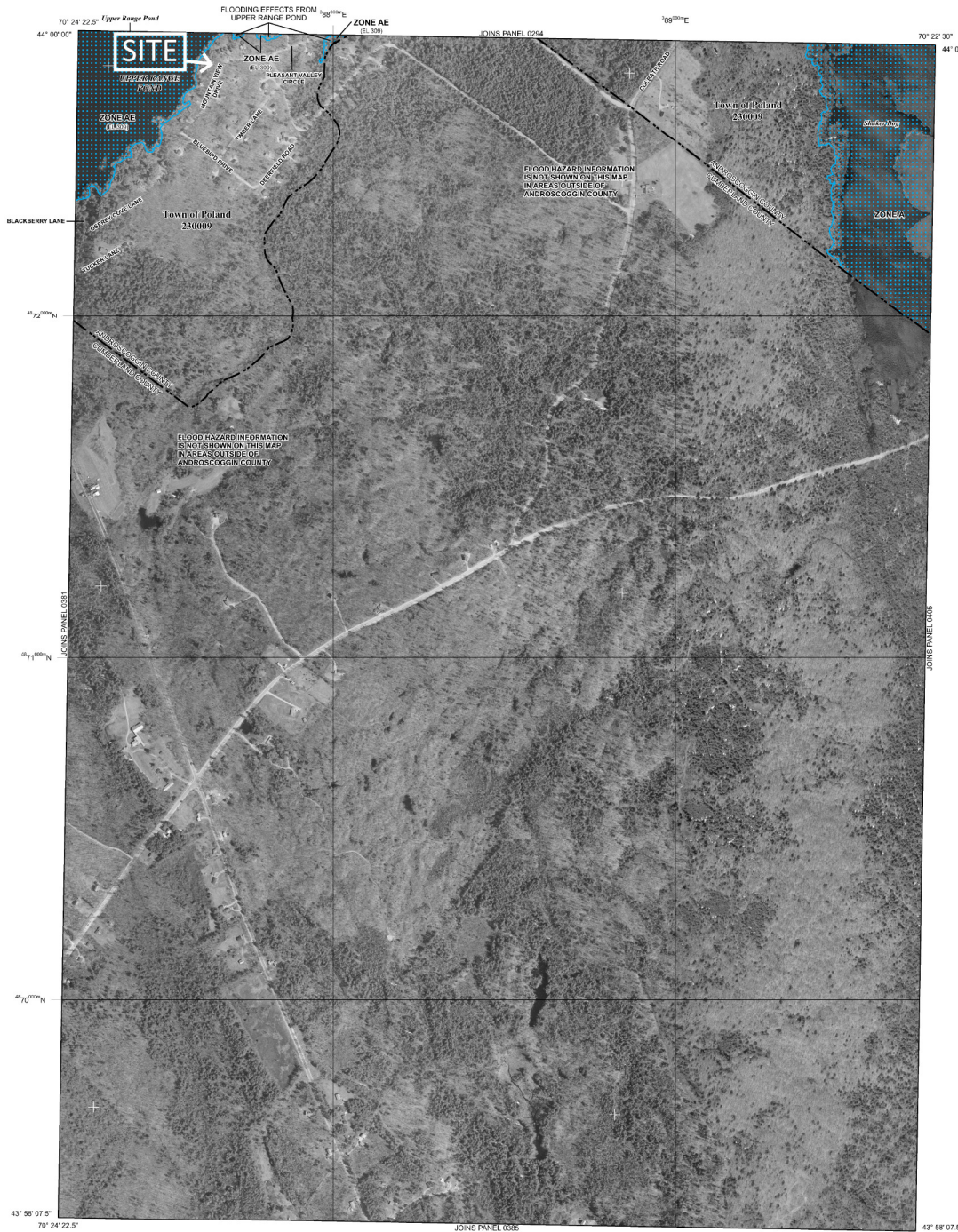
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/fip>.

