

**Planning Board Meeting
January 28, 2020 – 7:00 PM
Town Office Conference Room**



Meeting Materials

Planning Board
Tuesday, January 28, 2020
7:00 PM – Town Office Conference Room

CALL TO ORDER

MINUTES

January 14, 2020

COMMUNICATIONS

Copy of Letter – Route 26 Excavation, Inc January 15, 2020

OLD BUSINESS

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

NEW BUSINESS

Formal Shoreland Zoning Application – Mark Fiorino – 40 West Shore Drive – Map 46 Lot 11

Sketch Plan Review Application – Auburn Housing Development Corporation
– Maine Street/ Route 26 – Map 6 Lot 47E

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
January 14, 2020
Approved on _____, 2020

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

MINUTES – January 14, 2020 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS –

Gravel Pit Five Year Renewal – Route 26 Excavation, Inc – 1143 Maine Street
– Map 39 Lot 16

Tom Learned of Route 26 Excavation, Inc presented the project to the Board. Mr. Learned told the Board that nothing will be changing in the use or hours of operation and gave updates on their compliance with state regulations.

Roy Spitzform, a neighbor to the gravel pit, asked questions about the tree buffer and earthen berm.

Member Greenwood moved to approve the Gravel Pit 5 Year Renewal. Member Weinberg seconded the motion. Discussion: None Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

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

Member Greenwood moved to approve the Findings of Fact. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Proposed CLUC Changes

Mark Lopez submitted a letter to the Board for their consideration. Mr. Lopez presented his comments and concerns to the Board. Based on this information the Board would like

POLAND PLANNING BOARD
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to see a change to the CLUC to allow black chain link fencing in the downtown district standards and made suggestions.

The Board went through the other proposed CLUC changes which will go forward as presented. A public hearing will be scheduled for review of the proposed CLUC changes.

ANY OTHER BUSINESS – None

ADJOURN – Member Weinberg moved to adjourn the meeting at 7:50 pm. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

George Greenwood, Member

Mark Weinberg, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

Not a Voting Member for this Meeting
James Walker, Alternate Member



Code Enforcement Office

1231 Maine Street, Poland, Maine 04274
(207) 998-4604 sneal@polandtownoffice.org

January 15, 2020

Route 26 Excavation, Inc.
Attn: Tom Learned (424 S. Main Street, Andover, ME 04216)
Location: 1143 Maine Street
Poland, ME 04274
Map: 39 Lot: 16

Re: 5 Year Gravel Pit/Quarry Renewal for Map: 39 Lot: 16

Dear Tom:

This letter confirms the Planning Board's decision on January 14, 2020 to approve your 5 year gravel pit/quarry renewal. You will need to come before the Board in January 2025 for your next 5 year review.

If you have any questions, feel free to contact me.

Sincerely,

Scott Neal
Code Enforcement Officer

The following information includes the revisions to the Formal Site Plan and change of use permit application for Adam Mocciola originally submitted on 10/22/2019.

Additional information needed from last meeting:

- Revised Impervious surface calculations on the Formal Site Plan application.
- Septic System evaluation: completed on 1/2/2020 by Michael Deyling
Licensed site evaluator #345
- Sketches, measurements, photos of the existing building & stairs, the proposed covered porch; and the handicap accessible ramp.
- Parking lot diagram/ sketch.

Note: Application has been submitted to the State Fire Marshal's office for permits to begin renovations. Received as of 1/15/2020.



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1. **Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.**
2. Fill out the forms on pages 1 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 checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
 - 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 # ____

LOT INFORMATION:

Tax Assessor's Map # 0012 Lot # 00110A Sub lot # N/A
Watershed: _____

Property's Road Location: 46 (48-50) MECHANIC FALLS RD.
Lot Size: 2.52 Acres or Sq. Ft. Road Frontage: 275 Ft.
Year lot created: 9/15/1983 (EST.) (If unknown, give best estimate with "est." after date)
Zoning District(s) General Purpose 1 Flood Zone: _____ Aquifer Overlay: _____
Current use of lot: _____

Auction Barn

LAND OWNER(s):

Name(s) ADAM MOCCIOIA

Company _____

Mail Address: 383 MEGWICKER HILL RD. Main Phone 207-577-8701
POLAND, ME 04274

Town/State/Zip POLAND, ME 04274 Alternate Phone: 207-998-1020

APPLICANT or CONTACT PERSON:Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer

If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): SAME

Company: _____

Mail Address: SAME Main Phone: SAME - -Town/State/Zip: SAME Alternate Phone: - -**THIS APPLICATION IS FOR:**

(Check all that apply)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Change In Use |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use |
| <input type="checkbox"/> Governmental | <input checked="" type="checkbox"/> Expansion of Structure(s) |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Resumption of Use |

EXISTING LOT CONDITIONS:

(This page is to describe what is on your lot currently)

1. **General**

Does this lot have any development? (If No, go to "Proposed Development")

 No X Yes

a. Is there an existing Well

 No X Yes

b. Is there an existing Septic System

 No X Yes

i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.

c. Is there an existing Road Entry

 No X Yes

i) If yes, will there be any changes/modifications?

X No Yes

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

 No X Yes

i) If yes, submit information about the structure to be removed and how any debris will be disposed of. - DUMPSTER

2. **Existing Land Development & Improvements NOT Including Buildings**

a. Size of lawns

or Acres 11,739 Sq. Ft.

b. Size of fields

or Acres 56,920 Sq. Ft.c. Size of driveways/roads 37,400 Sq. Ft.d. Size of other non-vegetated areas N/A Sq. Ft.e. Wetlands already filled N/A Sq. Ft.3. **Existing Main Structure**a. Ground Footprint 3072 Sq. Ft.b. Total Gross Floor Space (exterior dimensions of all floors) 3072 Sq. Ft.c. Road Frontage Setback 49 Ft. - BUILDING34' 3 3/4" - STAIRS

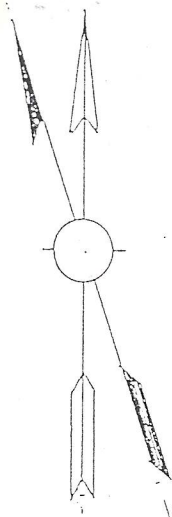
- d. Side Setback 103 Ft.
e. Rear Setback 273 Ft.
f. Distance to Great Pond X Not applicable (over 250') Ft.
g. Distance to Stream X Not applicable (over 250') Ft.
h. Distance to Wetlands X Not applicable (over 250') Ft.
4. **Foundation Type** Full Basement Frost Walls X Slab Piers
5. **Existing Accessory Structure(s)**
a. Total Number of Structures 1
b. Total Ground Footprint 640 Sq. Ft.
c. Total Floor Space 640 Sq. Ft.
d. Closest Road Setback 18 Ft.
e. Closest Side Setback 720' Ft.
f. Closest Rear Setback 720' Ft.
g. Distance to Great Pond X Not applicable (over 250') Ft.
h. Distance to Streams X Not applicable (over 250') Ft.
i. Distance to Wetlands X Not applicable (over 250') Ft.
6. **Total Existing Impervious Surfaces** 41,112 Sq. Ft.
a. Add $2c + 2d + 3a + 5b$

PROPOSED DEVELOPMENT:

1. Wetlands to be impacted N/A Sq. Ft.
2. New footprint(s) and developed area(s):
a. Changes in building footprint(s) N/A Sq. Ft.
b. Changes in driveway/roadway N/A Sq. Ft.
c. Changes in patios, walkways, etc. 908 Sq. Ft.
d. TOTAL ($2a + 2b + 2c$) 908 Sq. Ft.
3. Percentage of lot covered by impervious surfaces: 2.6 + 38 %
a. (Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%)

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items, if applicable:**
a. Provide a copy of deed and Tax Assessor's information card.
b. Provide a map of the general area showing land features within at least ½ mile of this lot.
c. Provide 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.
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.
l. 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.



LITTLE ANDROSCOGGIN RIVER
340'

I.P. (Typical)
20' x

337' ±

10' x 7

N/F KEMPTON B. McMANUS, ET ALS

N 33° 30' E
720.1'

1 1/2" I.P.

S 57° E
275.0

N 33° 30' E
235.0'

N 33° 15' E
165'

175' N 57° W
275.00'

175' N 57° W
275.00'

66' Right of Way

1/4" TEE IRON POST

6.11 Ac
RESERVED

③

S 32° 10' W - 1163'

N/F FRANKLIN L. STEWART, ET AL

STATE OF MAINE DEEDS:

	DATE	BOOK & PAGE	ACRES
①	- 9/15/53	506 689	0.60
②	- 11/21/66	967 455	0.43
③	- 1/24/73	1082 689	7.60
		TOTAL	8.63

BUILDINGS:

- A - Residence
- B - Garage/Storage

REFERENCE: SURVEY & PLAN DATED 12/72
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
PLAN BOOK 22 PAGE 41.

