Planning Board Meeting December 10, 2019 – 7:00 PM Town Office Conference Room



Meeting Materials

Planning Board Tuesday, December 10, 2019 7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES November 26, 2019

COMMUNICATIONS

OLD BUSINESS Formal Site Plan Review – Adam Mocciola – 46 Mechanic Falls Road – Map 12 Lot 16A

NEW BUSINESS

Formal Site Plan Review – Brent LeClerc – 462 Megquier Hill Road – Map 17 Lot 20A – Backlot

Findings of Fact and Conclusions of law for:

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

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD MINUTES OF MEETING November 26, 2019

Approved on _____, 2019

<u>CALL TO ORDER</u> – Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, Stephanie Floyd, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for this meeting. Member Cheryl Skilling is absent with notice.

<u>MINUTES</u> – <u>November 12, 2019</u> – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (Alternate Member Walker abstained because he was not present at the meeting.)

COMMUNICATIONS – None

OLD BUSINESS -

<u>Minor Subdivision Amendment Application – Joseph Cimino – 481 Maine Street</u> – Map 6 Lots 47 and 47E

Stuart Davis of Davis Land Surveying presented the change to the Board. In the original application, which was approved by the Board, Mr. Cimino sought to tie a rectangular piece of property to a back piece of property owned by Cimino Properties. He would now like to tie the rectangular parcel in to the newly created Lot 4.

Member Garwood moved to approve the amendment to the original approval. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

NEW BUSINESS – N

<u>Formal Site Plan Review – Adam Mocciola – 46 Mechanic Falls Road – Map 12 Lot 16A</u> Adam Mocciola presented the project to the Board. The Board went through the information provided and talked about the information they want before they decide.

Member Greenwood moved to table the application pending the requested information. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

<u>Formal Shoreland Zoning Application – Joseph and Suzanne Rochon</u> <u>– 115 Chickadee Lane – Map 37 Lot 9</u> Member Greenwood moved the approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – CEO Neal talked about potential CLUC changes.

POLAND PLANNING BOARD MINUTES OF MEETING November 26, 2019 Approved on _____, 2019

<u>ADJOURN</u> – Member Floyd moved to adjourn the meeting at 8:35 pm. Member Weinberg 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

Stephane Floyd, Vice Chairperson

<u>Absent with Notice</u> Cheryl Skilling, Member

James Walker, Alternate Member

Planning Board Meeting 11/26/2019 Concerns Tabled the Application to 12/10/2019 meeting:

- 1.) House / Office Building: What was the last date this structure was considered non-conforming to the General Purpose One zone?
- 2.) When was General Purpose One Zoning instated?
- 3.) Was the property returned to a residence at any time after the change of use to The Love of Hair business?
- General Purpose 1 Zone was adopted on April 6, 2013. At this time the property was registered with the Town of Poland as a residence.
- For the Love of Hair changed the use of the building from a residence to a business on 12/9/2014. The lease which is not currently obtainable through either of the two owners had a clause in it that required the business to change the property back to original floor plan/ house upon termination of lease.
- For the Love of Hair moved out of the building on 2/27/2017 and turned the building back into a residence. A change of use application was not filed.

Concluding: Because the building was non-conforming on April 6, 2013 when General Purpose 1 was created, the property should be granted a change of use back to a residence within a 5 year period which would be 12/9/2019. The Formal Site Plan was submitted on 11/26/2019 for a change of use and tabled FMI. In my opinion the change of use request should be granted based on these premises.

- 4.) Covered Porch development Request: How far is the last step from the current ROW? The stairs measure 4.5' and ¾" out from the building. The building is 49.10' from the edge of Route 121/11/ROW. The stairs measure 45.4' and ¼" from the edge of Route 121/11/ROW.
- 5.) We would like to amend the application to propose building a 4'W X 20' long covered porch that would not exceed the current 45.4' and ¼ distance from the base of the last stair to the beginning of the ROW. We would then need to create a ramp on the left side entrance for handicap accessibility. The ramp would extend a total of 14.3' beyond the wall of the ware house. This would be 134.7' from the sideline of

the property. In General Purpose 1 there is a 40' side set back which we would be well within to add this structure.

- 6.) What is the distance from the back wall of the warehouse to the storage trailer and proposed compost pile / dumpster area, for fire dept accessibility? There is 32.9' clearance at all points between the back of the warehouse to the storage trailer and we will keep the distance consistent when erecting the compile / dumpster areas. I had contacted Tom Printup / Fire chief to meet with me however due to the holiday and lack of time to submit the new application he was unable to meet with me. I hope to have information from him in person at the next board meeting on 12/10/19.
- 7.) Parking Lot distances were not adequate. I measured the parking lot area at 64' wide from 3 ft to the right of the ware house to the fence that borders the office/ house on the right side of the property. This would allow us to create a parking area with 24 9'x18' parking spaces with a 28' isle down the middle. Each space would be marked by logs cut the width of each space and placed at the front of each space. Due to the handicap ramp/ entrance/ exit change I would make 2-3 (whatever is required) handicap spaces 9'x18' each on the opposite side of the building.
- 8.) **Sign Size:** I measured the existing signs. The combination of the two signs being 6.10' High and 6' wide. Approximately 37 square feet in combination. If we replace the signs with our signs we will be sure to not exceed the 32 square foot ordinance.
- 9.) **Traffic Flow Discussion:** there was some concern over the speed limit change and the visibility between the first entrance coming from Auburn on the right. The speed limit changes from 35 to 50mph 196' before the first entrance. There is 492' visibility from the first entrance to the corner. Suggestion would be to either make the first driveway on the right an Entrance Only or an Exit Only with no left hand turn. This I would ask the board to make the suggestion. I would prefer an Entrance Only to eliminate the extra information of No Left Turn. I would find this to be more straight forward. I would choose to place a Do Not Enter sign facing the large parking area and an Enter Only sign facing the road.

Outdoor Renovations/ Parking/Entrance Etc.



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/ INDOOR RENOVATION DIAGRAM





Poland Planning Board Meeting December 9, 2014 – 7:00 pm Town Office Conference Room



Meeting Materials





61	
PR- 60	Town of Poland, Maine
· ·	Planning Board
	Formal Site Plan Review
Instructions:	
1. Read every 2. Fill out the f 3. Use the "Su a. The <u>ct</u> i. T b. Make stated	part of this document. Failure to follow requirements can and will delay the Planning Board's decisions. Jims on pages 1 through 6. Obtain or get copies of information as required by the application on these pages. Division Checklist "on pages 5 and 6 to make sure submission requirements are met. ecklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code. he actual Code wording may be found on-line at <u>www.polandtownoffice.org</u> . Go to the "Code Enforcement" page, select comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office. sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items as "On File" are indeed in the town office.
 c. Some: 4. NUMBER O a. A total b. The Co before c. If revie the me d. The ap 	equirements may need only a one paragraph or one sentence statement. Make sure all requests are answered. F COPIES OF THE APPLICATION AND DUE DATE of at least 9 copies of the plans and 1 PDF are needed. Be sure to make a copy for yourself. de Enforcement Office must receive the <u>original application and an additional 8 copies with</u> appropriate fees by 1:00 p.m. seven days the stated meeting to remain on the upcoming agenda. <i>x</i> for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to eling. plication must be on file for public review for at least 7 days prior to the meeting. Applications received after the Agenda is noted.
5. Check with	t be reviewed by the Board for your scheduled meeting date. this office to make sure that all departments have responded to your application prior to the meeting.
PROJECT NA	иЕ:
Date of Plannir	g Board Review: / / Application #
LOT INFORMA Tax Assessor's Watershed:	TION: Map #_12 Lot # 16 A Sub lot # Little Andloscoggin River
Property's Road Lot Size: 2. Year lot created Zoning District(Current use of I	ILocation: 50 Mechanic Falls rd foland Me 04274 52 Acres brog. Ft. Road Frontage: 275 Ft. : 1972 est (If unknown, give best estimate with "est." after date) s): General Purpose ZFlood Zone: <u>N/A</u> Aquifer Overlay: <u>N/A</u> ot: single Fanily Home Muction House
LAND OWNER Name(s)	s): Joseph McMollow
Company	*
	75 Patterson 10 Main Phone 207-577-2512
Mail Address:	Mart Philipping
Mail Address: Town/State/Zip	MECHANIC Falls Me 04256 Alternate Phone:

SUBSUR	FACE	VASTEWATER DISPO	SAL SYSTE		ATION Div	ine Department of Human S ision of Health Engineering,	Services
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City, Town, or Plantation	Poland		Fown/City			Permit #	
Street or Road	50 Mech	anic Falls Road	Date Permit Issued	Fe	e: \$	Double Fee Charged	0
Subdivision, Lot #				·		101#	
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Owner/Applicant	Poland N	/F 04256	with this applic	ation and the Maine	Subsurface Wastew	ater Disnosal Rules	
Daytime Tel. #	207-212-	5731		Municipal Tax Map	# lot#		lan tanan majar
	NER OR APPLI	CANT STATEMENT		CAUTION: INSPECT			
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Signa	ture of Owner of	Applicant Date	Local	Plumbing Inspector Si	gnature	(2nd) date approved	
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4. Experimental S	ystem	4. Minimum Lot Size Variance		0 9. En	gineered Treatment	ystem (2000 gpd or more Tank (only)	e)
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Designed with Ser	ptiCAD v3				Linai Aut	Page 1 o	of 3
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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.
- D & Son Construction will be performing most all of the interior renovations

(Store)

- Remove sink and countertops/cabinets, build new 15 foot countertop. Add mini-split AC system.
- Add emergency exit signs to current exterior doors
- I would like to replace front entrance stairs with a 144 square foot covered entry ramp/ landing- compliant with wheelchair accessibility. This would increase the porch entrance by approximately 3 feet toward the center of Mechanic Falls Rd.**

**If this variance cannot be granted through this application, I would like to add a ramp to side entrance increasing the side setback to 3 feet beyond what exists.

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
- We are currently working to contract licensed plumber, Robert Hodgkins from Casco Maine, as the plumber to install all reservoirs & applicable plumbing

Sewage disposal:

- Sewage disposal will be current leach field
- Septic Plans on File with the Town (ie: Scott was looking these up)

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 have contracted Ben Pelchat Electric (licensed master 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 Agren Appliance 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 fenced/ gated 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:

• 23 total parking spaces (3 dedicated to handicap)

Traffic Flow:

- There are two entrances/ exits to the property and I am willing to mark or add enter/exit signs as necessary.
- My thought is to have traffic enter/exit to the right of the sign if you are facing the building as standing on Mechanic Falls Rd.; this is the first driveway opening and is largest @ 23 feet wide. I can also mark the second driveway to the right as either an exit /entrance as well if this is needed. This opening is 21 feet wide. Please advise.
- Traffic Data: I have called and left a message with the Scarborough DOT as suggested by Poland CEO Scott Neal and have not received a response. I have requested a waiver as this information needs to be provided by this department and they have not responded.