State of Maine Floodway Note: Under the Maine Revised Statutes Annotated (M.R.S.A.) Title 38 § 439-A, 7C where the floodway is not designated on the Flood Insurance Rate Map, the floodway is considered to be the channel of a river or other water course and the adjacent areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain, unless a technical evaluation certified by a registered professional engineer is provided demonstrating the actual floodway based upon approved FEMA modeling methods.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, ARB, AV, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths determined; for areas of shear flow, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE ARB** Areas to be included in the 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE AV** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

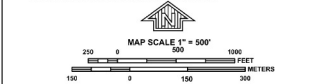
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation (in feet and value, elevation in feet)
- Base Flood Elevation value where uniform within panel; elevation in feet

*Referenced to the North American Vertical Datum of 1988

- Cross section line
- Traverse line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 5000-foot ticks: Maine State Plane West Zone (FIPS Zone 1802), Tennessee Mercator projection
- 1000-meter Universal Transverse Mercator grid values, zone 19
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- Rail Station
- MAP REPOSITORIES
- Refer to Map Repository for Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JULY 8, 2013
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0382E

FIRM

FLOOD INSURANCE RATE MAP

ANDROSCOGGIN COUNTY, MAINE

(ALL JURISDICTIONS)

PANEL 382 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

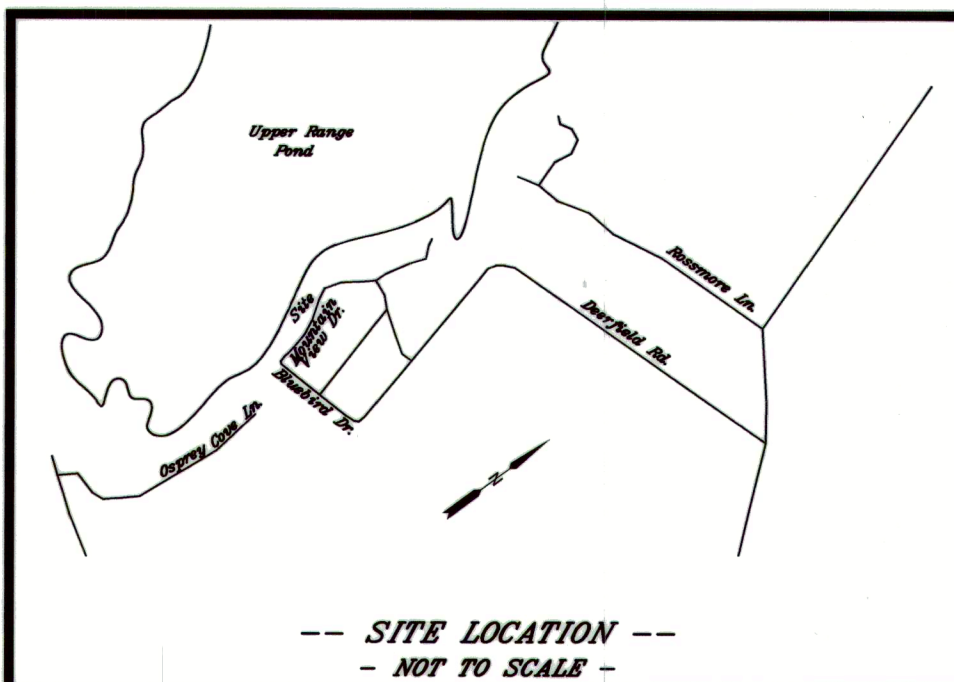
COMMUNITY	NUMBER	PANEL	SUFFIX
POLAND, TOWN OF	23009	0382	E

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
23001C0382E

EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency



NOTES:

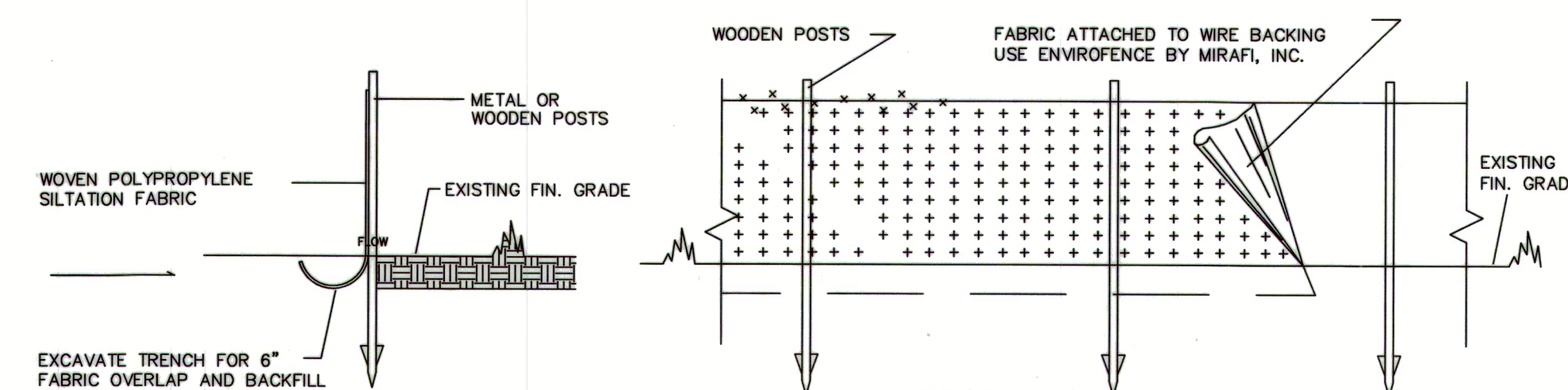
- 1) BEARINGS ARE REFERENCED TO PLAN REFERENCE #1.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF THE PROPERTY LOCATED AT 49 MOUNTAIN VIEW DRIVE, POLAND, ME.
- 4) PROPOSED DECK AND ADDITION FALL WITHIN 75' OF THE SHORE AND HAVE A COMBINED AREA OF 389.7 - or - 30% OF ALL STRUCTURES WITHIN 75' FROM SHORE AS PER SHORE LAND ZONING NON-CONFORMANCE STANDARDS, CHAPTER 5 SECTION 504 OF POLAND LAND USE ORDINANCE.

REFERENCES:

- 1) PLAN TITLED "POLAND SPRING COUNTRY ESTATES" DATED OCTOBER 1971, FOR RANGE, INC., BY LIBBY CONST. & SURVEYING - RANDOLPH, MAINE, RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 22, PAGE 12.

LEGEND

- 5/8" CAPPED REBAR SET
- ⊗ MANHOLE
- UTILITY POLE



SILT FENCE DETAIL
NOT TO SCALE

NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: 6-1 SEDIMENT BARRIERS.
SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.

Impervious Area Calculation:	
Building Overhang	1187.9 sq. ft.
Garage w/overhang & patio	885.0 sq. ft.
Shed & wood deck & walkway	239.0 sq. ft.
Driveway & Steps	3543.0 sq. ft.
Total = 5854.9 sq. ft.	

Percentage of Lot Impervious Area Calculation:	
$\frac{5854.9}{26,605.9} \times 100 = 22\%$	

Total Structure Area 25' - 100'	
100' to 75'	75' to 25'
House 221 sq.ft.	House 999.8 sq.ft.
Garage & Shed = 661 sq.ft.	Garage & Shed = 216.4 sq.ft.
Total = 882/30 = 264.6 sq.ft.	Front Patio = 83.6 sq.ft.
	Total = 1299.9/30 = 389.97 sq.ft.

Allowed Addition & Deck	
$440.7 - 48.5(OH) - 93.6(Brick Walk) = 298.6$	
$389.97 - 298.6 + 20.4 = 111.77$ For Deck	
Deck = $8 \times 14 = 112$ sq.ft.	

Proposed Impervious Area Calculation:	
Building Overhang	1187.9 sq. ft.
Garage w/overhang & patio	792.0 sq. ft.
Shed & wood deck & walkway	239.0 sq. ft.
Driveway & Steps	3152.4 sq. ft.
Addition minus overhangs	392.2 sq. ft.
Addition minus overhangs	91.4 sq. ft.
Total = 5854.9 sq. ft.	

Proposed Percentage of Lot Impervious Area Calculation:	
$\frac{5854.9}{26,605.9} \times 100 = 22\%$	

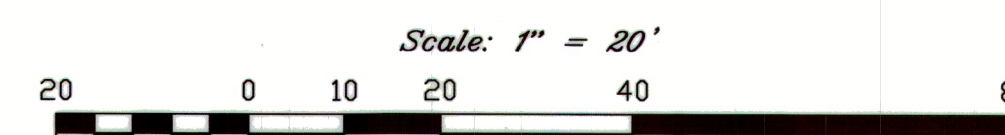
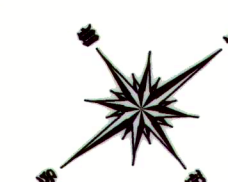
N/F
John H. Derry & Lois G. Schiappa
2001/106 10/16/1986
53 Mountain View Drive
Tax Map 49, Lot 30

N/F
Reeve S. & Jeanne F. Boulter
7064/343 02/23/2007
47 Mountain View Drive
Tax Map 49, Lot 32