NOT FOUND



- SITE TO BE SOLD

STATE OF MAINE DEPARTMENT OF CONSERVATION

Division of Engineering and Realty

MAINE FOREST SERVICE
AUGUSTA, MAINE

SURPLUS REAL ESTATE
POLAND, MAINE

DRAWN R S COFFIN

CHECKED

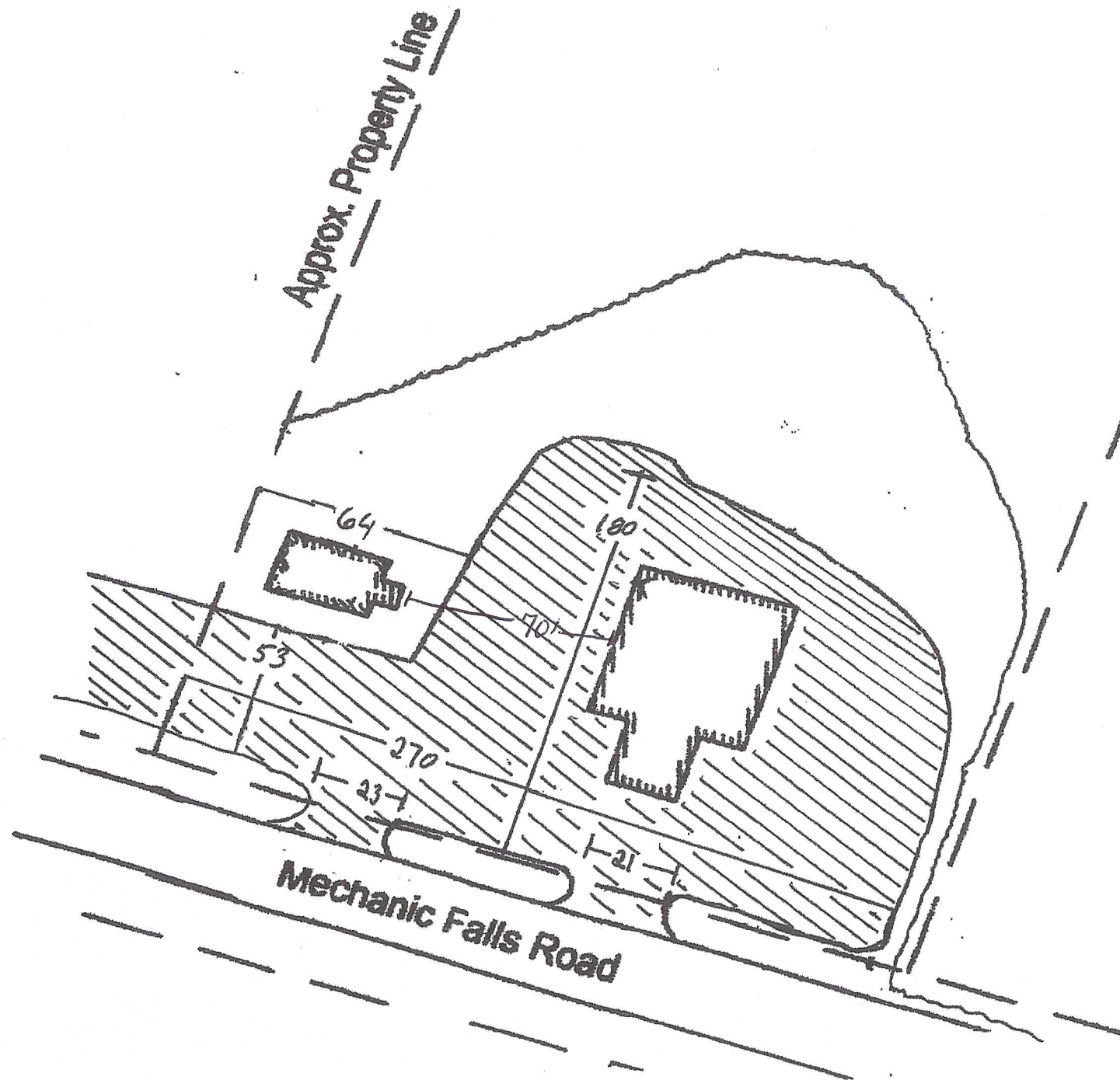
DATE 6/6/90

SCALE 1"=150'

PROJECT NO.

FEDERAL NO.

Gravel Parking Area is Shaded



January 2, 2020

Mr. Adam Mocchiola
50 Mechanic Falls Road
Poland, Maine 04274

RE: Septic System Evaluation, 50 Mechanic Fall Road in Poland, Maine

Dear Mr. Mocchiola:

As requested, I have reviewed a previous Site Evaluation and Subsurface Wastewater Disposal System Application completed by Stephen Marcotte, a licensed Site Evaluator, dated November 18, 2014 to assess whether the existing Subsurface Wastewater Disposal System (septic system) at 50 Mechanic Falls Road (the Site) was designed using a Design Flow that would be sufficient to accommodate your planned use of the property. A copy of Mr. Marcotte's application is included as Attachment A.

Based on an investigation of the existing septic system at the Site, Mr. Marcotte determined that the disposal system consists of a 750 gallon septic tank and a 20 X 45 ft stone bed wastewater disposal field (leachfield). Given a soil profile of 5B (confirmed by Mr. Marcotte), the existing leachfield would be capable of supporting a design flow of 375 gallons per day (gpd). At the time of the evaluation in 2014, the Site use was planned to be a Beauty Salon and workshop with a calculated design flow of 312 gpd.

In accordance with the current State of Maine Subsurface Wastewater Disposal System Rules, the calculated design flow for a 20 X 45 ft. stone bed disposal field in a 5B Soil Profile remains 375 gpd.

During our conversation, you indicated that the planned use of the property will include a 2-bedroom home and a recreational marijuana facility with up to 4 employees. You further indicated that any water used in the "grow" portion of the facility would be recycled and not conveyed to the septic system.

Design flow for a 2-bedroom home is 180 gpd and guidance in the Septic Rules indicates that water usage for employees at a place of business without showers is 12 gpd per employee. [Note that with showers, the guidance suggests water use of 20 gpd per employee.] Design flow for your planned use of the Site is calculated to be 228 gpd (260 gpd if showers are present). On this basis, the design flow of the existing system is suitable to support your planned use. A revised HHE-200 (Page 1) is included as Attachment 2.

Please note that long-term performance of any septic system is dependent upon many factors including wastewater volume and strength, proper use of the system and proper maintenance of system components. It is recommended that you periodically review water use records and conduct routine maintenance (pumping of septic tank, inspection of baffles in the tank, etc.) to optimize long-term system performance.

If you have any questions concerning this letter, please feel free to contact me.

Sincerely,


Michael A. Deyling, C.G., LSE

Maine Certified Geologist #270, Licensed Site Evaluator # 345
Attachments



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax (207) 287-3185

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Poland	Town/City	Permit #
Street or Road	50 Mechanic Falls Road	Date Permit Issued	Fee: \$ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		L.P.I. #	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	Morris, Ted	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	60 Standpipe Road Poland, ME 04256	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. This Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	207-212-5731	Municipal Tax Map # Lot #	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved	
Signature of Owner or Applicant Date		Local Plumbing Inspector Signature (2nd) date approved	

PERMIT INFORMATION	
TYPE OF APPLICATION	THIS APPLICATION REQUIRES
<input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System installed in 2010 and no HHE-200 is Available <input type="checkbox"/> 3. Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Not Applicable <input type="checkbox"/> 3. Replacement System <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE
± 2.3 <input type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: Beauty Salon & Workshop (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped
SHORELAND ZONING	TYPE OF WATER SUPPLY
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other See Page 2 Notes

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: Existing CAPACITY: 750 GAL	<input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: (900 sq ft Bottom + 75 sq ft Sidewall) SIZE: 975 sq. ft. <input type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	375 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities: Beauty Salon (3 chairs at 100 gpd/chair) + 1 employee at Workshop w/o showers (12 gpd/employee) = min. 312 gpd required
SOIL DATA	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
PROFILE 5 CONDITION B at Observation Hole # TB-1 Depth >48" of Most Limiting Soil Factor Pit Depth	<input type="checkbox"/> 1. Medium--2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium--Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large--4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large--5.0 sq. ft. / gpd	<input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: gallons	at center of disposal area Lat. N44 d 5 m 20.8 s Lon. W70 d 20 m 18.6 s If g.p.s. state margin of error: 10'

SITE EVALUATOR STATEMENT		
I certify that on Nov. 18, 2014 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
Site Evaluator Signature Stephen B. Marcotte	SE # 387 Telephone Number (207) 795-6009	Date 11/18/14 Email Address smarcotte@ces-maine.com
Site Evaluator Name Printed Designed with SeptiCAD v3 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