Anticipated date of construction: As soon as permit is granted. Anticipated date of completion: A year from when permit is granted.

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



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1	Read every part of this document. Eally to to follow requirements can and will delay the Blanning Beard's decisions
2	Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages
3	Les the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are post
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	The actual Code working may be at earliest or equinimous of the complete take to be code.
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	b Make sine all waiver requests have a written statement for oach request. Check with the Code Enforcement Office to make sure iteme
	stated as "On File" are indeed in the town office
	Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are anowered
4	NUMBER OF COPIES OF THE APPLICATION AND DUE DATE
1 7.	a A total of at least ten (10) conjes of the plans and pole DEE conv (on either of or usb) are pooled. Require to make a conv for yourself
	b. The Code Enforcement Office on the praise the original application an additional of copies and a digital DDE code (other ad ac up) with
	appropriate fees by 1:00 n m glaven (11) days before the stated meeting to be put on the uncoming agonda
	C If review for missing information by the Orde Enforcement Officer is desired a convertient to submitted to the CEO at least 14 days prior to
	the meeting
	d The application must be on file for public review for at least 10 days prior to the machine. Applications received after the Accords is posted
	may not be reviewed by the Board for your scheduled meeting date
5	Check with this office to make sure that all departments have responded to your application prior to the meeting
	oncer with this once to make sure that an departments have responded to your application prior to the meeting.
Ph	ROJECT NAME:
Da	ate of Planning Board Review:/ / Application #
LOT	INFORMATION:
Tay	Assessor's Map # 101.7 Let # 0011.4 Cublet #
I dA	Assessor's Wap $\#$ <u>DOTA</u> Lot $\#$ <u>DOTA</u> Sub lot $\#$ <u>Sub lot $\#$</u>
Wate	ershed:
Prop	perty's Road Location: 46 (48-50) MECHANIC FAUS RD
Lot S	Size: 2,52 Acresor So. Ft Boad Frontage: 275 Ft
Year	lat created: 9/15/1953 est (If unknown give best estimate with "est" after data)
7.00	The Breat (a) and the set of the
Zoni	ng District(s) <u>COENERTHE PLANPOSE</u> Flood Zone: Aquifer Overlay:
Curr	ent use of lot:
	Auction Barn Currently vacant
******	A according to the processing of the second se
LA	ND OWNER(s):
Na	me(s) Adam Magaia
i i uai	1000
Col	mpany
Mai	Address: 383 MEGOULIER HULL RA Main Phone 207-577-8701
Τοι	wn/State/Zip Por AND, MF 04074 Alternate Phone:
1	

APPLICA Applicant If landow permissi informat Name(s):	NT or CONTACT PERSON: is:LandownerContra mer, write "Same" below and continue to next bl on to construct on or use the land, or copy of a c ion:	actorRenter ock below. If not the landowr contract to buy from the lando	Buyer her, submit a letter of owner, along with the fo	llowing
Company	/		0	
Mail Add	ress: <u>SAME</u>	Main Phone:	SAME -	
Town/Sta	ate/ZipSIAME	Alternate Phone:		
THIS AP Com Indus Instit Gove	PLICATION IS FOR: (Check all that apply) mercial strial utional ernmental n Space	New Development Change In Use Expansion of Use Expansion of Structure(s) Resumption of Use		
EXISTIN (This pa 1. <u>Ger</u> Doe a.	IG LOT CONDITIONS: ge is to describe what is on your lot currently) neral es this lot have any development? (If No, go to "Prop _No No No No	oosed Development")	Y Yes Y Yes XYes	
C.	No i) If yes, submit a copy of a septic permit, or draw Is there an existing Road Entry No i) If yes, will there be any changes/modifications	wing(s) showing size & location. ?	Yes Yes	
d.	 <u>X</u> No (If no, submit copy of appropriate road entry a Any structures to be removed <u>No</u> <u>If yes, submit information about the structure to be removed</u> 	pplication if entrance is onto a s to be removed and how any deb	tate or town road.) <u>X</u> Yes Cypt pris will be disposed of. Durve STER	- If variance proved for rancp/ porch
2. <u>Ex</u> a.	Size of lawns or Acres	ncluding buildings	<u>48,884</u> 51, 920	Sq. Ft. <i>Copprox</i>
b. c. d. e. 3. <u>Ex</u> a. b.	Size of fields or Acres Size of driveways/roads Size of other non-vegetated areas Wetlands already filled <u>isting Main Structure</u> Ground Footprint Total Gross Floor Space (<i>exterior dimensions of a</i>	ill floors)	- 483 - NIA - NIA - NIA - NIA 	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.
C.	Road Frontage Setback		49	FĨ.

.



SUBMISSIONS:

- Attach drawings and/or statements describing the following items, if applicable: 1
 - a. Provide a copy of deed and Tax Assessor's information card.
 - b. Provide a map of the general area showing land features within at least 1/2 mile of this lot.
 - c. Provide site plan(s) of your lot with existing development and its dimensions shown.
 - d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 - (May be combined on existing development drawing.) i.
 - e. Provide detailed plans of proposed structural development and changes.
 - Provide statements or drawings of methods of infrastructure:
 - i. Water supply
 - Sewage disposal ii.
 - Fire protection iii.
 - Electricity iv.
 - Solid waste disposal V.
 - Type, size, and location of signs.
 - g. h. Number of parking spaces.
 - i. Provide phosphorus loading calculation if in a great pond watershed area.
 - Anticipated date for start of construction. j.
 - k. Anticipated date for completion of construction.
 - I. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - (Use checklist starting on page 6 for summary of usual requirements.)
 - m. Other requirements unique to your project added by the Planning Board.

2. List all state and federal approvals, permits, and licenses required, if any, for the project: This includes but is not limited to the following:

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

DISCLOSURE: (READ BEFORE SIGNING)

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

Date

Applicant's Signature(s)

Submission CHECKLIST

The <u>following list is a short summary</u> of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

For Applicant Use		Jse		Fo	ning Board	d Use	
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
V	1		1. Site Plan Drawings				
1			2. Signed copy of application				
1	1		3.a. Name & address of owner				
1			Name of development				
V			Name & address of abutters within 500' of lot for development				
			Map of general location				
			Show all contiguous properties				
			Names, Map, & lot #'s on drawings				
			Copy of deeds, agreements				
			Engineer/ designer of plans				
			Existing Conditions (Site Plan)			4	
V			Zoning Districts on and/or abutting project's lot shown				
			Bearings & Distances shown on drawings				
	1	of those	Location of utilities, culverts, drains		ooca (nasta de Tina esta la Maria III)		**************************************
V		101 1131 (0)	Location, name of existing r/w				
			Location, dimensions of existing structures				
			Location, dimensions of existing roads, walks, parking, loading, etc.				
			Location of intersection within 200'				
	1	of those	Location of open drains, wetlands, wildlife areas, historic sites, etc.			1	
			Direction of surface drainage				and a statement of the
	V		100-yr. Floodplain				
			Signs				
			Easement, covenants, restrictions				_
			Proposed Development (Site Plan)				
			Location & dimensions of all new structures. New development delineated from existing development				
	1		Setback dimensions shown & met				
		1	Exterior lighting (Will meet full cutoff requirements)				
			Incineration devices				
	1	./	Noise of machinery and operations				
1			Type of odors generated		_		
1	ON		Septic system and other soils reports				
1	<u> </u>		Water supply				
	1		Raw & finished materials stored outside				
			Contours shown at PB specified intervals		NULLY A CASH OF BOARD		
V		1	Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
¥		1/	Landscaping plan				
			Easements, r/w, legal restrictions				
			Abutters' property lines, names				
	1		TRAFFIC DATA				

Ear Applicant Use		leo		For Planning Board Use					
Provided	Waiver	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable		
	Noqueet	, pp	Peak hour traffic						
	./		Traffic counts				and a state of the state of the state		
	-V	-	Traffic accident data			1.1.1.1.1.1.1.1	-		
			Road capacities						
and the state of the			Traffic signs, signals						
			STORMWATER & EROSION						
			Method for handling stormwater shown						
			Flow direction						
			Catch basins, dry wells, ditches, etc.						
			Engineering Analysis of stormwater						
			Erosion control measures						
		<i></i>	Hydrologist groundwater impact						
	IV.		Utility plans for all utilities			-			
	IV		Cross-section profile of roads, walks	-		+			
			Construction drawings of roads, utilities						
			Cost analysis of project and financial capability demonstrated						
			Phosphorus control plan if in watershed of a great pond						
	1/		Submission of waiver requests						
	11/		Copies of state, federal applications, permits, &/or licenses required for this project.						
			Condition A.				1		
			Condition B.		1				
	1./		Condition C.						
	1./		Condition D.						
	TY		Condition E.						
	Ti								

Planning Board Chair		Date	
		-	
Conditions of Approval for Formal Site Review:			
By vote of the Board this application requires a public hearing: If yes, public hearing is scheduled for/	Yes at:	AMPI	No M
By vote of the Board this application requires an on-site inspection: If yes, an onsite inspection is scheduled for/	Yes at:	AMPI	No M
This application was first looked at by the Planning Board on / / of the review process.	_but does not create	vested rights in the i	nitiation

Planning Board Chair

Site Review and Shoreland Zoning Review Fees:

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

1. B<u>uilding and Structures</u> may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

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

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

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

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

 Date of meeting you are requesting to be scheduled for:
 1
 1
 2
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 Meetings are normally

 conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
 Map
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Applicant's Name: <u>Adam Mocciola</u> Mailing Address: <u>383 Megquier Hill nd</u> . Town, State, Zip: <u>Doumin</u> , <u>ME</u> . 04274	
Home Phone:	
Type of application:Sketch PlanSite ReviewShorelandSubdivision	Informational
Type of application: Sketch Plan Site Review Shoreland Subdivision Road location for project:	Informational

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

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

Applicant's Signature:_

OFFICE	USE ONLY:	
Request	Taken By:	

Date: / _/___

Time:____:___a.m. p.m.