LOT 32 (REF. #1)

LOT 33 (REF. #1)

LOT 30 (REF. #1)



AREA:

26,605.9 sq. ft.
± 0.6 acres

OWNER OF RECORD:

Gerald M. & Margaret M. Dugal Jr.
9346/6 04/14/2016
49 Mountain View Drive
Tax Map 49, Lot 31

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE
RECEIVED 5-20-2019 AT 11 HOUR 42 MIN. a.m.
AND RECORDED IN PLAN BOOK 52, PAGE 192
ATTEST REGISTRAR

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD
OXFORD, MAINE 04270
OFFICE PHONE (207) 345-9891 or (207) 782-3685
CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
www.davislandsurveying.net
August 15, 2018
FILE: 350 JOB NO.: 18058

SHORELAND ZONING APPLICATION

Proposed Conditions

49 Mountain View Drive -- Poland, Maine
Gerald & Margaret Dugal
49 Mountain View Drive, Poland, Maine 04274

TOWN OF POLAND PLANNING BOARD:
CHAIRPERSON:

DATE:

CERTIFICATION:

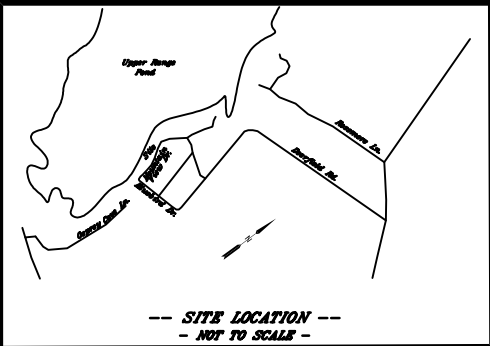
TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (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: S.A.B.

PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE



NOTES:

- 1) BEARINGS ARE REFERENCED TO PLAN REFERENCE #1.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF THE PROPERTY LOCATED AT 49 MOUNTAIN VIEW DRIVE, POLAND, ME.
- 4) PROPOSED DECK AND ADDITION FALL WITHIN 75' OF THE SHORE AND HAVE A COMBINED AREA OF 389.7 - or - 30% OF ALL STRUCTURES WITHIN 75' FROM SHORE AS PER SHORE LAND ZONING NON-CONFORMANCE STANDARDS, CHAPTER 5 SECTION 504 OF POLAND LAND USE ORDINANCE.

REFERENCES:

- 1) PLAN TITLED "POLAND SPRING COUNTRY ESTATES" DATED OCTOBER 1971, FOR RANGE, INC., BY LIBBY CONST. & SURVEYING - RANDOLPH, MAINE, RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 22, PAGE 12.

LEGEND

- 5/8" CAPPED REBAR SET
- ⊕ MANHOLE
- UTILITY POLE

Existing Impervious Area Calculation - 2020:

Impervious Area Calculation:	
Addition & Building w/Overhang	1,633.1 sq. ft.
Garage w/overhang & patio	885.0 sq. ft.
Shed & front wood deck	49.8 sq. ft.
Driveway & Steps	2,752.5 sq. ft.
Approved portion deck	112.0 sq. ft.
Paved Walk	115.0 sq. ft.
Fire Pit	12.2 sq. ft.
Total = 5,559.6 sq. ft.	