WASTEWATER DISPOSAL SYSTEM APPLICATION

City, Plantation

Street, Road, Subdivision
50 Mechanic Falls Road

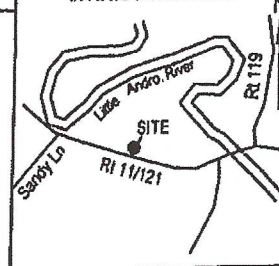
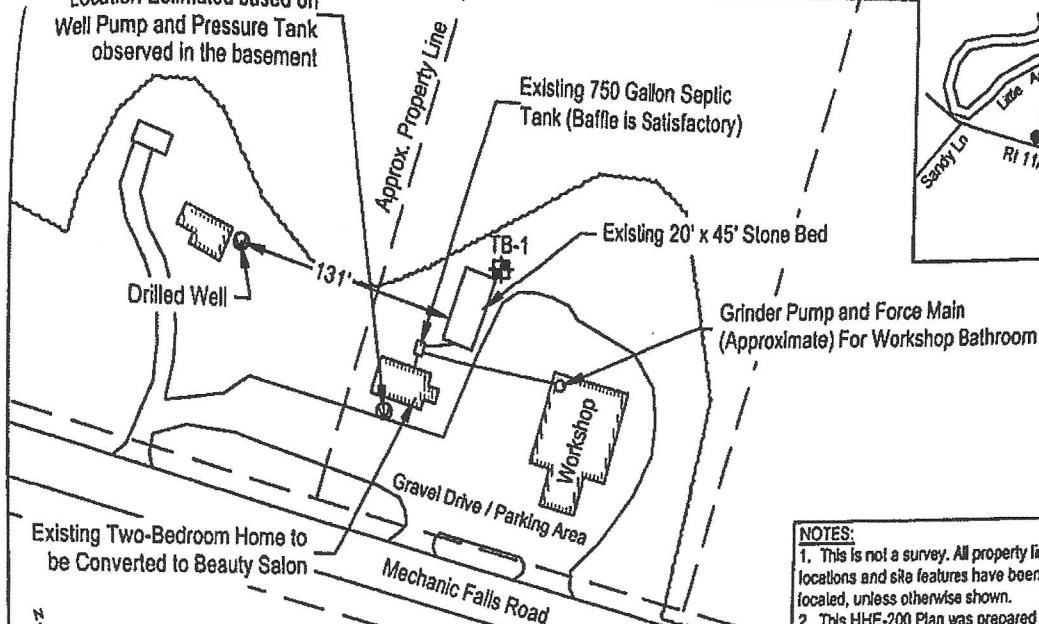
Mass Department of Human Services
Division of Health Engineering, Station 10
(508) 287-5672 Fax: (508) 287-3185

Owner or Applicant Name
Ted Morris

SITE PLAN Scale 1" = 100 ft.

SITE LOCATION PLAN

Buried Dug Well (or Point)
Location Estimated based on
Well Pump and Pressure Tank
observed in the basement



This Permit is not for
construction (Refer to Note
#2 on Page 2 of the
HHE-200 Application)

NOTES:

1. This is not a survey. All property lines, building locations and site features have been approximately located, unless otherwise shown.
2. This HHE-200 Plan was prepared as an as-built for a stone bed disposal field that was installed in or about 2010. The existing septic system serves a workshop and a two-bedroom home. The applicant is proposing to convert the two-bedroom home into a 3-chair Beauty Salon. This permit was prepared to show the existing septic system components and to demonstrate that the existing septic system is adequate for the proposed change of use.

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # TB-1 ☐ Test Pit ☒ Boring

* Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6			
12	Loamy Sand Fill	Yellowish Brown	
18			
24	Fine Sand	Brown	
30			
36		Yellowish Brown	
42			
48			
Soil	Classification	Slope	Limiting Factor
5	B	3	>48"
Profile	Condition	Percent	Depth

Observation Hole # ☐ Test Pit ☐ Boring

* Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			
Soil	Classification	Slope	Limiting Factor
Profile	Condition	Percent	Depth

[Signature]
Site Evaluator Signature

387
SE #

11/18/14
Date

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

City, Plantation

Street, Road, Subdivision

50 Mechanic Falls Road

Massachusetts Department of Human Services
Division of Health Engineering, Section 10
(207) 287-5677 Fax: (207) 287-3165

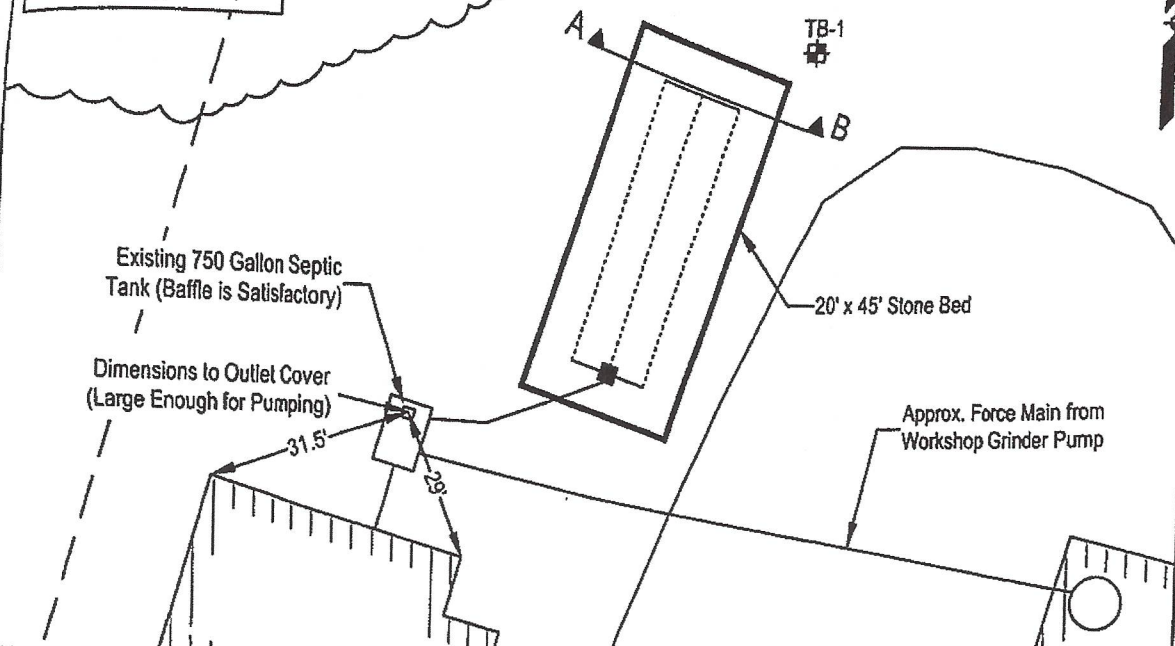
Owner or Applicant Name

Ted Morris

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20' ft

This Permit is not for construction (Refer to Note #2 on Page 2 of the HHE-200 Application)



BACKFILL REQUIREMENTS

Depth of Backfill (upslope) N/A
Depth of Backfill (downslope) N/A

CONSTRUCTION ELEVATIONS

Finished Grade Elevation (at Row 1) N/A
Top of Proprietary Device (at Row 1) N/A
Bottom of Disposal Field (at Row 1) N/A

ELEVATION REFERENCE POINT

Location & Description: As Built Drawing Only
No Elevation Benchmark Established

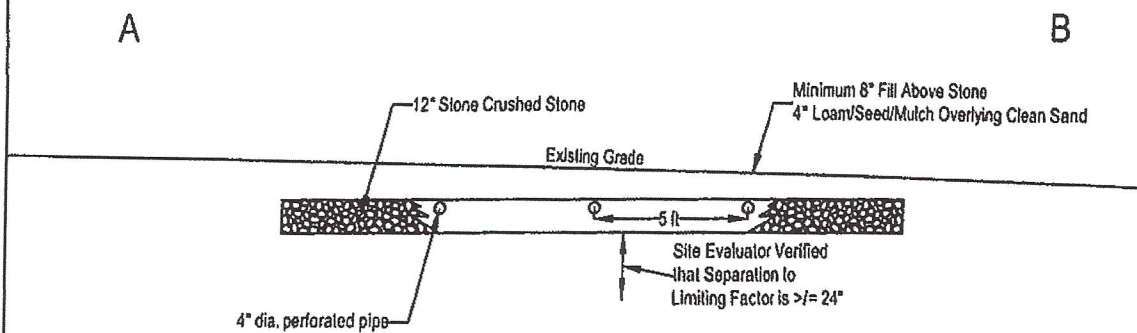
Reference Elevation is 0.0' or: _____

DISPOSAL FIELD CROSS SECTION

Scales:

Vertical: 1" = 5'

Horizontal: 1" = 5'