Date:

11

115,2019












TOWN OF POLAND 1231 MAINE ST POLAND, ME 04274-7328		2020 REAL ES CURRENT BILLING IN LAND VALUE	STATE TAX BILL NFORMATION \$94,700.00
For the Fiscal Vear July 1, 2019 to June 20, 2020		BUILDING VALUE	\$99,900.00
Tor the riscar rear sury 1, 2015 to Julie 50, 2020		TOTAL: LAND & BLDG	\$194,600.00
OFFICE HOURS	THIS IS THE ONLY BILL		\$0.00
Tuesday - Friday 900am - 7:00pm	YOU WILL RECEIVE		\$0.00
Tuesday - Filday: 9:00am - 4:00pm		MACHINERY & FOLIPMENT	\$0.00
Telephone: (207) 998-4601		MISCELLANEOUS	\$0.00
		TOTAL PEB PROPERTY	\$0.00
		HOMESTEAD EXEMPTION	\$0.00 \$0.00
¹⁷⁶⁶ MCMORROW, JUDITH A.		OTHER EXEMPTION	\$0.00
75 PATTERSON RD			\$0.00
MECHANIC FALLS, ME 04256-5917		TOTAL TAX	\$194,600.00
			\$2,915.11
		LESS PAID TO DATE	\$0.00
		$TOTAL DUE \Rightarrow ($	\$2,915.11
ACCOUNT: 001468 RE ACI	REAGE: 2.52		
MIL RATE: \$14.98 MAI	P/LOT: 0012-0016A	FIRST HALF DU	E: \$1,457.56
LOCATION: 46 MECHANIC FALLS RD.		SECOND HALF DU	E: \$1,457.55
BOOK/PAGE: B2633P143			
	TAXPAYER'S NOTICE		
INTEREST AT 9% PER ANNUM	M CHARGED BEGINNING 11/01/	2019 AND 05/01/2020)
Without State Aid for Education, Homestead Exemption Rein	nbursement and State Revenue Sharing.	vour tax bill would have been 44,419	% 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 BILLI	NG DISTRIBUT	ION	REMITTANCE INSTRUCTIONS			
School Town Androscoggin County	\$1,456.97 \$1,278.28 <u>\$179.86</u>	49.980% 43.850% <u>6.170%</u>	Please make check or money order payable to TOWN OF POLAND and mail to: TOWN OF POLAND			
TOTAL	\$2,915.11	100.000%	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 INTEREST BEGINS ON 05/01/2020						
MAP/LOT: 0012-0016A LOCATION: 46 MECHANIC F ACREAGE: 2.52	ALLS RD.		DUE DATE AMOUNT DUE AMOUNT PAID 04/01/2020 \$1,457.55			
	PLEAS	SE REMIT THIS P	PORTION WITH YOUR SECOND PAYMENT			
2020 REAL ESTATE TAX BILL		TOWN OF POLANI	D, 1231 MAINE ST, POLAND, ME 04274-7328			
MAP/LOT: 0012-0016A			DUE DATE AMOUNT DUE AMOUNT PAID			
ACREAGE: 2.52	MLLO NU. PLEA	ASE REMIT THIS	PORTION WITH YOUR FIRST PAYMENT			

POLAND T	TOWN OF POLAND 1231 MAINE ST POLAND, ME 04274-7328		2020 PERSONAL PROF CURRENT BILLING IN LAND VALUE	PERTY TAX BILL IFORMATION \$0.00
For the Fise	cal Year July 1, 2019 to June 30, 2020		BUILDING VALUE	\$0.00
	OFFICE HOURS		TOTAL: LAND & BLDG	\$0.00
N	1onday: 9:00am - 7:00pm	THIS IS THE ONLY BILL		\$0.00
Tuesd	ay - Friday: 9:00am - 4:00pm	YOU WILL RECEIVE		\$0.00
1	Telephone: (207) 998-4601		MACHINERY & EQUIPMENT	\$1,200.00
S61842 P29959 - 1of1			MISCELLANEOUS	\$0.00
	┎┹╍╏╍┇╍┇╍┇╍┎ <u>╎╢</u> ╍┎╠┠┛┇┨╍┎┨ <u>┣┎</u> ┠┛ <u>┣</u> ┇┛┇ <u>╸</u>		TOTAL PER. PROPERTY	\$1,200.00
1765 MCMORROW AUC	CTION		HOMESTEAD EXEMPTION	\$0.00
75 PATTERSON R	MORROW		OTHER EXEMPTION	\$0.00
MECHANIC FALLS	S, ME 04256-5917		NET ASSESSMENT	\$1,200.00
			TOTAL TAX	\$17.98
			LESS PAID TO DATE	\$0.00
			TOTAL DUE ⇒	\$17.98
ACCOUNT: 000268 PF	ACR	EAGE:		
MIL RATE: \$14.98	MAP	/LOT:	FIRST HALF DU	E: \$8.99
LOCATION: 0 MECHA BOOK/PAGE:	NIC FALLS RD.		SECOND HALF DU	E: \$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	DISTRIBUT	ION	REMITTANCE INSTRUCTIONS			
School	\$8.99	49.980%	Please make check or money order payable to			
Town	\$7.88	43.850%	TOWN OF POLAND and mail to:			
Androscoggin County	<u>\$1.11</u>	<u>6.170%</u>	TOWN OF POLAND 1231 MAINE ST			
TOTAL	\$17.98	100.000%	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 TA	X BILL					
ACCOUNT: 000268 PP						
NAME: MCMORROW AUCTION			INTEREST BEGINS ON 05/01/2020			
MAP/LOT:			DUE DATE AMOUNT DUE AMOUNT PAID			
LOCATION: 0 MECHANIC FALLS	BD		04/01/2020 \$8.99			
ACREAGE:	nD.					
	PLEAS	SE REMIT THIS F	PORTION WITH YOUR SECOND PAYMENT			
		TOWN OF POLANI	D, 1231 MAINE ST, POLAND, ME 04274-7328			
2020 PERSONAL PROPERTY TA	X BILL					
ACCOUNT: 000268 PP						
NAME: MCMORROW AUCTION			INTEREST BEGINS ON 11/01/2019			
MAP/LOT:			DUE DATE AMOUNT DUE AMOUNT PAID			
OCATION: 0 MECHANIC FALLS	BD		10/01/2019 \$8.99			
ACREAGE:						
	PLEA	SE 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. Mocciola 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 30th day of September, 2019.

Signed and delivered in the presence of

Aubrey Russell, Bar #4228

Witness

Aubrey Russell, Bar #4228

oseph P. M. Mono

Jull a M. M. M. M. J. Julith 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, 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. Mocciola 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.

FORMAL SITE PLAN REVIEW APPLICATION

PREPARED FOR: BRENT D. LECLERC 53 TIGER HILL ROAD POLAND, MAINE 04274

REGARDING PROPERTY LOCATED AT:

462 MEGQUIER HILL ROAD POLAND, MAINE 04274

PROPOSED BACK LOT DRIVEWAY FOR TAX MAP 17, LOT 20A (BACKLOT)

PREPARED BY: DAVIS LAND SURVEYING

STUART A. DAVIS PROFESSIONAL LAND SURVEYOR #2208 64 OLD COUNTY ROAD OXFORD, MAINE 04270

DECEMBER 10, 2019

Davis Land Surveying, LLC Mailing Address: 64 Old County Road – Oxford, ME 04270 Office Address: 990 Minot Avenue - Auburn, ME 04210

December 10, 2019

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

Dear Planning Board members,

Enclosed please find a Formal Site Plan Review Application with exhibits on behalf of Brent D. Leclerc. The property is located at 462 Megquier Hill Road and being shown as Lot 20A on the Town of Poland Tax Map 17. The property contains 7.5 acres and is located in the Rural Residential District 1 Zone.

The purpose of the application is to create a backlot and driveway. The existing house was constructed in 1970 and is shown with road frontage of (211.71') along Megquier Hill Road.

Back Lot #1 will be accessed from a 50-ft-wide Private Backlot Driveway. MDOT entrance permit #27256 has been issued for permission to construct a driveway to access the back lot.

The back lot will be serviced with private water and private sewer. The front lot has an existing septic system and existing well. Attached you will find the HHE-200 for said front lot (See Exh. 5). The test pit for Back Lot 1 indicates that soils are satisfactory to accommodate a subsurface water treatment system. See attached test pit logs from George Bouchles (Exh. 6).

The applicant is requesting a waiver from Land Use Code Chapter 8 - Section 807.1 – Street Design Standards - Per standard 807.1.H.3 and 7: *The Planning Board may approve a back-lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed recorded in the Androscoggin County Registry of Deeds to the owner of the back lot.* The applicant is requesting that the minimum right of way width be reduced from 60-ft-wide to 50-ft-wide in order to maintain a 200-ft-wide diameter circle equal to the required 200' foot road frontage per Land Use Code Section 507.1.L Lot Dimensions. The fee owner of Back Lot #1.

The applicant is also requesting a waiver from said Land Use Code Chapter 5 - Section 509.11.E: *If the front lot is already developed, the existing driveway shall be relocated to the back lot right of way unless there exists a minimum of 100 feet between the existing driveway and the newly proposed right of way, of the Planning Board determines that such relocation is prohibited by site conditions or the orientation of the existing buildings.* The applicant is

requesting a reduction from the 100-feet minimum distance to ± 54 feet from the existing driveway to the newly proposed back lot right of way to allow for the existing driveway to the front lot to continue to be used in its existing location. Relocating the front driveway to the newly proposed back lot driveway would change existing historical address as used for a number of years, require 1/2 participation and unnecessary additional cost for road maintenance, where they would only need to use the first ± 50 feet for access and depending on the relocation of the driveway, could also possibly interfere with the existing subsurface wastewater disposal system.

Terradyn Consultants, LLC prepared a Phosphorus Management Plan, Road Plan & Profile and Erosion Control Plans for the LeClerc Back Lot Driveway Project dated 11/14/2019 (Exh. 10). This was for a back-lot driveway that provides access to 2 residential lots behind the existing front residential lot. Since that time, the project has been modified for only one residential back lot. Terradyn is preparing a revised phosphorus management plan to reflect this change. Because of the Holidays and offices being closed on November 28, 2019 and November 29, 2019 and we were instructed to have Application submitted by 9 am - December 2, 2019, Terradyn was unable to get revised Phosphorus Plan completed by time constraints. Once our office receives the updated information, it will be provided to the Planning Board.

We look forward to an opportunity to discuss the project with the Planning Board and welcome any comments and suggestions.

Thanks,

Stuart Davis - ME PLS #2208

--- WAIVER REQUEST ---

Back Lot Drive off Megquier Hill Road

Town of Poland Comprehensive Land Use Code

Chapter 5 - Section 509.11.M

Waiver Request #1

Chapter 5 – Land Zoning

Section 509 – Site Plan Review

Paragraph 509.11 - Back Lots and Back Lot Driveways

- E. "If the front lot is already developed, the existing driveway shall be relocated to the back lot right of way unless there exists a minimum of 100 feet between the existing driveway and the newly proposed right of way, of the Planning Board determines that such relocation is prohibited by site conditions or the orientation of the existing buildings..."
- The applicant is requesting a reduction from the 100-feet minimum distance to ± 54 feet from the existing driveway to the newly proposed back lot right of way to allow for the existing driveway to the front lot to continue to be used in its existing location. Relocating the front driveway to the newly proposed back lot driveway would change existing historical address as used for a number of years, require 1/2 participation and unnecessary additional cost into said Road Maintenance Agreement, where they would only need to use the first ± 50 feet for access and depending on the relocation of the driveway, could also possibly interfere with the existing subsurface wastewater disposal system.

Waiver Request #2

Chapter 8 – Street Construction Standards

Section 807 – Design Standards for Streets

Paragraph 807.1 – General Standards

H.3 & H.7. "The Planning Board may approve a back lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed recorded in the Androscoggin County Registry of Deeds to the owner of the back lot...". The applicant is requesting that the minimum right of way width be reduced from 60-ft-wide to 50-ft-wide in order to maintain a 200-ft-wide diameter circle equal to the required 200' foot road frontage per Land Use Code Section 507.1.L Lot Dimensions. The fee ownership of land within the Proposed 50-foot Private Backlot Driveway will be conveyed to the owner of Back Lot #1.