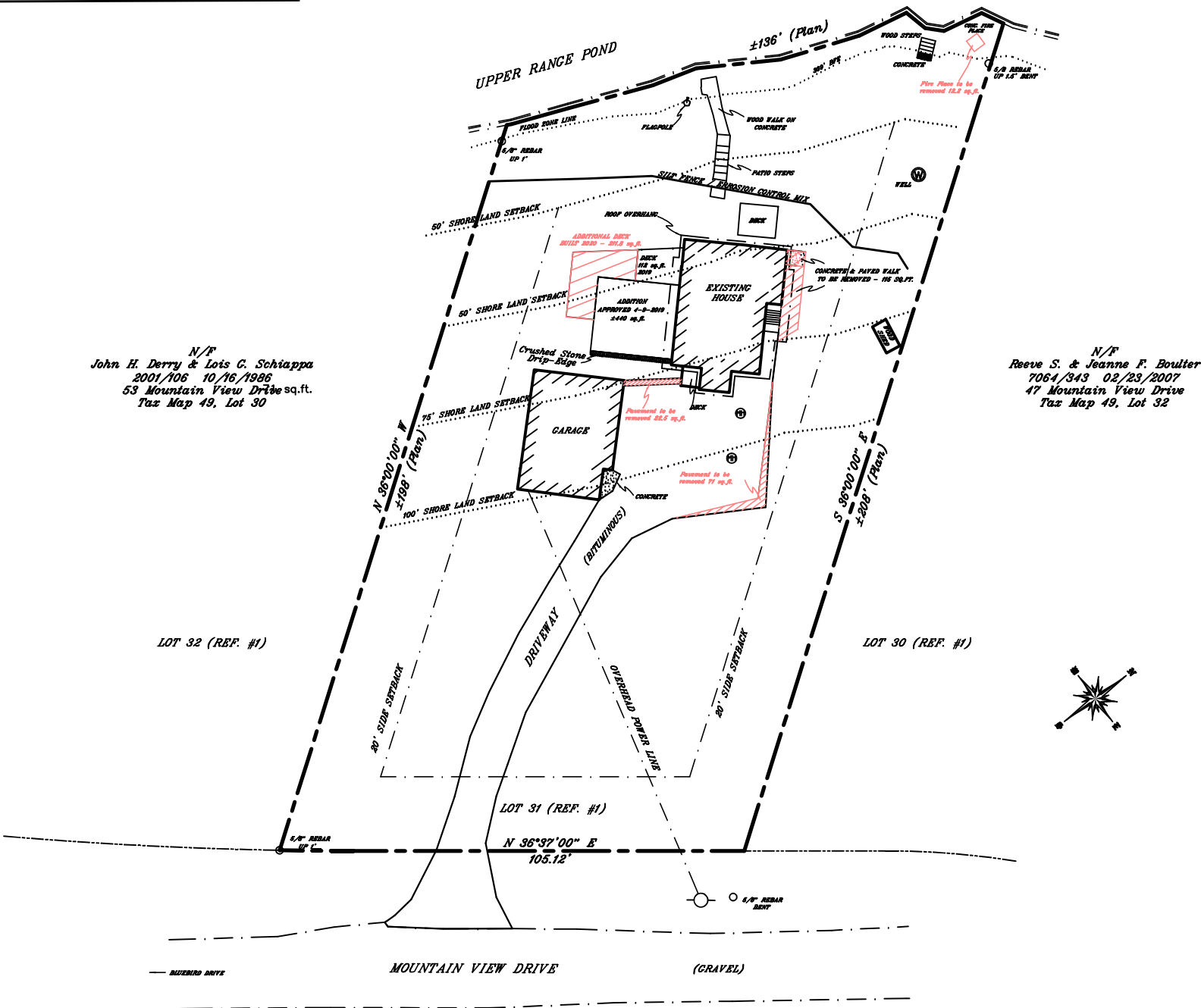
Percentage of Lot Impervious Area Calculation:	
$\frac{5,559.6}{26,605.9} \times 100 = 21\%$	

Total Structure Area 25' - 100'	
100' to 75'	75' to 25'
House & Addition 798.1 sq.ft.	House, Addition & Deck 1,337.7 sq.ft.
Garage & Shed = 662.2 sq.ft.	Garage = 126.6 sq.ft.
Front Deck = 42.8 sq.ft.	Front Patio = 87.3 sq.ft.
Total = 1,503.1	Walkway & steps 122.3 sq.ft.
	Total = 1,673.9

Proposed Impervious Area Calculation - 2020:

Proposed Impervious Area Calculation:	
Addition & Building w/Overhang	1,633.1 sq. ft.
Garage w/overhang & patio	885.0 sq. ft.
Shed & wood front deck	49.8 sq. ft.
Revised Driveway & Steps	2,659.0 sq. ft.
New portion deck	211.8 sq. ft.
Approved portion deck	112.0 sq. ft.
(-8.9')	Total = 5,550.7 sq. ft.

<u>Proposed Percentage of Lot Impervious Area Calculation:</u>	
$\frac{5,550.7}{26,605.9} \times 100 = 21\%$	



~ ADDITIONAL REMOVAL NEEDED ~

BUILT EXTRA 2020 211.8 sq.ft.

CONCRETE FIRE PIT (3.5X3.5) = 12.2 SQ.FT.

WALK WAY (5X21) = 115 SQ.FT.

DRIVE WAY = 71 SQ.FT.

PAVE BY GARAGE (1.5X15) = 22.5 SQ.FT.