APPROX. AS BUILT - NOT FOR CONSTRUCTION

Site Evaluator Signature

387
SE #

11/18/14
Date

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

ATTACHMENT B

REVISED HHE-200 PAGE 1

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

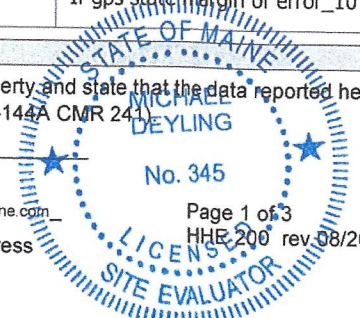
Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Approval Required <<	
City, Town, or Plantation	POLAND	Town/City _____	Permit # _____
Street or Road	50 MECHANIC FALLS ROAD	Date Permit Issued _____	Fee _____
Subdivision, Lot #		Double Fee Charged []	
OWNER/APPLICANT INFORMATION		LPI # _____	
Name (last, first, MI)	MOCCIOLA, ADAM	Local Plumbing Inspector signature The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules	
	X Owner X Applicant		
Mailing Address of	50 MECHANIC FALLS ROAD		
	X Owner X Applicant	POLAND, MAINE 04274	
Daytime Tel. #	207-577-8701	Municipal Tax Map # _____ Lot # _____	
Owner or Applicant Statement		Caution: Inspection Required	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Date Approved _____	
		Local Plumbing Inspector Signature _____ (2nd) Date Approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION 1. <input type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">This application is for a change of use only</div> 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First NA Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENT(S) 1. <input type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Prim NA (graywater & alternative toilet) 3. <input type="checkbox"/> Alter NA specify: 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, capacity: _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY _____ sq. ft. 2.3 +/- X acres	DISPOSAL SYSTEM TO SERVE 1. X Single Family Dwelling Unit, No. of Bedrooms: 2 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: 3. X Other: <u>recreational marijuana facility (4 employees)</u> current use: _____ seasonal <u>X</u> year Round _____ Undeveloped	TYPE OF WATER SUPPLY 1. <input type="checkbox"/> Drilled Well 2. X Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other:
SHORELAND ZONING <input type="checkbox"/> Yes X No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. X Concrete a. X Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: existing 750 gal	DISPOSAL FIELD TYPE & SIZE 1. X Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 Load 4. <input type="checkbox"/> Other: _____ SIZE: 20 X 45 FT + sidewall = 975 sqft	GARBAGE DISPOSAL UNIT 1. X No 2. <input type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe >> If yes/maybe, specify one below: a. <input type="checkbox"/> Multi-Compartment Tank b. <input type="checkbox"/> _____ Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	DESIGN FLOW _____ 375 gallons-per-day (gpd) BASED ON: 1. <input type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. X Table 501.2 (other facilities) SHOW CALCULATIONS 2-bdrm home = 180 gpd plus 4 employees @ 12 gpd = 48 gpd Total = 228 gpd 3. <input type="checkbox"/> Section 503.0 (meter readings)
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <div style="border: 1px solid black; padding: 2px;">5 • B</div> at Observation Hole # TB-1 Depth >48" OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. X Medium -- 2.6 sq. ft./gpd 2. <input type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 3. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd 4. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd	EFFLUENT/EJECTOR PUMP 1. X Not Required 2. <input type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required	Latitude and longitude Lat 44 d 05 m 20.8 s Lon 70 d 20 m 18.6 s If gps state margin of error 10'

SITE EVALUATOR STATEMENT			
I certify that on <u>1/2/2020</u> I completed an assessment of a previous site evaluation done by others on this property and state that the data reported herein are accurate and that the existing system is in compliance with the Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241)			
Site Evaluator Signature _____ Michael Deyling	345 SE #	1/02/2020 Date	E-Mail Address mdeyling@ces-maine.com
Note: Changes or deviations from the design should be confirmed with the Site Evaluator.			



The following sketches/ pictures contain information pertaining to the proposed porch, ramp, stairs and porch roof to be built.

Sketch #1: Existing retail store with stairs & measurements from the corners of the store to the property line. Including measurements from the existing corners of the landing/stairs to the property line. Also including the proposed ramp/ landing and handicap parking spaces with measurements to property lines.

Sketch #2: Includes the proposed porch/ roof and all measurements to property line. Proposed ramp and measurements to property lines.

Sketch #3: Scaled outside sketch of property and all measurements of buildings / parking lots and entrances for reference.

Picture #1: view of front of retail store with existing stairs

Picture #2: view of side of retail store with the existing entrance

Sketch #4: Detailed sketch of railings that was submitted to Fire Marshall

Sketch #5: More detailed sketch of parking areas

A few points regarding the sketches/ measurements:

- Closest distance from the existing stairs to the property line is 34' 4"
- Closest distance from the proposed porch roof to the property line will be 34' 5" (1" greater than the existing distance)
- The closest distance to the property line from the proposed porch to the property line will be 34' 6 $\frac{3}{4}$ "
- The ramp will begin 40' 7" from the property line closest Mechanic Falls Rd.
- The furthest side of the ramp to the property line east of the building will be 108' 5 $\frac{3}{4}$ "
- The distance from the corner of the ramp to the handicap parking spots will be 24'
- Currently proposed are 2 handicap parking spots. If there need be a 3rd it would bring the distance from the corner of the ware house to the edge of the 3rd spot to 23'.

In summary: the proposed porch, roof & stairs will be 1" under what the existing stairs are; and the proposed ramp/landing will be 5' $\frac{3}{4}$ " further from the property line than the furthest ware house wall.

SKETCH #1

KEY = $\frac{1}{4}" = 2'$

103' to property line

RETAIL STORE

RAMP

HANDY CAP
PACKING SIGNS

38' 11 1/8"

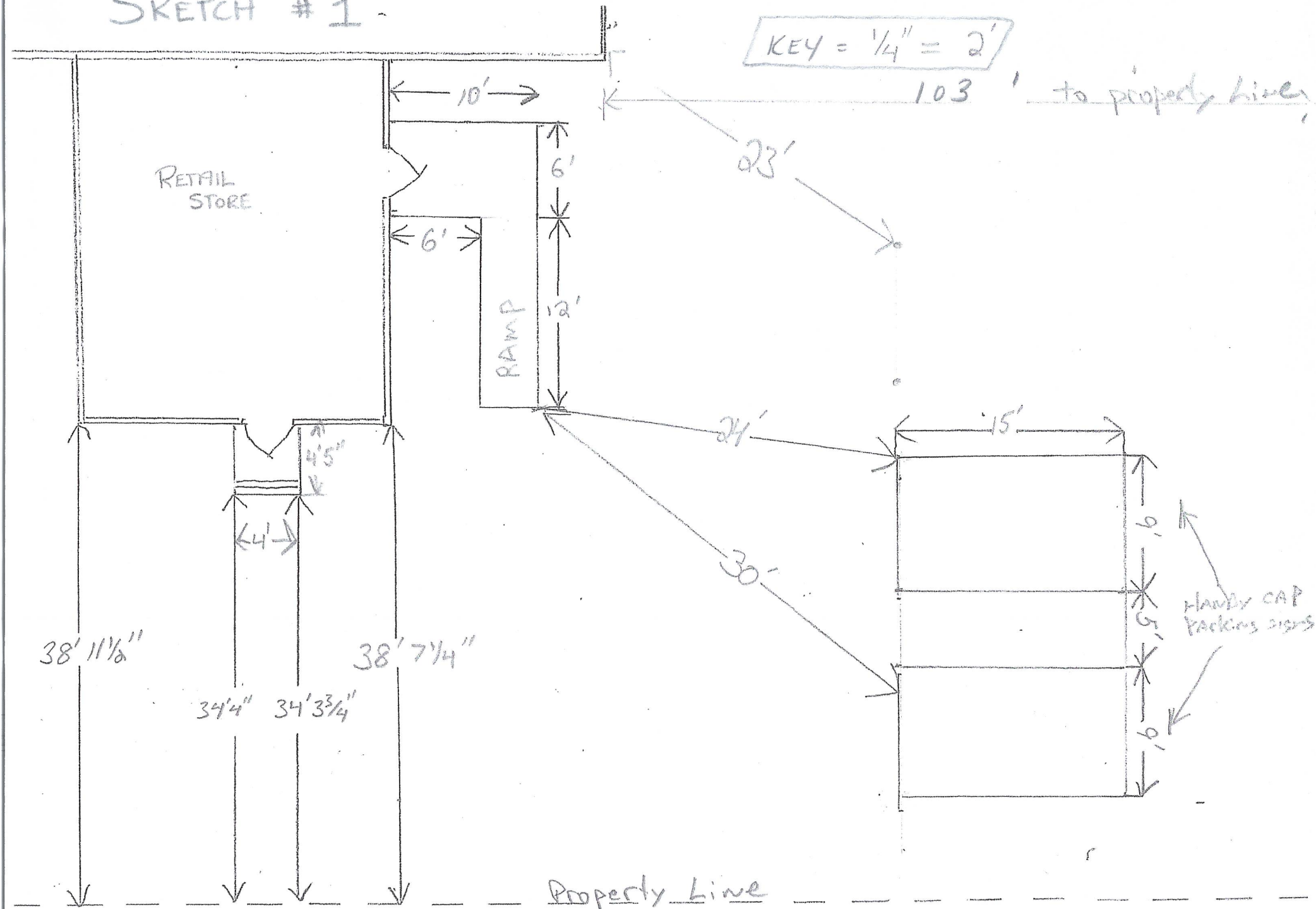
34' 4"

34' 3 3/4"