BRENT D. LECLERC FORMAL SITE PLAN REVIEW APPLICATION POLAND TAX MAP 17, LOT 20A (BACKLOT)

TABLE OF CONTENTS

- Exhibit 1 Application & Agent Authorization Letter
- Exhibit 2 Map of Abutters and List
- Exhibit 3 Assessors Card
- Exhibit 4 Deed Book 9774, Page 144
- Exhibit 5 James Mancini HHE-200 SSWDS for Front Lot
- Exhibit 6 George S. Bouchles Preliminary Soils Investigation Letter for Back Lot #1
- Exhibit 7 National Flood Hazard Layer Flood Map
- Exhibit 8 MDOT Entrance Permit #27256
- Exhibit 9 Back Lot Driveway Plan
- Exhibit 10 Terradyn Consultants, LLC -- Phosphorus Management Plan, Driveway Plan & Profile, & Details



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

 Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages. 							
2. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.							
3. Use the "submission Checklist" on pages 5 and 6 to make sure submission requirements are met.							
a. The <u>checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code</u> .							
i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select							
"Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.							
b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items							
stated as "On File" are indeed in the town office.							
c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.							
4. NUMBER OF COPIES OF THE APPLICATION AND DUE DATE							
a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.							
b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with							
appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.							
c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to							
the meeting.							
d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted							
may not be reviewed by the Board for your scheduled meeting date.							
5. Check with this office to make sure that all departments have responded to your application prior to the meeting.							
PROJECT NAME:							
Date of Planning Board Review: / / Application #							
LUT INFORMATION:							
Tax Assessor's Map # Lot # Lot # Sub lot #							
Watershed: Tripp Lake							
Property's Road Location 462 Medguier Hill Road							
hat Size 5 CO As Deckton As a second start to the second							
LUI SIZE <u>5.66 AC. BACKIOL</u> ACIES OF SQ. FL. ROAD FIOITIAGE. <u>57.60</u> FL.							
Year lot created: (If unknown, give best estimate with "est," after date)							
real lot created:(II unknown, give best estimate with "est." after date)							
Zoning District(s): Rural Residential 1 Flood Zone: X Aquifer Overlay: N/A							
Zoning District(s): <u>Rural Residential 1</u> Flood Zone: <u>X</u> Aquifer Overlay: <u>N/A</u>							
Zoning District(s): <u>Rural Residential 1</u> Flood Zone: <u>X</u> Aquifer Overlay: <u>N/A</u> Current use of lot: <u>Undeveloped field and wooded area</u>							
Zoning District(s): <u>Rural Residential 1</u> Flood Zone: <u>X</u> Aquifer Overlay: <u>N/A</u> Current use of lot: <u>Undeveloped field and wooded area</u>							
Teal for created: (If unknown, give best estimate with "est." after date) Zoning District(s): Rural Residential 1 Flood Zone: X Aquifer Overlay: N/A Current use of lot: Undeveloped field and wooded area							
Teal for created: (If unknown, give best estimate with "est." after date) Zoning District(s): Rural Residential 1 Flood Zone: X Aquifer Overlay: N/A Current use of lot: Undeveloped field and wooded area							
Teal for created: (If unknown, give best estimate with "est." after date) Zoning District(s): Rural Residential 1 Flood Zone: X Aquifer Overlay: N/A Current use of lot: Undeveloped field and wooded area							
Tear Iol createu: (II unknown, give best estimate with "est." after date) Zoning District(s): Rural Residential 1 Flood Zone: X Aquifer Overlay: N/A Current use of lot: Undeveloped field and wooded area Image: Structure of Struc							
Year Iol created:							
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Year for Created:							
Year for created:							
Year for created:							

AP	PLIC	ICANT or CONTACT PERSON:					
App	Applicant is: <u>X</u> Landowner <u>Contractor</u> Renter Buyer						
If la	If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of						
per	mis	ission to construct on or use the land, or copy of a contract to buy from the landow	ner, along with the following				
info	orma	nation:					
Nar	me(s	(S):					
Cor	mpa	any					
Ma	II Ad	Address:Main Phone:					
		—					
Та		Alternate Dhana.					
	NU/2	State/ZipAiternate Phone:					
T 111							
<u>_ IHI</u>	<u>5 A</u>	APPLICATION IS FOR: (Cneck all that apply)					
<u> </u>	COII						
<u> </u>	Indu	dustrial Change in Use					
<u> </u>	INSU						
	GOV	Expansion of Structure(s)					
	Ope	Sen Space Resumption of Use					
EV	ιςτι						
<u>L</u> (Th	is n	nago is to describe what is on your let currently)					
(11)	\mathbf{c}	conoral					
1.		loes this lot have any development? (If No. go to "Proposed Development")	Vos				
	X	X No	1es				
	2	Is there an existing Well	Ves				
	u.	No	103				
	b	Is there an existing Septic System	Yes				
	~.	No					
		i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.					
	C.	Is there an existing Road Entry	Yes				
		No					
		i) If yes, will there be any changes/modifications?	Yes				
		No					
		ii) (If no, submit copy of appropriate road entry application if entrance is onto a state	or town road.)				
	d.	Any structures to be removed	Yes				
		No					
		i) If yes, submit information about the structure to be removed and how any debris v	vill be disposed of.				
2.	Ex	xisting Land Development & Improvements NOT Including Buildings					
	а.	. Size of lawns	Sq. Ft.				
		or Acres	(— — — —				
	b.	. Size of fields	<u>+/-7,600</u> Sq. Ft.				
		or Acres					
	С.	Size of driveways/roads	Sq. Ft.				
	d.	Size of other non-vegetated areas	Sq. Ft.				
~	e.	Wetlands already filled	Sq. Ft.				
3.	Exi	xisting Main Structure					
	a. h	. GIOUNU FOOLDFINT Total Cross Floor Space (outerier dimensions of all floors)	Sq. Ft.				
	D.	. Total Gloss Floor Space (exterior dimensions of all 1100rs) Dood Frontage Setheok	Sq. Fl.				
	ι.	. Ruau Fiundye Selvack	FL.				

4	d. e. f. g. h.	Side Setback Rear Setback Distance to Great Pond Distance to Stream Distance to Wetlands		Not applicable (over 250') Not applicable (over 250') Not applicable (over 250')		Ft. Ft. Ft. Ft. Ft.
4.	<u>F0</u>	undation Type	Full Basement	Frost Walls	Slap	Piers
5.	Exi	sting Accessory Structure(s)				
	а.	Total Number of Structures				
	b.	Total Ground Footprint				Sq. Ft
	C.	Total Floor Space				Sq. Ft
	d.	Closest Road Setback				Ft.
	e.	Closest Side Setback				Ft.
	f.	Closest Rear Setback			1	Ft.
	α.	Distance to Great Pond		Not applicable (over 250')		Ft.
	b.	Distance to Streams		Not applicable (over 250')		Ft
	i.	Distance to Wetlands		Not applicable (over 250')		ft. Ft
6	י. דמו	al Existing Imponyious Surfaces			0	1 t. Sa Et
0.	10	ar Existing impervious surfaces	<u>)</u>		0	Sq. Ft
	а.	Add 2c +2d + 3a + 5b				

PROPOSED DEVELOPMENT:

1.	Wetlands to be impacted	None	Sq. Ft.
2.	New footprint(s) and developed area(s):		
	a. Changes in building footprint(s)		Sq. Ft.
	b. Changes in driveway/roadway	8340	Sq. Ft.
	c. Changes in patios, walkways, etc.		Sq. Ft.
	d. TOTĂL (2a+2b+2c)	8340	Sq. Ft.
3.	Percentage of lot covered by impervious surfaces:	3.3	%'
	- (Equals large on line (name 2) line 2d should [[[Tata]] let area massage	d = a + f + 1 + 1000/	

a. (Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%)

SUBMISSIONS:

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

- a. Provide a copy of deed and Tax Assessor's information card.
- b. Provide a map of the general area showing land features within at least 1/2 mile of this lot.
- c. Provide site plan(s) of your lot with <u>existing</u> development and its dimensions shown.
- d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 - i. (May be combined on existing development drawing.)
- e. Provide detailed plans of proposed structural development and changes.
- f. Provide statements or drawings of methods of infrastructure:
 - i. Water supply
 - ii. Sewage disposal
 - iii. Fire protection
 - iv. Electricity
 - v. Solid waste disposal
- g. Type, size, and location of signs.
- h. Number of parking spaces.
- i. Provide phosphorus loading calculation if in a great pond watershed area.
- j. Anticipated date for start of construction.
- k. Anticipated date for completion of construction.
- I. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - i. (Use checklist starting on page 6 for summary of usual requirements.)
- m. Other requirements unique to your project added by the Planning Board.

- 2. List all state and federal approvals, permits, and licenses required, if any, for the project: This includes but is not limited to the following:
 - 1. State highway entrance permit.
 - 2. Soil disturbances involving more than one acre.
 - 3. Impact on more than 4,300 square feet of any type wetland.
 - 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 - 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 - 6. Timber harvesting.
 - 7. Flood zones.
 - 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

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

12/10/2019

Applicant's Signature(s)

Date

Submission CHECKLIST

The <u>following list is a short summary</u> of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

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

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

This application was first looked at by the Planning of the review process.	Board on	<u>//</u> t	out does	not create v	ested rights/	in the initiation
By vote of the Board this application requires an on If yes, an onsite inspection is scheduled for	-site inspecti	on: /	at	Yes 	AM	No PM
By vote of the Board this application requires a pub If yes, public hearing is scheduled for	lic hearing: /	1	at	Yes :	AM	No PM
Conditions of Approval for Formal Site Review:						
Planning Board Chair					/ Nato	1
Fianning Duard Ghan				L	Jaic	

Site Review and Shoreland Zoning Review Fees:

Type of fee	Fee	Units or Comments
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal ³	\$150.00	Each application + fees below
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow ⁴ , minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft ² of outside storage
Residential Towers	\$20.00 + \$5.00	Based on Cost of Work
	per \$1,000.00	
Commercial Towers	\$20.00 + \$10.00	Based on Cost of Work
	per \$1,000.00	
Notifications	\$.75	Each Notification, First Class Mail sent by Town

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

part of the building review fee.