NEEDED 211.8 sq.ft. -- ADDITIONAL 220.7 sq.ft. (Difference of 8.9 sq.ft.)

AREA:

26,605.9 sq. ft.
± 0.6 acres

OWNER OF RECORD:

Gerald M. & Margaret M. Dugal Jr.
9346/6 04/14/2016
49 Mountain View Drive
Tax Map 49, Lot 31

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE

RECEIVED _____ AT _____ HOUR _____ MIN _____ M.

AND RECORDED IN PLAN BOOK _____, PAGE _____

ATTEST _____ REGISTRAR

DAVIS LAND SURVEYING, LLC
64 OLD COUNTY ROAD
OXFORD, MAINE 04270
OFFICE PHONE (207) 345-9991 or (207) 782-3685
CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
www.davislandsurveying.net
November 5, 2020
FILE: 427 JOB NO.: 20-106

--- SHORELAND ZONING APPLICATION ---

Proposed Conditions

49 Mountain View Drive -- Poland, Maine

Gerald & Margaret Dugal

49 Mountain View Drive, Poland, Maine 04274

TOWN OF POLAND PLANNING BOARD:
CHAIRPERSON:

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 LICENSES FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 34, CHAPTER 181 DATED APRIL, 2001).

EXCEPT AS FOLLOWS:

1) NO WRITTEN REPORT TO DATE

2) NO DEED DESCRIPTION TO DATE

PLAN PREPARED BY: S.A.B.

PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE





Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: October 20, 2020

Application Type: Formal Shoreland Zoning Application

Owners Name: State of Maine, Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands

Located at: 26 State Park Rd.

Parcel ID: 0006-0040A

Zoning Districts: Rural Residential 2, Aquifer Overlay 1, Aquifer Overlay 2, Limited Residential, Resource Protection, and Wetland.

Project Description:

On October 27, 2020, the Bureau of Parks and Lands submitted a Formal Shoreland Zoning Application to add a new control station with a second lane closer to the parking area and remove the existing control station.

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

1. Will maintain safe and healthful conditions

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

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

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

3. Will adequately provide for disposal of all wastewater

A vault privy is proposed for this project. Based on this information the Board finds that this criterion will be met.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat

The structure and the new road are located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use

The structure associated with this application has a finished floor level that is at least one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

Expansions of non-conforming structures are not proposed with this application. Therefore, the Board finds that this section is not applicable.

504.3. B. Relocation of Non-Conforming Structures

The Applicant has not proposed to relocate any existing non-conforming structure. Therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has not proposed to relocate or replace any existing structures. Therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for. Therefore, the Board finds that this section is not applicable.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has proposed a new accessory structure that meets all required setbacks. Therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

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

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

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

508.27.E. Individual Private Campsites

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

508.27.F. Parking Areas

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

508.27.G. Roads and Driveways

Parts of the existing road and the expansion of the second lane are located in the Resource Protection Shoreland Zoning District but, are allowed to be expanded per section 508.27.G.2 of the CLUC. Based on this information the Board finds that this criterion will be met.

508.27.H. Storm Water Runoff

The clearing of trees will be less than 10,000 square feet or less than 15% and a 50' buffer will be maintained between the forested wetland and the road. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant has proposed new transmission lines outside the resource protection zone. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

The proposed removal of any vegetation will be permitted by the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on October 27, 2020, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 949, Page 170) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §508.27 (Land Uses in the Shoreland Area).

Therefore, the Town of Poland Planning Board hereby approves (4-0) with the following conditions, the application for State of Maine, Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands to add a new control station with a second lane closer to the parking area and remove the existing control station, as described in the application dated October 27, 2020, and the approved site plan dated October 15, 2020, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100 ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.

- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: October 27, 2020
Poland Planning Board

James Porter , Chairperson

Stephanie Floyd, Vice -Chairperson

Cheryl Skilling

Absent without Notice
George Greenwood, Secretary

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site plan

Owners Name: Affordable Homes, Inc (753 Empire Rd. Poland, Maine 04274)

Located at: Northern Springs Mobile Home Park

Parcel ID: 0011-0005

Zoning District: Rural Residential 3

509.8 SUBMISSIONS

The Planning Board voted on November 10, 2020, that the application included all the mandatory submissions requirements for the proposed 20 shipping containers to be used as accessory structures and rented to Northern Springs Mobile Home Park tenants. The new accessory structures will be placed on existing impervious surfaces. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

The Applicant is not proposing any landscape changes to the parcel. Based on this information above and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:

The proposed accessory structures will be painted brown or green and will be placed in an existing maintenance area away from the existing homes. Based on this information above and in the record the Planning Board finds that this criterion will be met.