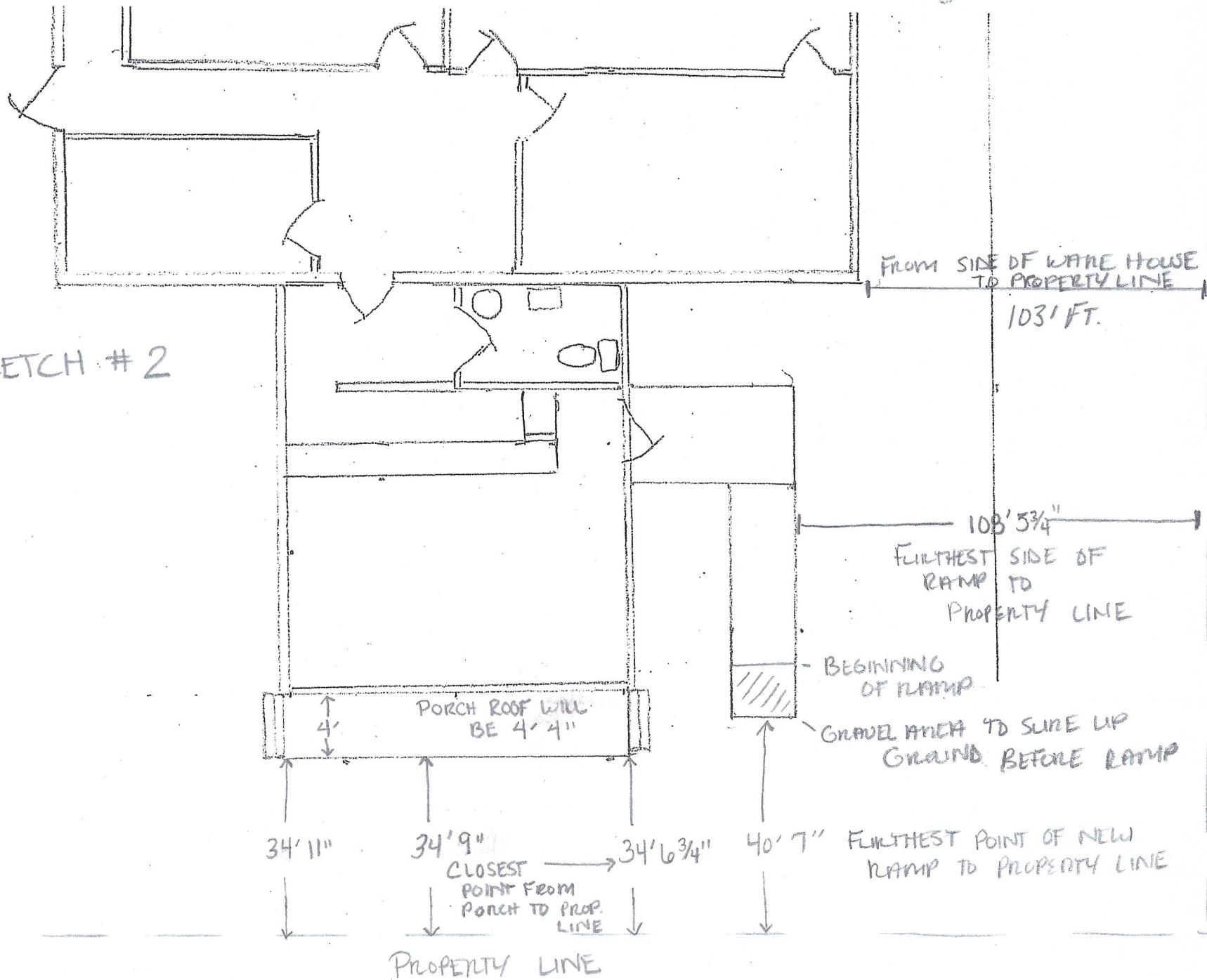
38' 7 1/4"

Property Line

Mechanic Falls RD



SKETCH #2



MECHANIC FALLS RD

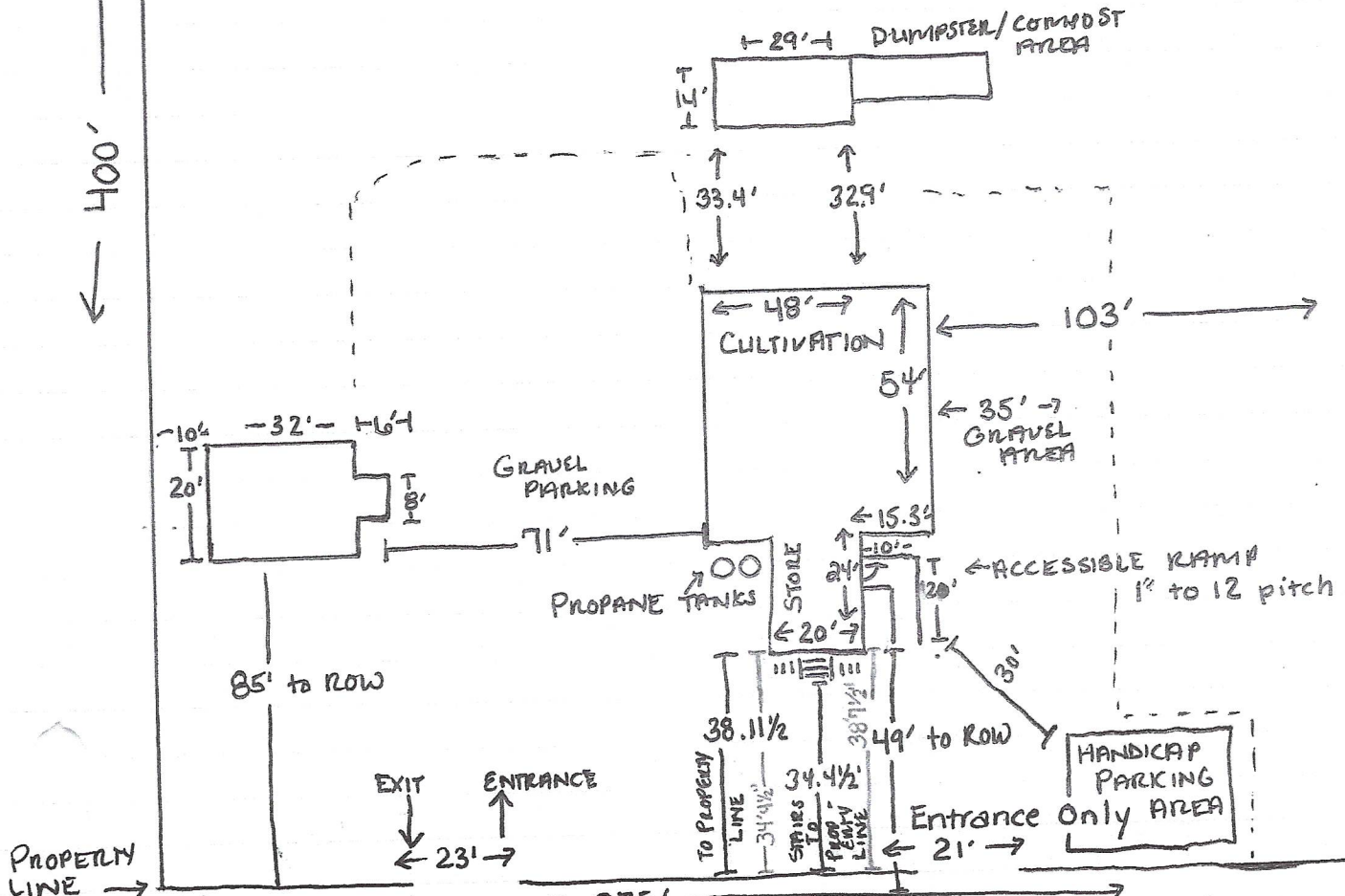
← 2'15" →

SKETCH # 3

$\frac{1}{4}" = 10 \text{ Ft.}$

SW

400'



RETAIL STORE FRONT

PICTURE #1



RIGHT SIDE RETAIL STORE ENTRANCE

PICTURE #2



EXTERIOR RENOVATION
DIAGRAM

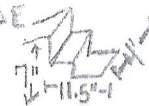
SKETCH #4

KEY:
1/4" = 2'