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

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

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

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

 Date of meeting you are requesting to be scheduled for:
 12 / 10 / 2019
 Meetings are normally

 conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
 Map _ 17
 Lot _ 20A - Backlot

 Sub-lot _
 Sub-lot _
 Sub-lot _
 Sub-lot _

Applicant's Name: Mailing Address: Town, State, Zip:	Brent D. LeClerc 55 Tiger Hill Road Poland, ME 04274		
Home Phone: Work Phone:	978-514-2663	Hours: Hours:	

Type of application:Sketch Plan	X Site Review	Shoreland	Subdivision	Informational
Road location for project: 462 Megg	uier Hill Road			
Zoning: Rural Residential 1	Lake Watershed:	Tripp Lake		Nature of
business to be discussed (Brief description	η): Division of existing	g lot to create a b;	ack lot for single-fan	nily residential use. Back
lot driveway over portion of land belonging	to back lot & will hav ار	e a minimum of 5	0 feet frontage (Per	Poland Code 509.11.B.2)

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

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

Applicant's Signature:	Brent D'heilere	Date:	12	1	2	/ 2019	
OFFICE USE ONLY:							

Request Taken By:	Date://	Time::_	<u>a.m.</u> p.m.
-------------------	---------	---------	------------------

Brent Leclerc 53 Tiger Hill Road Poland, Maine 04274

December 10, 2019

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 Backlot Driveway Application as presented before you.

Sincerely,

Brent D heller

Brent Leclerc



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



CAI Technologies

8/22/2019

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 22, 2019



Parcel Number:	0017-0020B	Mailing Address:	BISSONNETTE, JOEY PATRICK
CAMA Number:	0017-0020B		456 MEGQUIER HILL RD.
Property Address:	456 MEGQUIER HILL RD.		POLAND, ME 04274
Parcel Number:	0017-0020C	Mailing Address:	NELSON, LINDA J ESTATE OF
CAMA Number:	0017-0020C		478 MEGQUIER HILL RD.
Property Address:	478 MEGQUIER HILL RD.		POLAND, ME 04274
Parcel Number: CAMA Number: Property Address:	0017-0021A 0017-0021A 440 MEGQUIER HILL RD.	Mailing Address:	TURNER REALTY, LLC C/O HILLANDALE FARMS LLC 272 PLAINS RD TURNER, ME 04282
Parcel Number: CAMA Number: Property Address:	0017-0021A 0017-0021A 440 MEGQUIER HILL RD.	Mailing Address:	TURNER REALTY, LLC C/O HILLANDALE FARMS LLC 272 PLAINS RD TURNER, ME 04282
Parcel Number:	0022-0001D	Mailing Address:	ANGELUCCI, ANTHONY
CAMA Number:	0022-0001D		61 BROOKLINE ST.
Property Address:	67 HALF MOON LANE		WATERTOWN, MA 02472
Parcel Number:	0022-0001E	Mailing Address:	JOHNSON, MARK E., SR.
CAMA Number:	0022-0001E		439 MEGQUIER HILL RD.
Property Address:	439 MEGQUIER HILL RD.		POLAND, ME 04274
Parcel Number:	0022-0001F	Mailing Address:	BAKER, SCOTT W.
CAMA Number:	0022-0001F		45 OAKLANDVALE AVE.
Property Address:	91 LUNT LANE		SAUGUS, MA 01906
Parcel Number: CAMA Number: Property Address:	0022-0002 0022-0002 35 PROULX LANE	Mailing Address:	SHEEHAN, MIRIAM VOCK / GREGORY D CO-TRUSTEES 526 GROVE ST NEEDHAM, MA 02492
Parcel Number:	0022-0003	Mailing Address:	GALLAGHER, SEAN W.
CAMA Number:	0022-0003		5113 LUPINE CT.
Property Address:	53 SERENITY COVE LANE		ROCKVILLE, MD 28053
Parcel Number:	0022-0003A	Mailing Address:	WRIGHT, RICHARD L
CAMA Number:	0022-0003A		485 MEGQUIER HILL RD.
Property Address:	485 MEGQUIER HILL RD.		POLAND, ME 04274



www.cai-tech.com

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Property Card: **462 MEGQUIER HILL RD.** Poland, ME



Parcel ID: 0017-0020A **Trio Account #:** 1954

Owner: LECLERC, BRENT D. Co-Owner: Mailing Address: 53 TIGER HILL RD POLAND, ME 04274

Valuation	Building Sketch		
Card Number: 1 Acreage: 7.52 Land Value: \$64,680 Building Value: \$57,730 Total Value: \$57,730 Taxes: \$1,738	NO SKETCH AVAILABLE		
Building Information			
Year Built: 1970 Remodled: 0 Living Area (sqft): 0 Basement: Full Basement Finished Basement: 0 Number of Rooms: 6 Number of Bedrooms: 3 Number of Full Baths: 1 Number of Half Baths: 1	Stories: Exterior Walls: CLAPBOARD Roofing Materials: Asphalt Shingles Foundation: Concrete Insulation: Minimal Fireplace: 0 Heating: Units A/C: None Attic: None		



DEED OF SALE BY PERSONAL REPRESENTATIVE (Intestate)

KNOW BY ALL PERSONS BY THESE PRESENTS that I, BRYAN BENTLEY, of 207 Spencer Hill Road, Winsted, Connecticut, 06098, duly appointed and acting Personal Representative of the ESTATE OF WILLIAM C. BENTLEY, deceased (intestate), as shown by the probate records of Androscoggin County, Maine (Docket No. 2017-47), having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to BRENT D. LECLERC of 53 Tiger Hill Road, Poland, Maine, 04274, the real property with any improvements thereon situated in Poland, Androscoggin County, Maine, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, I, Bryan Bentley, in my capacity as Personal Representative as aforesaid, have hereunto set my hand and seal this <u>1</u> <u>day</u> of January, 2018.

ESTATE OF WILLIAM C. BENTLEY

Witness

Brvan Bentlev Its: Personal Representative

STATE of CONNECTICUT COUNTY of Litch field

On January $///t_h$, 2018, did personally appear the above-named Bryan Bentley, Personal Representative as aforesaid, who did acknowledge the foregoing instrument to be his free act and deed in his said capacity.

Before me,

SEAL

Votary Public/Attorney Printed Name: Leslie Commission Expires:

EXHIBIT A

A certain parcel of land situated on the apparent northeasterly sideline of Megquier Hill Road in the Town of Poland, County of Androscoggin, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar inscribed PLS 2208 on the apparent northeasterly sideline of said Megquier Hill Road (said rebar also being at the apparent northwest corner of land now or formerly of Emily K. & Joseph P. Vining as described in a deed dated October 30, 2014, and recorded in the Androscoggin County Registry of Deeds in Book 9028, Page 254, and said rebar also being on a tie-line along the apparent northeasterly sideline of said Megquier Hill Road and being N 05° 57' 14" W a distance of two hundred twenty and 50/100 feet (220.50') from a 5/8" rebar at the apparent northwest corner of land now or formerly of Turner Realty, LLC as described in a deed dated December 30, 2004, and recorded in said Registry in Book 6212, Page 275;

THENCE N 05° 57' 14" W along the apparent northeasterly sideline of said Megquier Hill Road a distance of two hundred sixty-nine and 34/100 feet (269.34') to a 5/8" capped rebar inscribed PLS 2216 at the apparent southwest corner of land now or formerly of Linda J. Nelson as described in a deed dated May 23, 2008, and recorded in said Registry in Book 7446, Page 39;

THENCE N 54° 16' 49" E along the apparent southeasterly sideline of said Nelson a distance of nine hundred thirty-five and 46/100 feet (935.46') to a 5/8" capped rebar inscribed PLS 2216 at the apparent northeast corner of said Nelson (said rebar also being on the apparent southwesterly sideline of land now or formerly of Slawomir Pilot as described in a deed dated August 24, 2007, and recorded in said Registry in Book 7332, Page 129;

THENCE S 25° 53' 35" E along the apparent southwesterly sideline of said Pilot a distance of three hundred eighty-three and 70/100 feet (383.70") to a 5/8" capped rebar inscribed PLS 2216 at the apparent southeast corner of said Pilot (said rebar also being on the apparent northwesterly sideline of said Turner Realty, LLC);

THENCE S 51° 51' 21" W along the apparent northwesterly sideline of said Turner Realty, LLC, a distance of six hundred seven and 15/100 feet (607.15') to a 5/8" capped rebar inscribed PLS 2208 at the southeast corner of said Vining;

THENCE N 26° 41' 18" W along the apparent northeasterly sideline of said Vining a distance of one hundred thirty-one and 61/100 feet (131.61') to a 5/8" capped rebar inscribed PLS 2208 at the apparent northeast corner of said Vining;

THENCE S 63° 37' 10" W along the apparent northwesterly sideline of said Vining a distance of three hundred sixty-two and 87/100 feet (362.87') to a 5/8" capped rebar inscribed PLS 2208;

2 BDL

e Be

THENCE S 36° 42' 00" W along the northwesterly sideline of said Vining a distance of sixty-two and 61/100 feet (62.61') to the POINT OF BEGINNING.

The above described parcel of land contains 7.5 acres, more or less. The bearings referred to above are referenced to Magnetic North 1997 and based on a plan of a Standard Boundary Survey dated August 11, 1997 for Oliver R. & Loretta L. Bernard by JKL Land Surveying.

Meaning and intending to describe only a portion of land as described in a deed to William C. Bentley from Loretta L. Bernard dated March 20, 2014, and recorded in the Androscoggin County Registry of Deeds in Book 8882, Page 345.