C. Compatibility with Residential Areas:

The property has been a mobile home park several years and the proposed 20 shipping containers used as accessory structures will not alter the existing character of the lot. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

D. Vehicular Access:

This parcel does not appear to contain more than five hundred (500') feet of street frontage on a single street and consists of more than ten (10) acres; therefore, a conceptual access master plan is not required.

Furthermore, the applicant is not proposing any changes to the existing Maine Department of Transportation (MDOT) approved curb cuts. Based on this information and in the record the Planning Board finds that this criterion will be met.

E. Access to Route:

The Maine Department of Transportation (MDOT) has approved the existing location of the driveway entrance. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:

The Applicant has not proposed any changes to the site only the addition of the 20 shipping containers on existing impervious surfaces. Based on this information and in the record the Planning Board finds that this criterion will be met.

G. Conservation, Erosion, and Sediment Control:

The placement of the 20 new shipping containers is on existing impervious surfaces. No vegetation will be disturbed, and erosion control will be in place during construction. Based on this information and in the record the Planning Board finds that this criterion will be met.

H. Phosphorus Export:

No new impervious surfaces will be created; therefore, the Board finds that this section is not applicable.

I. Site Conditions:

The proposed 20 new shipping containers will create minimal changes to the existing parking area. Based on this information and in the record the Planning Board finds that this criterion will be met.

J. Signs:

No new signs are proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

K. Special Features:

The Applicant is not proposing to install any new mechanical equipment. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:

The Applicant has not proposed to install any new lighting. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:

The proposed 20 new shipping containers will not require emergency access to all sides of the building. The Fire Chief has visited the site and has adequate access to the retention pond and the storage containers from the access road. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:

All Town departments have not disclosed any concerns with the application as it stands. Based on this information and in the record the Planning Board finds that this criterion will be met.

O. Water Supply:

The property has access to the public water supply. Based on this information and in the record the Planning Board finds that this criterion will be met.

P. Ground Water:

The parcel is not located in an aquifer overlay district. The existing and proposed development shall not result in undue effect of the quality or quantity of ground water. Based on this information and in the record the Planning Board finds that this criterion will be met.

Q. Air Emissions:

The proposed 20 shipping containers will not create any dust, ash, smoke, or other particulate matter and will meet or exceed the standards set by the MDEP. Based on this information and in the record the Planning Board finds that this criterion will be met.

R. Odor Control:

The proposed 20 shipping containers will not produce any offensive or harmful odors. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:

The Applicant has stated that the proposed 20 shipping containers will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal

No subsurface waste changes are required for the proposed 20 shipping containers. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal

The Applicant is proposing no visible on-site waste disposal. Based on this information and in the record the Planning Board finds that this criterion will be met.

V. Buffer Areas

No changes are proposed to the existing buffer areas. Based on this information above and in the record the Planning Board finds that this criterion will be met.

W. Adequate Financial and Technical Capacity

The Applicant has proposed to install each unit as he can afford to install it. Based on this information and in the record the Planning Board finds that this criterion will be met.

X. Conformance with the Comprehensive Plan

The existing historical use of the property is a conforming use in the Rural Residential 3 zoning district and will be in conformance with the Comprehensive Plan. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Board reviewed the Site Plan application on November 10, 2020, at which time the Board deemed the application as completed and decided to not hold a public hearing or site walk for the application.
- The Applicant has provided the Board with a deed, Book 4981 Page 110, showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Ch. 5 §509.2.A.3.

Therefore, the Town of Poland Planning Board hereby approves, by a vote of 3-0, with the following conditions the application for Affordable Homes, Inc for the proposed 20 shipping containers used as accessory structures as described in the application dated November 10, 2020, the site plan dated October 28, 2020, and the above findings of facts.

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
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time
- Building/use permits shall be obtained prior to the start of construction/use
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The proposed storage containers may only be used by the tenants of Northern Spring Mobile Home Park, Maplewood Estates, and Affordable Homes, Inc.

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: November 10, 2020
Poland Planning Board

James Porter, Chairman

Absent with Notice

Stephanie Floyd, Vice Chairman

George Greenwood, Secretary

Absent with Notice

Cheryl Skilling, Member

James Walker, Member