RAILING *
ON STAIRS:
2-4x4 POSTS
1 @ BASE 1 @ TOP OF
STAIRS
2x4 RAILING
1.25" BALUSTERS

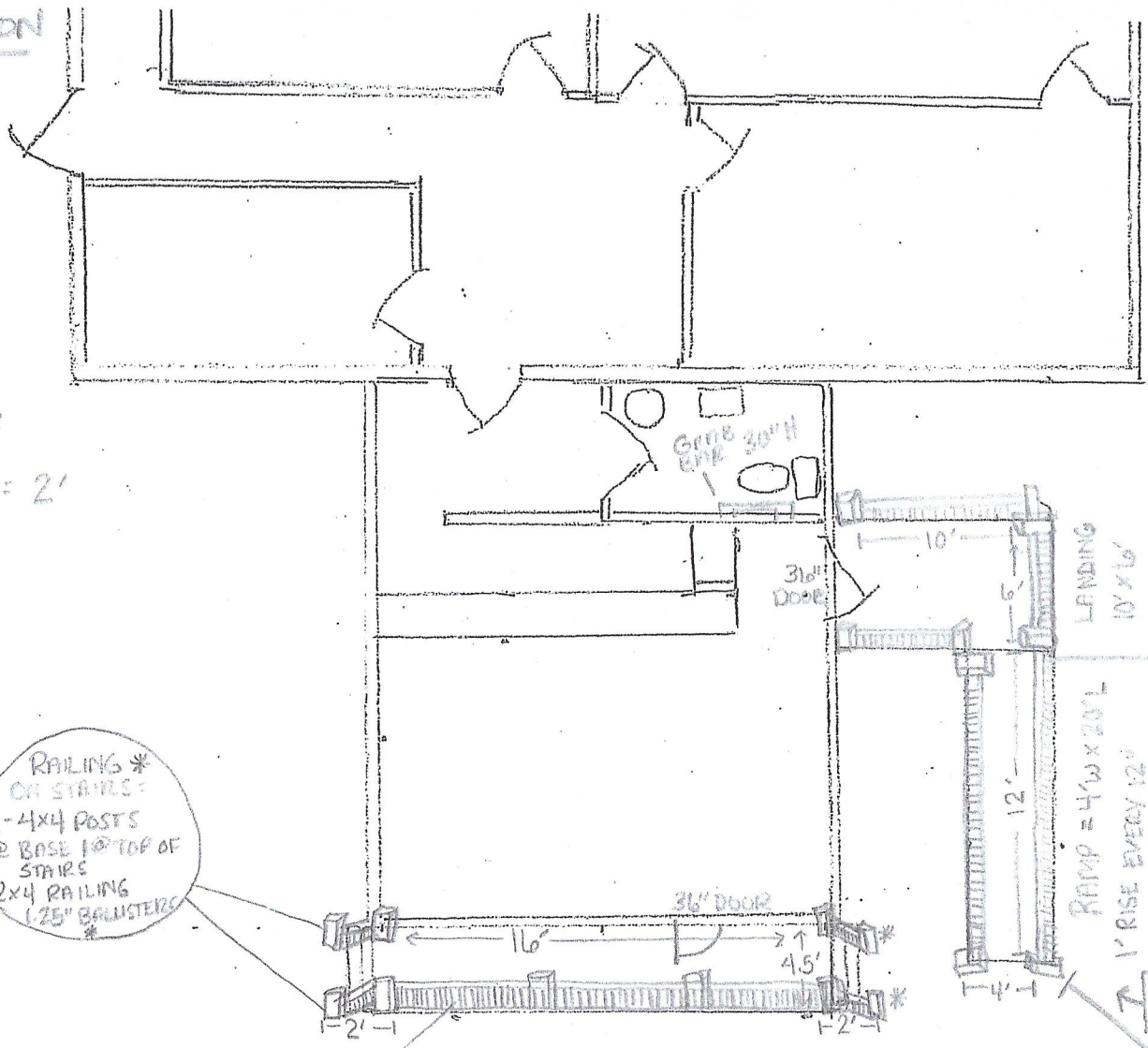
RAILING:
48-1.25"W x 31"H BALUSTERS
*SPACED 2.75" APART
2x4 RAILING ON TOP OF
BALUSTERS
HELD BY 4-4x4 POSTS
SPACED 4' APART
42"H x 20'L
overall

4.5' x 16' COVERED
PORCH
DECKING + STAIRS
WOOD SPECIES = PRESSURE TREATED
POLYURETHANE - 2 COATS OIL
FINISH

STAIRS ON EACH SIDE
4"W x 11.5"D x 7" RISE


RAILING:
4x4 POSTS EVERY 3'
2x4 RAILING ATOP
1.25" BALUSTERS
3.75" apart
WOOD - PRESSURE
TREATED

TOTAL RAILING MEASURE
MENTS
42"H x 20'L x 4"W - RAMP
42"H x 10'L x 6"W - LANDING
DECK



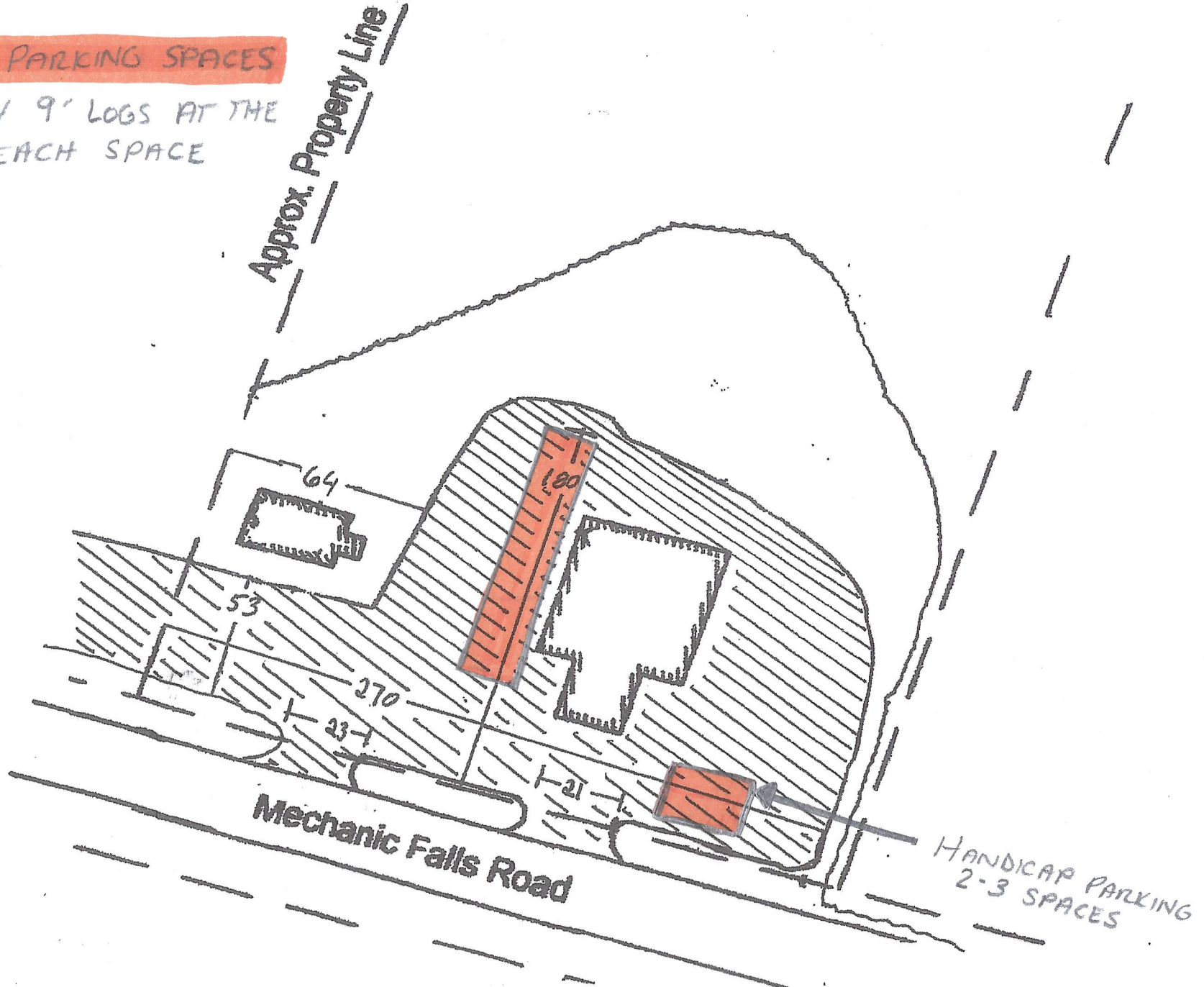
HANDICAP
PARKING
SIGNS x 2

Gravel Parking Area is shaded

SKETCH #5

14- 9'x18' PARKING SPACES

MARKED BY 9' LOGS AT THE
FRONT OF EACH SPACE



Phone (207) 539-5048
Toll Free 800-926-6205
Fax (207) 539-5049

Cell Phone 754-5937
E-mail: keith@jklandsurveying.com

January 14, 2020

Town of Poland Planning Board
1231 Maine Street
Poland, Maine

RE: Mark Fiorino – 40 West Shore Drive (TM 46, Lot 11)

Dear Planning Board Members:

We are coming before the Planning Board for a de minimis 2nd amendment to the March 26, 2019 approved Shoreland Zoning application for Mark Fiorino. The discovery of the existing foundation of being in irreparable condition, Mr. Fiorino decided a new foundation is the best means to correct the situation.

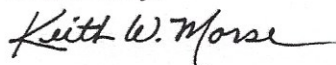
The submitted 2nd Amended Shoreland Zoning application is now presented to show a new home to be built fifteen feet (15') westerly away from Middle Range Pond. Any distance more would potentially impact the integrity of the existing leach bed situated uphill and westerly from the home. A frost wall foundation will support the new home and maintain one-foot above FEMA's established Base Flood Elevation of 309 feet for Middle Range Pond. The new home will not exceed the maximum allowable height limitation of twenty (20') from the lowest adjacent elevation as measured.

The Amended Shoreland Zoning application includes much of the same information as the original application, but now includes elevation plans and profiles for your review and discussion at the meeting on January 28, 2020.