8 De la



City, Town,	RTY LOCATION	>>	CAUTION: LF	PI APPROVAL REQUIRED <<
or Plantation PO	AND	Town/City		Permit #
Street or Road 4(07	MEGGUIDE HIM 2	Date Permit Issue	ed - <u></u>	Fee: \$ Double Fee Charged [
Subdivision, Lot #		11	· · · ·	
OWNER/APPLI	CANT INFORMATION	Local Plum	bing Inspector Sig	nature
Name (last, first, Mi)	4. Owney	Copy: []Ow	ner [] Town	Locally adopted fee
Mailing Address	Applicant	The Subsurface	Wastewater Dis	posal System shall not be installed until a
of Owner/Applicant	611.77	· authorize the ow	ner or installer to	mbing inspector. The Permit shall
Daytime Tel # 0, 77	D RITTLE OIL	with this applicat	tion and the Mair	e Subsurface Wastewater Disposal Rules.
OWNER OR APPLIC	<u>5-0151 (TEAGURE AL</u>	20115) Municip	pal Tax Map #	Lot#
I state and acknowledge that the info my knowledge and understand that a	mation submitted is correct to the best of ny falsification is reason for the Department	I have inspe	CAUTION: INSt ded the installation ar	ECTION REQUIRED Ithoursed above and found it to be in compliance
and/or Local Plumbing Inspector to de	any a Permit.	with the Sub-	surface Waskewater [-	Asposal Rules Application. (1st) date approved
Signature of Owner	or Applicar a Date		- Dt	
TYPE OF ADDI ICATION	PERI	MIT INFORMATIO	N	r Signature (2nd) date approved
1. First Time System	THIS APPLICATION RE	QUIRES	Dis	SPOSAL SYSTEM COMPONENTS
2.)Replacement System	2. First Time System Variance	•	1. C 2. P	omplete Non-engineered System Timitive System (graywater & att. toiter)
Type replaced: UNK	a. Local Plumbing Inspector Ar b. State & Local Plumbing Insp	ector Anomysi	3.A 4.N	Memative Totet, specify
3. Expanded System	3 Replacement System Variance		5.17	olding Tank, gailons
a. <25% Expansion b. ≥25% Expansion	B. State & Local Plumbing Inspector Ap	proval ector Approval	Ý.s.	eparated Laundry System
4. Experimental System 5. Seasonal Conversion	4. Minimum Lot Size Variance		8. Ca 9. E	mplete Engineered System (2000 gpd or more) ngineered Treatment Tank (only)
SIZE OF PROPERTY	5. Seasonal Conversion Permit		10. E	ngineered Disposal Field (only)
\$0 FT	1 Single Family Dwelling Unit, No.	of Bedmoms: 3	12. M	iscellaneous Components
ACRES	2. Multiple Family Dwelling, No. of L 3. Other	Jnits:		PE OF WATER SUPPLY
Yes C	(specify)	$\overline{}$	(1) Driller,	1 Well 2 Dug Well 3. Private
	DESIGN DETAILS (SVS	Ind Undeveloped	4. Public	5. Other
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZ	E GARBAGE NO	DOGAL HINT	3E 3)
a Regular	1. Stone Bed 2. Stone Trench 3. Proprietory Davim 2 EAV/17/	No 2. Ye	s 3. Maybe	DESIGN FLOW
2. Plastic	a puster array Dinear FIN	If Yes or Maybe, s	pecify one below.	BASED ON:
GAPACITY: 1000 GAL	4. Other	btanks in s	enies	(1, Table 4A (dwelling unit(s)) 2. Table 4C(other facilities)
	SIZE: 3705 69. 11 In. 12.	c. increase in tan	ik capacity Outlet	SHOW CALCULATIONS FILE
ROFILE CONDITION	DISPOSAL FIELD SIZING	EFFLUENT/EJECT	OR PUMP	3. Section 4G (meter readings)
<u>31C</u>	1. Medium-26 sq ft land	1. Not Required		ATTACH WATER METER DATA
Depth 15" Note #_14_	Medium-Large 3.3 sq. f.t / gpd	Z. May be Required		LATITUDE AND LONGITUDE
Most Limiting Soil Factor	3. Large 4.1 sq. ft. / gpd	Specify only for enginee	red systems;	Lat 44 d 03 m $72 \cdot 4s$
11/10/18	erre carge J.U.Sq. II. / gpd	ga	lions	if g.p.s, state margin of error.
entify that on 6/29/18	(deta) Lass	IUNSIALEMEN	1	
it the proposed system is in con	npliance with the State of Maine S	tion on this property	and state that t	he data reported are accurate and
James St.	Mail cine		ater Disposal R	ules (10-144A CMR 241).
Site Evaluator Sig	nature	SE#		Date and solution
AMES C. TAA	mocini	892-949	9 NO	UN 101 ZOLY + 4/11/14
e: Channes to or devi-it		Telephone Nu	mber	E-mail Address
. changes to or deviations fro	om the design should be confirme	d with the Site Eval	uator.	Page 1 of 3
•			······································	HHE-200 Rev. 11/2012







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 INFORMATIO 0 744 System's Location: Property Owner's Address e-mail address: The subsurface wastewater disposal system design for the subject property requires a X replacement system variance D first time system variance to rater Disposal Rules. This wariance requires \$1 local approval [] local and state approve p be filled in by Site Evaluator. Use additional sheets if needed.) SECTION OF RULE bruten wall 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. Allach a separate she F116 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 atternative available; ephances the potential left the site for subsurface wastewater disposal; and that the syste 0 ANCIUN SIGNATURE OF SITE EVALUATOR DATE PROPERTY OWNER , am the D owner D 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. D ... SIGNATURE OF OWNER AGENT FOR THE OWNER HHE-204 Page 1 Rev. 01/2011

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision. , 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 (1) does (1) does (1) does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (1) do (1) do-not) approve the requested variance. I (1) will (1) will (1) will (1) will (2) will (2) will (2) will (2) will (3) will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

OCAL PLUMBING INSPECTOR - Referral to the Department

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

LPI Signature

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

Contraction of the second

HHE-204 Page 2 Rev. 01/2011

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 7.8.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions of soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.8.3 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).

(1) [1] "这些一个问题,你们们都是不是你们的意思。"我们还不能。		
	CHARACTERISTIC	POINT ADDEDDIVIENT
Soil Profile	and the second	
Depth to Groundwater/Restrictive Layer	n in an arabatar an industrial di di di sa d	
Terrain		and a second
Size of Property	a the second of the second	the second s
Waterbody Setback	and the second	
Water Supply	and a start to a second providence	
Type of Development	ومستوسقتهم وجودتي والحاري المرج المرجع والمحادي والمحادي والمحادي والمحادي والمحادي والمحاد والمحاد والمحاد وال	<u>ې د او کې او د د دې د دې د دې کې د د د د د و د و د و د مونو د مې د د و د و د مېرو د مېرو د مېرو کې د وکې کې د</u> د د وې
Disposal Area Adjustment	ter an energy to de la statistica de la seconda de la s	and and any particular productions of the second state of the second state of the second state of the second st The second state of the second s
Vertical Separation Distance	The second s	
Additional Treatment	and the state of the	
the second s	TOTAL POINT ASSESSMENT	the second s

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





586 Park Avenue - Auburn, Maine 04210 office - 207-689-3232 cell - 207-240-5567 e-mail - gsb@cadmasterr.com

Land Surveying and Septic Design

October 4, 2019

Mr. Brent Leclerc 53 Tiger Hill Road Poland, Maine 04274

RE: Preliminary Soils Investigations Megquier Hill Road - Poland, Maine

Dear Mr. Leclerc:

At your request a Preliminary Soils Investigation was performed on October 1, 2019 on a parcel of land you own which is located at the rear of 462 Megquier Hill Road in the Town of Poland, Maine, to determine suitability for on-site subsurface wastewater disposal of domestic wastewater.

The lot is delineated on the Town of Poland's Municipal Tax Map 17, and being a portion of Lot 20A which consist of 5.1 acres, more or less. The assessment records indicate the current owner of the parcel is Brent D. Leclerc, (deed reference Book 9774, Page 144).

During the investigation, Dutch Auger test borings were evaluated to determine the location of the seasonal high water table as defined by the Maine Subsurface Wastewater Disposal Rules ("Rules") dated August 5, 2015 (and as amended) and/or any other limiting factors as outlined within the "Rules".

Test Borings on this parcel, as referred to above, indicate the subsurface soils, in the areas immediately adjacent to the test borings, were a "Basal Glacial Till" soil profile and are classified as 3C soils profile within the "Rules" with the seasonal high water being observed at a depth of 24 to 25 inches below the surface.

It is my professional opinion that there is suitable area and suitable soils to accommodate an on-site subsurface wastewater disposal system for the disposal of domestic household wastewater for a three (3) bedroom residential dwelling

As noted above, the on-site investigation was only Preliminary and not for approval or permitting purposes. Before plumbing permits for the installation of any subsurface wastewater disposal system can be issued, a complete on-site investigation and complete system design including the completion of State supplied HHE-200 Soils Forms will be required. This service can be provided for you at your request.

I trust that this report will satisfy your immediate needs.

Should you have any questions, feel free to give me a call.

Respectfully yours, CADmaster Drafting, Land Surveying & Septic Designs

auchle A

George S. Bouchles, LSE 338, CSI 13



National Flood Hazard Layer FIRMette



Legend





Maine Department of Transportation

Janet T. Mills Governor

Driveway/Entrance Permit

Bruce A. Van Note Commissioner

		LOCATION			
Permit Number: 27256 - Entrance ID: 1		Route:	C397N, Megquier Hill Road		
	OWNER	Municipality:	Poland		
Name:	Brent Leclerc	County:	Androscoggin		
Address:	53 Tiger Hill Road	Tax Map:	17 Lot Number: 20A		
	Poland, ME 04274	Culvert Size:	15 inches		
Telephone:	(978)514-2663	Culvert Type:	plastic		
		Culvert Length:	30 feet		
Date Printed:	November 06, 2019	Date of Permit:	September 11, 2019		
		Approved Entrance Width:	16 feet		

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a Driveway to Five or fewer single family dwellings at a point 1477 feet South from Herrick Valley Road, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.056390N, -70.456060W.

S - In the town of Poland on the easterly side of Megquier Hill Road, the centerline being approximately 1477 feet southerly of the centerline of Herrick Valley Road and approximately 59 feet northerly of utility pole 71/23.

S - The culvert shall be HDPE smoothbore plastic pipe The Property Owner must contact MaineDOT at (207) 998-4281 prior to driveway and culvert installation to arrange for an inspection.

Toutaenf Date: 11-6-2019 Approved by:



-- SITE LOCATION --- NOT TO SCALE -

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1997 AND BASED ON A PLAN OF A STANDARD BOUNDARY SURVEY DATED AUGUST 11, 1997 FOR OLIVER R. & LORETTA L. BERNARD BY JKL LAND SURVEYING.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
- 3) OWNER OF RECORD BRENT D. LECLERC
- 4) DEED REFERENCE BOOK 9774, PAGE 144
- 5) TAX MAP 17, LOT 20A (BACKLOT)
- 6) THE PARCEL IS LOCATED IN THE RURAL RESIDENTIAL 1 ZONING DISTRICT.
- 7) THE PARCEL IS NOT LOCATED WITHIN A 100–YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23001C0287E, DATED 7/8/2013.
- 8) CONTOURS FROM MAINE OGIS (2-FT CONTOURS FOR POLAND BASED ON LIDAR)
- 9) THE 50 FOOT BACK LOT DRIVEWAY AS SHOWN TO SERVICE PROPOSED BACK LOT AND TO REMAIN A PRIVATE BACKLOT DRIVE WAY. PROPOSED 50-FOOT PRIVATE BACKLOT DRIVEWAY SHALL REMAIN PRIVATE AND MAINTAINED BY THE LOT OWNER AND SHALL NOT BE ACCEPTED NOR MAINTAINED BY THE MUNICIPALITY UNLESS SAID STREET HAS BEEN BROUGHT UP TO OR, OTHERWISE, MEETS THE CURRENT STREET CONSTRUCTION STANDARDS AND CERTIFIED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER.





N 35°43'17"

TP-1

| <u>PROPOSED BACK LOT #1</u> LOT 222,207.61 SF 5.10 AC.

TOTAL AREA 247,746.26 SF 5.68 AC.

ROW

25,538.65 SF 0.58 AC.

100.0 RADIUS

607.15'/total

50.00'

N 54°16'43" E 50.00'

18'

5 51°51'21"

111

N/F Turner Realty, LLC 12-30-2004 6212/275 Tax Map 17 ~ Lot 21A

OWNER OF RECORD:

<u>EXISTING HOUSE LOT</u> 80,000.00 SF 1.84 AC.