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

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

Yours truly,



Keith W. Morse, PLS

TOWN OF POLAND



Planning Board Agenda Request

FOR OFFICIAL USE ONLY

Date Received	
Time Received	
Received By	
Parcel ID	
Meeting Date	

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

01 28 2020
~~03~~ / ~~26~~ / ~~2019~~

Date of the meeting you are requesting to be scheduled for

Applicant's Name:	Keith Morse-TKL Land Surveying - AGENT
Mailing Address:	378 MAIN STREET
Town, State, Zip:	Oxford, ME 04270
Phone Number:	207-539-5048

Type of Application:	<input type="radio"/> Sketch Plan	<input type="radio"/> Site Review	<input checked="" type="radio"/> Shoreland	<input type="radio"/> Subdivision	<input type="radio"/> Informational
Map, Lot:	Map 46 Lot 11				
Road Location:	40 WEST Shore Drive				
Zoning:	Limited Residential	Lake Watershed:	Middle Range Pond		
Project Description:	Add new deck: To include 203.8 sq. ft. with a Total EXPANSION OF 17.5% TOWARDS IMPROVEMENTS				

IMPORTANT INFORMATION:

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

Applicant Signature:	Keith W. Morse, agent	Date:	March 13, 2019
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Amended Jan 13, 2020
Karn

Formal Shoreland Zoning Application



Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

INSTRUCTIONS:

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

Applicant Name: MARK FIORINO

Date of Board Review: 01-28-2020

Application

PARCEL INFORMATION:			
Parcel ID:	0046-0011		
Lake Watershed:	Middle Range Pond		
Road Location:	40 WEST SHORE DRIVE		
Lot Size:	12,055 (sq. ft.)	Year Created:	1964
Shore Frontage:	± 92 (ft.)	Road Frontage:	96.07 (ft.)
Zone:	Limited Residential	Flood Zone:	ZONE X
Aquifer Overlay:	NONE	Current Use:	Resident

OWNER INFORMATION:	
Name:	Mark Fiorino
Mailing Address:	30 Cross Street - Foxborough, MA 02035
Phone #:	617-593-8727

APPLICANT INFORMATION:	
Applicant Is:	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer
*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.	
Name:	Keith Morse - JKL Land Surveying - Agent
Mailing Address:	370 MAINE STREET, OXFORD, ME 04270
Phone #:	207 539 5048

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

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES include any changes or modifications on plans. If NO please submit a copy of appropriate Road/Entrance Application. 	
E. Will there be any existing structures removed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<ul style="list-style-type: none"> If YES, submit information about the structure and how it will be disposed of. 	<i>Concrete Pavers to be resold & recycled</i>
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	7,500 (sq. ft.)
B. Size of fields:	— (sq. ft.)
C. Size of driveways/roads:	476.7 (sq. ft.)
D. Size of paths or other non-vegetated areas:	— (sq. ft.)
E. Size of wetlands already filled	— (sq. ft.)

3. EXISTING MAIN STRUCTURE			
A. Ground Footprint:	985.7	(sq. ft.)	
B. Total gross floor space (exterior dimensions of all floors):	985.7	(sq. ft.)	
C. Road frontage setback:	48.2	(ft.)	
D. Side setback:	18.84	(ft.)	
E. Rear setback:	48.2	(ft.)	
F. Distance to Great Pond:	33.11	(ft.)	
G. Distance to stream:	—	(ft.)	
H. Distance to wetlands:	—	(ft.)	
Foundation:	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Frost Walls	<input type="checkbox"/> Slab <input type="checkbox"/> Piers
4. EXISTING ACCESSORY STRUCTURE			
A. Total number of structures:	5		
B. Total ground footprint:	178.10	(sq. ft.)	
C. Total floor space:	178.10	(sq. ft.)	
D. Closest road setback:	11.3	(ft.)	
E. Closest side setback:	6.7	(ft.)	
F. Closest rear setback:		(ft.)	
G. Distance to Great Pond:	37.8	(ft.)	
H. Distance to Streams:	—	(ft.)	
I. Distance to Wetlands:	—	(ft.)	
5. TOTAL EXISTING IMPERVIOUS SURFACES			
A. Add 2c + 2d + 3a + 4b:	476.7 + 0 + 985.7 + 178.10	1,640.5	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	$\frac{1,640.5}{12055.3} \times 100 = 13.6\%$		%
*This number cannot exceed 15%			

Proposed Development

1. WETLANDS TO BE IMPACTED:	—	(sq. ft.)
2. CHANGES IN LANDSCAPE (Can be negative value for size reduction)		
A. Changes in lawn size:	-274.9	(sq. ft.)
B. Changes in buffers:	—	(sq. ft.)
C. Changes in naturally wooded areas:	—	(sq. ft.)
D. Total opening in forest canopy:	—	(sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)		
A. Changes in building footprint(s):	ADDED NEW DECK LESS ORIGINAL STEPS	274.9 (sq. ft.)
B. Changes in driveway/roadway:	Remove Portion Driveway - Re-cycle Pavers	-40.2 (sq. ft.)
C. Changes in patios, walkways, etc:	Remove STEPS + Shed #2	-71.1 (sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):		163.60 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	$\frac{1640.5 + 163.60}{12055.3} \times 100 = 14.96\%$	14.96 %
*This number cannot exceed 15%		

Required Submissions

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

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

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

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

Disclosure

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

LWM

Amended Jan 13, 2020

Applicant Signature:

Keith W. Morse, agent

Date: *March 13, 2019*

Submissions Checklist

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

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

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

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

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No
 If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM
 By vote of the Board this application requires a public hearing: _____ Yes _____ No
 If yes, public hearing is scheduled for ____ / ____ / ____ at ____ : ____ AM ____ PM

Conditions of Approval: _____

 Planning Board Chair Date ____ / ____ / ____



Phosphorus Calculation Form



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

POINT SYSTEM

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

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

EXEMPT PER
508.22 BC

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



Phosphorus Calculation Alternate Form



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

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

PER EXEMPT
508.22 BC

Comparison of PPE to TPA:

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

ADDITIONAL INFORMATION:

--

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



Fee Schedule



Site Review & Formal Shoreland Zoning

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

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

WARRANTY DEED

WAYNE P. ANDREWS and LORRAINE R. ANDREWS, both of Poland, County of Androscoggin and State of Maine, for consideration paid, grant to **MARK FIORINO** of Sharon, County of Norfolk and Commonwealth of Massachusetts with **WARRANTY COVENANTS**, the land, with any buildings thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Poland, County of Androscoggin and State of Maine, being Lot Numbered 11 as delineated on a Plan of Poland, Spring West Shores, Middle Range Pond, in said Poland, recorded in the Androscoggin County Registry of Deeds, Plan Book 16, Page 40 to which plan reference is hereby made.


Subject to the restriction, conditions and protective covenants and also subject to the right to install and maintain such guy wires and poles on said premises as may be reasonably necessary to maintain utility lines in the streets on said plan as referred to in Deed recorded in Book 1007, Page 357.

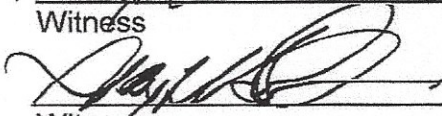
Excepting and reserving, however, from the operation of this conveyance, the easement described in the conveyance of Wayne P. Andrews and Lorraine R. Andrews to United Video and Cablevision, Inc. dated April 2, 1989, and recorded in the Androscoggin Registry of Deeds in Book 2547, Page 125.

For title of the Grantor, reference is made to a Warranty Deed of Samuel M. Marcisso and Jacqueline A. Marcisso to the said Wayne P. Andrews and Lorraine R. Andrews dated June 16, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1346, Page 159.

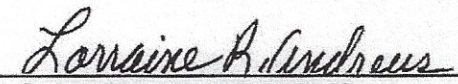
Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

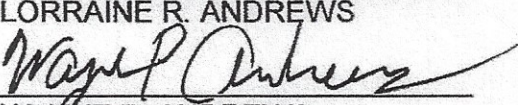
WITNESS my/our hand(s) and seal(s) this 27th day of December, 2013.



Witness


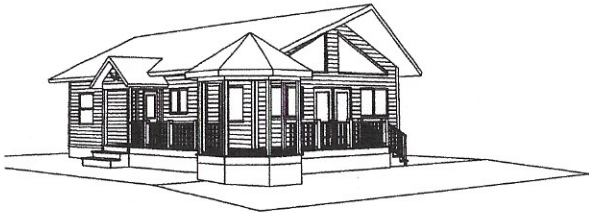
Witness



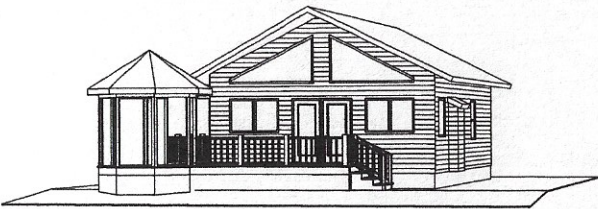
LORRAINE R. ANDREWS


WAYNE P. ANDREWS

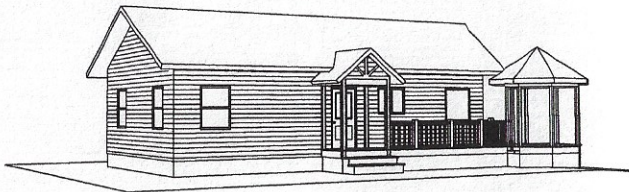
NOTE 3D PERSPECTIVE VIEWS ARE NOT TO SCALE & ARE PROVIDED FOR CLIENT VISUALIZATION PURPOSES ONLY.