362.87

~ ~ /

N/F

80,000.00 Sq. Feet 1.84 Acres Tax Map 17, Lot 20B ~

JOEY PATRICK BISSONNETTE 11–20–2018 9979/120

3°37'10" W

GRAVEL DRIVE

S 51°51'20" W

100.0[°] (RADIUS

Brent D. Leclerc 1–11–2018 9774/144

Estate of William C. Bentley 3–20–2014 8882/345 Tax Map 17 ~ Lot 20A

462 Megquier Hill Road

AREA OF PROPERTY:

S 51°51'21"/W

BACK LOT 1	222,207.61 SF	5.10 AC.
BACK LOT 1 (ROW)	25,538.65 SF	0.58 AC
FRONT LOT	80,000.00 SF	1.84 AC
TOTAL AREA	327,746.26 SF	7.52 AC



	CERTIFICATION: To the best of an indicating of the proper and the second expension of the propersion
	DAVIS LAND SURVEYING, LLC MAILINE: 64 OLD COUNTY ROAD – OXFORD, MAINE 04270 office: 990 MINOT AVENUE – AUBURN, MAINE 04200 OFFICE: 2007 345-9991 CELL (207) 240-9949 EMAIL: sturndaristandsurveying net BERMEER 10, 2019
RECORDING INFORMATION ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF M RECEIVED AT HOUR AND RECORDED IN PLAN BOOK, PAGE ATTEST	AND
	JOB NO.: 19-074


Pineland Cumberland Hall 41 Campus Drive, Suite 101 New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201 Portland, ME 04101

11/14/2019

PHOSPHORUS MANAGEMENT PLAN FOR: LECLERC BACK LOT DRIVEWAY POLAND, MAINE

The following phosphorus management plan has been prepared for the Leclerc Back Lot Driveway project to evaluate phosphorus export for the proposed driveway and two residential lots.

Site Calculations

Total Property Area	7.52 Ac
Impervious Area, Roadway	0.27 Ac
Landscaped Area, Roadway	0.31 Ac
Lot #1 Area	1.86 Ac
Lot #2 Area	3.03 Ac

Existing Conditions

The development parcel is located at 462 Megquier Hill Road in Poland, ME on the east side of the road. The site is comprised of an existing residential house lot, meadow, and undeveloped woods. The development area generally drains into woods lying east of the site. A small portion of the site drains forward to the ditch on Megquier Hill Road. Since the road ditch does not appear to cross Megquire Hill Road at any point with a cross culvert, water in the ditch eventually outlets to a depression on the north side of Herrick Valley Road. This depression eventually drains to Tripp Pond. For this reason, it appears that the entirety of the site falls within the Tripp Pond watershed. According to the National Wetlands Inventory Map (See NWI Map, Attachment A), there are no wetlands on the development site.

Proposed Development

The applicant proposes to create a back-lot driveway that provides access to 2 residential lots behind an existing residential lot. A standard gravel back lot driveway is proposed with 16' width in the typical section and 18' width in the turnaround section of the road.

Onsite Soils

The onsite soils were delineated from the Androscoggin and Sagadahoc Counties Medium Intensity Soil Survey as shown on the Soil Data Viewer on the U.S. Natural Resource Conservation Service (NRCS) website (See Soil Report, Attachment B). The soil survey describes the watershed soils as generally hydrologic group C soils.

Water Quality (Phosphorus Export Calculations)

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. Specifically, forested buffers downgradient of residential lots and a level spreader discharging to a forested buffer will be used to mitigate phosphorus export from the site. Values for phosphorus export from the new driveway and landscaped area within the right-of-way were taken from *Table 3.1 – Algal Available Phosphorus Export (pre-treatment) for Commercial Development and Subdivisions* in the BMP manual. The high export options were used as the proposed development includes a gravel road. Values for phosphorus export from the new residential lots were taken from *Table 3.2 – Algal Available Phosphorus Export from Single Family Residential Lots (pre-treatment) in the* BMP manual. The value used was for lots with no area restrictions and with 75% of the proposed driveway/parking being buffer treated.

Tripp Pond Watershed

Tripp Pond is identified by the MDEP as a lake most at risk from development. The per acre allocation of phosphorus export established by Maine DEP for the site which is located within the Tripp Pond Watershed, is 0.049 lbs/acre of developable land (Stormwater BMP Manual, Volume II, Appendix C). Phosphorus export worksheets for the proposed development are provided in Attachment B. The Project Phosphorus Budget (PPB) for the 7.52-acre development site is 0.3685 lbs/year of phosphorus export (see attached phosphorus worksheet #1). Pre- and post-development phosphorus export calculations are provided in Worksheet #2. Export calculations include all developed areas of the subdivision (roadway, stormwater facilities and residential lots). Forested buffers are used to reduce the total expected phosphorus export to -0.0006 lbs/year. This value shows that the project phosphorus budget is met.

BMP Sizing

Level lip spreaders discharging to forested buffers:

Level Spreader 1:

The buffer in an easement on Lot 2 contains soils that are consistent with Soil Group C. *Table 5.5 – Berm and Flow Path Length per Acre of Impervious Area* of the BMP manual shows that standard sizing for a 150' flow path requires that the berm length for a forested buffer must be 75' per acre of impervious area and 25' per acre of lawn. Evaluation of the watershed shows that it contains the following:

Impervious area = 0.269 Ac Landscaped area = 0.314 Ac Standard sizing (BMP_{ST}): 75'(0.269) + 25'(0.314) = 20.2'+7.85' = 28.05'Desired treatment factor (TF): 0.3 Required sizing for desired treatment factor: BMP_{TF}= $0.4*(BMP_{ST}/TF) = 0.4*(28.05'/0.3) = 37.4'$ Proposed Length: 40'

Forested buffers downgradient of residential lots:

Table 5.3 – Buffer Flow Path Length Downgradient of a Single Family Residential Lot in the BMP manual shows a required buffer flow path length of 50 feet. In order to receive additional treatment, the buffer flow path lengths were increased to reach a desired treatment factor of 0.3.

Standard sizing (BMP_{ST}): 50' Desired treatment factor (TF): 0.3 Required sizing for desired treatment factor: $BMP_{TF}=0.4*(50'/TF) = 0.4*(50/0.3) = 66.66'$ Proposed buffer flow path length: 70'

The desired treatment factor of 0.3 used for all buffers was determined from *Table 4.1 – Minimum Treatment Factors for Selected BMPs* in Volume 2 of the Maine DEP BMP Manual. Forested buffer locations are shown on the site plan.

<u>Summary</u>

Based on the results of the phosphorus evaluation:

• The phosphorus export allocation for the property is met with the use of forested buffers.



Attachments:

- A. National Wetlands Inventory Map
- B. Medium Intensity Soils Report
- C. Phosphorus Export Worksheets
- D. Forested Buffer Deed Restrictions

Attachment A – National Wetland Inventory Map



U.S. Fish and Wildlife Service **National Wetlands Inventory**

1947- NWI MAP



November 1, 2019

Wetlands

Estuarine and Marine Deepwater

- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- **Freshwater Pond**

Freshwater Emergent Wetland

Lake Other Riverine This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment B – Medium Intensity Soils Report



USDA Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey





Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CfB	Charlton fine sandy loam, 0 to 8 percent slopes	A	0.4	0.2%
ChB	Charlton very stony fine sandy loam, 0 to 8 percent slopes	A	9.0	6.1%
ChC Charlton very stony fine sandy loam, 8 to 15 percent slopes		A	12.4	8.4%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	D	3.2	2.2%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	7.2	4.9%
Le	Leicester very stony fine sandy loam	C/D	12.8	8.7%
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	с	0.6	0.4%
PbB	Paxton loam, 2 to 8 percent slopes	С	0.6	0.4%
PfB	Paxton very stony loam, 0 to 8 percent slopes	С	6.8	4.6%
PfC	Paxton very stony loam, 8 to 15 percent slopes	С	1.5	1.0%
SxB	Sutton loam, 0 to 8 percent slopes	С	14.4	9.8%
SxC	Sutton loam, 8 to 15 percent slopes	С	11.7	7.9%
ЅуВ	Sutton very stony loam, 0 to 8 percent slopes	С	9.7	6.6%
SyC	Sutton very stony loam, 8 to 15 percent slopes	С	6.8	4.6%
Wa	Walpole fine sandy loam	A/D	2.8	1.9%
WrB	Woodbridge loam, 0 to 8 percent slopes	С	38.5	26.0%
WsB	Woodbridge very stony loam, 0 to 8 percent slopes	С	9.3	6.3%
Totals for Area of Inter	rest		147.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition Component Percent Cutoff: None Specified Tie-break Rule: Higher

Attachment C – Phosphorus Export Worksheets

Existing Conditions of LeClerc Back Lot Driveway, Poland, ME PPB calculations

Project name: LeClerc Back Lot Driveway

Lake name: Tripp Pond

Town name: Poland

Standard Calculation

		0.3685	lbs P/year
Project Phoenborus Pudget: DDR - D v A	DDD		
Project acreage: A = TA - (WA + SA)	Α	7.52	acres
Existing developed area	_	0.00	acres
Steep slope acreage:	SA	0	acres
NWI wetland acreage:	WA	0	acres
Total acreage of development parcel:	ТА	7.52	acres
Watershed per acre phosphorus budget (Appendix C):	PAPB	0.049	Ibs P/acre/year

Worksheet 2 Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: LeClerc Back Lot Driveway, Poland, ME Development type: Residential						Sheet #2			
	Land Surface Type or Lot #(s) with description	Area (SF)	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre- treatment Algal Av. P Export (Ibs P/year)	Treatment Factor for BMP(s) from Chapter 6	% Credit Taken	Post- treatment Algal Av. P Export (Ibs P/year)	Notes
ROAD	Impervious sta. 0+00 to 0+55	1009	0.0232	1.75	0.0405	1.00	1	0.0405	No treatment
	Ditch sta. 0+00 to 0+55	1002	0.0230	0.6	0.0138	1.00	1	0.0138	No treatment
	Impervious sta. 0+55 to end	10718	0.2461	1.75	0.4306	0.30	1	0.1292	Level spreader to 150' wooded buffer C soils
	Ditch sta. 0+55 to end	11414	0.2620	0.6	0.1572	0.30	1	0.0472	Level spreader to 150' wooded buffer C soils
	Ditch to Level Spreader	1265	0.0290	0.6	0.0174	0.30	1	0.0052	Level spreader to 150' wooded buffer C soils
LOT #									
1	Lot #1 no area restrictions	1	1.0000	0.22	0.2200	0.30	1	0.0660	70' wooded buffer C Soils
2	Lot #2 no area restrictions	1	1.0000	0.22	0.2200	0.30	1	0.0660	70' wooded buffer C Soils
				Total Pre-PPE	1.0996	Total Post-PPE		0.3679	

NOTES:

1 Road impervious includes 12' gravel w/1' gravel shoulders ea. Side (2' shoulders near hammerhead)

LeClerc Back Lot Driveway, Poland, ME Project Phosphorus Export Summary

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

SABLE WOODS, LEEDS				
Project Phosphorus Budget -	Worksheet 1	PPB	0.3685	lbs P / year
Total Pre-Treatment Phosphor	us Export - Worksheet 2	Pre-PPE	1.0996	lbs P / year
Total Post-Treatment Phospho	rus Export - Worksheet 2	Post-PPE	0.3679	lbs P / year
Total Phosphorus Mitigation C	redit - Worksheet 3	ТМС	0.0000	lbs P / year
Project Phosphorus Export	(Post-PPE - TMC)	PPE	0.3679	lbs P / year
Is the Project Phosphorus Ex	port sufficiently reduced?			
(PPE< F	PPB)		-0.0006	lbs P / year
If PPE is less than or e If PPE is more than PPB,	equal to PPB, the project m more reduction in phosph	eets its phos orus export r	phorus budge nay be require	t (neg. #) d (pos. #)
	OTHERWISE:			
Is the Deet Treatment Dheenke				

Is the Post-Treatment Phosphorus Export less than 40%	
of the Pre-Treatment Export? It is equivalent to more than	33.46%
60% removal efficiency.	00.4070
(Post-PPE < 40% Pre-PPE)	

If Post-PPE is less than 40% of Pre-PPE, a compensation fee may be appropriate at the cost of \$25,000 per pound of phosphorus over budget. (see table 3 Phosphorus Compensation Fee in updated phosphorus manual) The compensation fee option is only available in some lake watersheds. Check with the DEP project manager or with the DEP Division of Watershed Management to see if the watershed in which the project is located is eligible before proposing a project that incorporates a compensation fee.

The following compensation fee must be paid	¢4.4
\$25,000*(PPE-PPB)	-\$14

•									
				Buffer Treatm	ent Factor - LOTS			1	
Lot	Lot Size < or > 1 ac	Buffer Slope (< 8% <)	HSG	Buffer Length*	Required Buffer Length	Incremental % of Required Buffer	Calculated TF	MINIMUM TF	TF
1	>	<	С	70	50	140.0%	0.29	0.30	0.30
2	>	<	С	70	50	140.0%	0.29	0.30	0.30

Attachment D – Forested Buffer Deed Restrictions

DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPENDIX G. Suggested templates for deed restrictions and conservation easements for use under the Stormwater Management Law

1. Forested buffer, limited disturbance

DECLARATION OF RESTRICTIONS (Forested Buffer, Limited Disturbance)

WHEREAS, Declarant desires to place certain restrictions, under the terms and conditions herein, over a portion of said real property (hereinafter referred to as the "Restricted Buffer") described as follows: (Note: Insert description of restricted buffer area location here)

WHEREAS, pursuant to the Stormwater Management Law, 38 M.R.S. Section 420-D and Chapter 500 of rules promulgated by the Maine Board of Environmental Protection ("Stormwater Management Rules"), Declarant has agreed to impose certain restrictions on the Restricted Buffer Area as more particularly set forth herein and has agreed that these restrictions may be enforced by the Maine Department of Environmental Protection or any successor (hereinafter the "MDEP"),

NOW, THEREFORE, the Declarant hereby declares that the Restricted Buffer Area is and shall forever be held, transferred, sold, conveyed, occupied and maintained subject to the conditions and restrictions set forth herein. The Restrictions shall run with the Restricted Buffer Area and shall be binding on all parties having any right, title or interest in and to the Restricted Buffer Area, or any portion thereof, and their heirs, personal representatives, successors, and assigns. Any present or future owner or occupant of the Restricted Buffer Area or any portion thereof, by the acceptance of a deed of conveyance of all or part of the Covenant Area or an instrument conveying any interest therein, whether or not the deed or instrument shall so express, shall be deemed to have accepted the Restricted Buffer Area subject to the Restrictions and shall agree to be bound by, to comply with and to be subject to each and every one of the Restrictions hereinafter set forth.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

- 1. **Restrictions on Restricted Buffer Area**. Unless the owner of the Restricted Buffer Area, or any successors or assigns, obtains the prior written approval of the MDEP, the Restricted Buffer Area must remain undeveloped in perpetuity. To maintain the ability of the Restricted Buffer Area to filter and absorb stormwater, and to maintain compliance with the Stormwater Management Law and the permit issued thereunder to the Declarant, the use of the Restricted Buffer Area is hereinafter limited as follows.
 - a. No soil, loam, peat, sand, gravel, concrete, rock or other mineral substance, refuse, trash, vehicle bodies or parts, rubbish, debris, junk waste, pollutants or other fill material may be placed, stored or dumped on the Restricted Buffer Area, nor may the topography of the area be altered or manipulated in any way;
 - b. Any removal of trees or other vegetation within the Restricted Buffer Area must be limited to the following:
 - (i) No purposefully cleared openings may be created and an evenly distributed stand of trees and other vegetation must be maintained. An "evenly distributed stand of trees" is defined as maintaining a minimum rating score of 24 points in any 25 foot by 50 foot rectangle (1,250 square feet) area, as determined by the rating scheme in Table 11:

Table 11.Point System for Determining an EvenlyDistributed Stand of Trees

Diameter of tree at 4½ feet above ground level	Points
2 - 4 inches	1
4 - 8 inches	2
8 - 12 inches	4
>12 inches	8

Where existing trees and other vegetation result in a rating score less than 24 points, no trees may be cut or sprayed with biocides except for the normal maintenance of dead, windblown or damaged trees and for pruning of tree branches below a height of 12 feet provided two thirds of the tree's canopy is maintained;

- (ii) No undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six feet and that does not provide a downhill channel for runoff, is allowed through the area;
- c. No building or other temporary or permanent structure may be constructed, placed or permitted to remain on the Restricted Buffer Area, except for a sign, utility pole (whether constructed of wood, steel or other materials) and appurtenant equipment such as guys and guy anchors, or fence;
- d. No trucks, cars, dirt bikes, ATVs, bulldozers, backhoes, or other motorized vehicles or mechanical equipment may be permitted on the Restricted Buffer Area;

e. Any level lip spreader directing flow to the Restricted Buffer Area must be regularly inspected and adequately maintained to preserve the function of the level spreader.

Any activity on or use of the Restricted Buffer Area inconsistent with the purpose of these Restrictions is prohibited. Any future alterations or changes in use of the Restricted Buffer Area must receive prior approval in writing from the MDEP. The MDEP may approve such alterations and changes in use if such alterations and uses do not impede the stormwater control and treatment capability of the Restricted Buffer Area or if adequate and appropriate alternative means of stormwater control and treatment are provided.

- 2. Enforcement. The MDEP may enforce any of the Restrictions set forth in Section 1 above.
- 3. **Binding Effect**. The restrictions set forth herein shall be binding on any present or future owner of the Restricted Buffer Area. If the Restricted Buffer Area is at any time owned by more than one owner, each owner shall be bound by the foregoing restrictions to the extent that any of the Restricted Buffer Area is included within such owner's property.
- 4. **Amendment**. Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the owner or owners of the Restricted Buffer Area and by the MDEP.
- 5. Effective Provisions of Declaration. Each provision of this Declaration, and any agreement, promise, covenant and undertaking to comply with each provision of this Declaration, shall be deemed a land use restriction running with the land as a burden and upon the title to the Restricted Buffer Area.
- 6. **Severability**. Invalidity or unenforceability of any provision of this Declaration in whole or in part shall not affect the validity or enforceability of any other provision or any valid and enforceable part of a provision of this Declaration.
- 7. **Governing Law**. This Declaration shall be governed by and interpreted in accordance with the laws of the State of Maine.

(NAME)

STATE OF MAINE _____ County, _____, 20_. (County) (date)

Personally appeared before me the above named ______, who swore to the truth of the foregoing to the best of (his/her) knowledge, information and belief and acknowledged the foregoing instrument to be (his/her) free act and deed.

Notary Public





EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase

A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase

A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined

A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase

The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting enginee

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation

Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation

A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at

a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed

(unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period. PRELIMINARY - NOT FOR CONSTRUCTION

G. Following seed bed prepartation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase

If an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas

exposed to direct wind. E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %. F. See the vegetation measures for more information on seeding dates and types. G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier. I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource. J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded

and mulched. L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase

A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition

until areas are permanently stabilized. B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.



1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END. 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.

3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.

4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.

5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE. 6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET

NOT TO SCALE

COARSE AGGREGATE (2-3" STONE) OR MATCH FUTURE **DITCH LINING SIZE**



L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL **FI EVATION**

NOT TO SCALE









THICKNESS (`T') = 2.25 x D50 RIPRAP SIZING - 6" (150mm) MIN.

PIPE SIZE (IN)	RIP RAP SIZING (D50)	LENGTH (FT)	WIDTH (FT				
6	3	2.5	2.0				
12	5	5.0	4.0				
15	6	6.25	5.0				
18	8	7.5	6.0				
24	10	10.0	8.0				
30	12	13.0	10.0				
36	14	15.0	12.0				

OVERFLO₩

ELEVATION

RECEIVING -

4.0 x `D'

MIN.

SLOPE VARIES

-6" LOAM, SEED & MULCH

(DISTURBED AREAS)

* * *

ELEVATION

- FILTER

MATERIAL

NOTES:

NORTH AMERICAN GREEN S150

NOTE: REFER TO GRADING PLAN FOR

DITCH WEDTH AND SIDE SLOPES

EQUAL, WITH STAPES PER

MANUFACTURER'S **RECOMMENDATIONS** ·

SLOPE VARIES

EXISTING

MATERIAL

SUBGRADE

EROSION CONTROL BLANKET, OR

1. `La' = LENGTH OF APRON. DISTANCE `La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.

2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.

PIPE OUTLET PROTECTION

3:1 MAXIMUM SLOPE

❤=====

GRASSED SWALE

2'-0" MIN.

18" MIN

OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

NOT TO SCALE

3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL)





PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION NOTES

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE FNGINFFR.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2004 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

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			NEW GLOUCESTER, ME 04260 PORT			OFFICE: (207) 926-5111	www.terradynconsultants.com		6 STORMWATER DESIGN ENVIRONME
					TERRADYN		CONSULTAINTS, LEC		CIVIL ENGINEERING LAND PLANNING
	12 BACK LOT DRIVEWAY			DETAILS	PREPARED FOR		BKENID. LECLEKC	5 53 TIGER HILL ROAD	POLAND, MAINE 04274
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Planning Board Office

1231 Maine Street, Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

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

Project Description:

On November 26. 2019 The applicant applied for an amendment to the original approval of October 22, 2019. The applicant has asked to join the portion of land marked as remaining land of Joseph F. Cimino Map 6 Lot 47 with Lot 4 instead of Map 6 Lot 50G as was approved on October 22, 2019.

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; therefore, 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 to be marked by suitable monuments or use of natural stonewalls as required by the Maine Board of Registration of Land Surveyors.

613.9 Cluster Developments: The 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 vote of 5 yes 0 no, held on November 26, 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: November 26, 2019

Poland Planning Board

James Porter, Chairperson

Stephanie Floyd, Vice Chairperson

Mark Weinberg, Secretary

George Greenwood, Member

Absent with notice Cheryl Skilling, Member

James Walker, Alternate Member