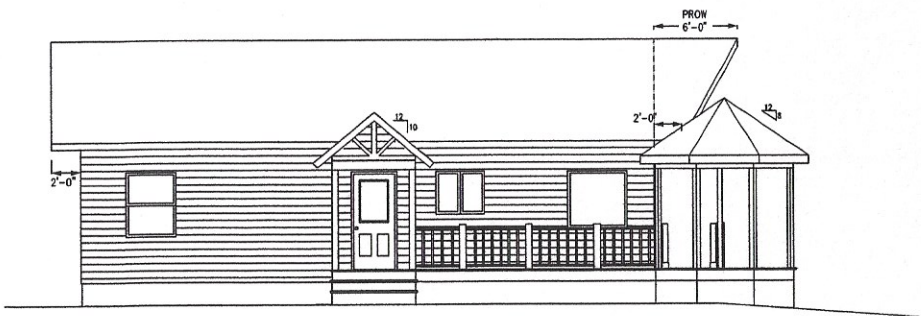
LEFT POND VIEW



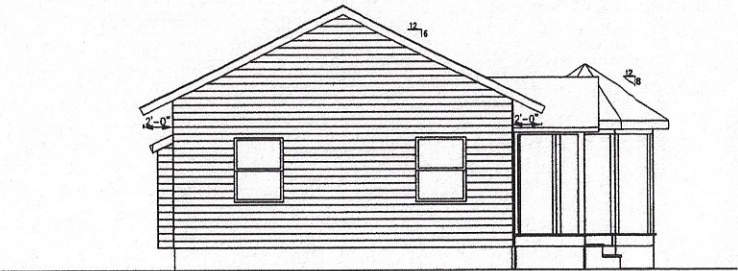
RIGHT POND VIEW



DRIVEWAY SIDE



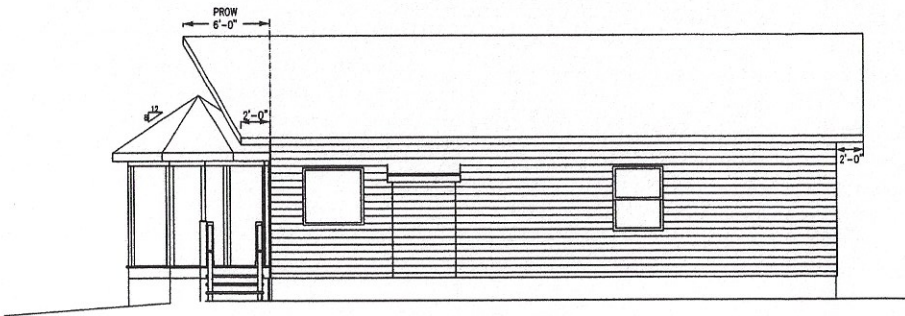
FRONT ELEVATION



DRIVEWAY GABLE END



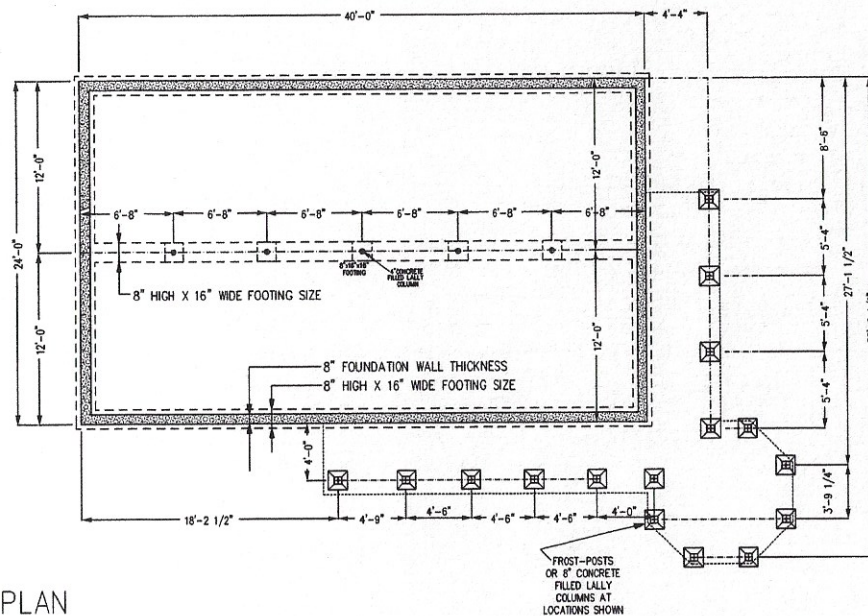
LAKE VIEW GABLE END



REAR ELEVATION

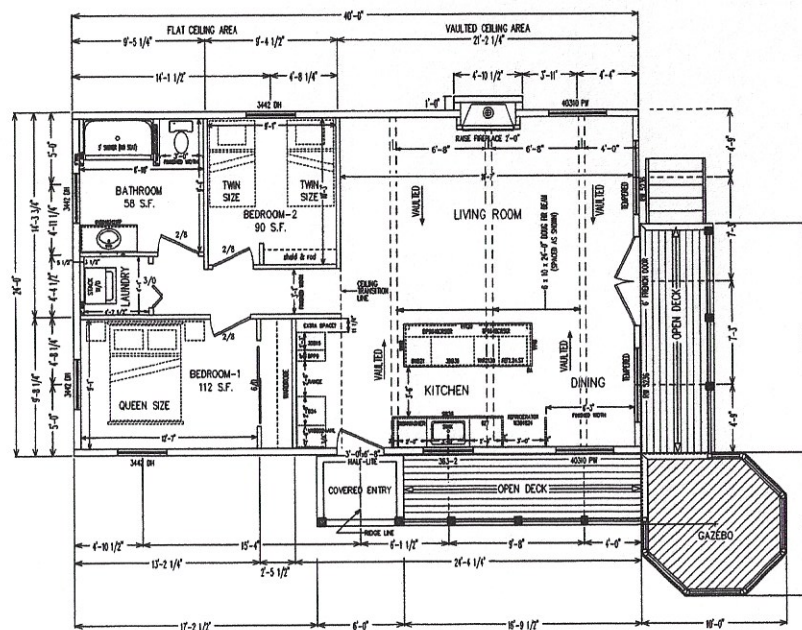
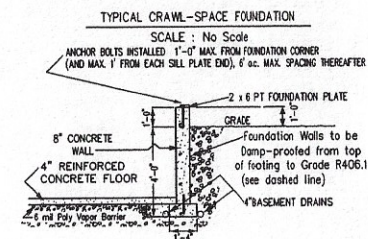
Friday, December 20, 2019

HARLOW HOME DESIGN	
Project: MBD - FIORINO	Description: 3D Views & Elevations
Page #: 1	Scale: 1/4" = 1'-0" (AR/H-D)



FOUNDATION PLAN

- FOUNDATION NOTES**
- Assumed load bearing value = 3000 psf
Table R401.4.1
 - Concrete Footings & Walls $f'_c=3000$ psi
Table R402.2
 - All footings 8" x 16"
 - Backfill with well graded gravels or sands
Table R404.1.2(3) (GW, SW)
 - Construction Joints to have # 4 Bars x 2'-0" long & spaced at 24" o.c. (R404.1.2.3.7.8)



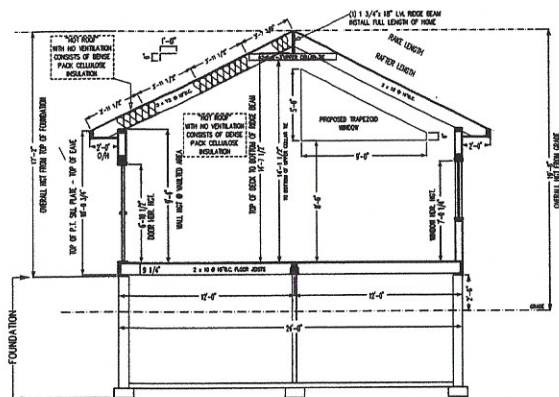
FLOOR PLAN

WINDOW SCHEDULE -- HARVEY WINDOWS				
PROD. #	HEIGHT	WIDTH	DESCRIPTION	
W001S	3'-0"	3'-0"	ROLLER WINDOW	
W001PW	6'-1"	4'-1 1/2"	PICTURE WINDOW	
W0010-20	6'-1"	8'-0"	3-WIDE PICTURE WINDOW CENTER -- CHAMFER JAMB	
W002	6'-0"	3'-0 1/2"	DOUBLE HANG	
W003	3'-0"	3'-0"	AWING WINDOW -- TEMPERED	
W003-2	2'-11 1/2"	3'-5 1/4"	DOUBLE CASSETT WINDOW	
W004PW	6'-1"	4'-1 1/2"	PICTURE WINDOW	
W005	3'-0"	3'-0"	TRIANGLE	
W0010	6'-1"	3'-5 1/2"	DOUBLE HANG	

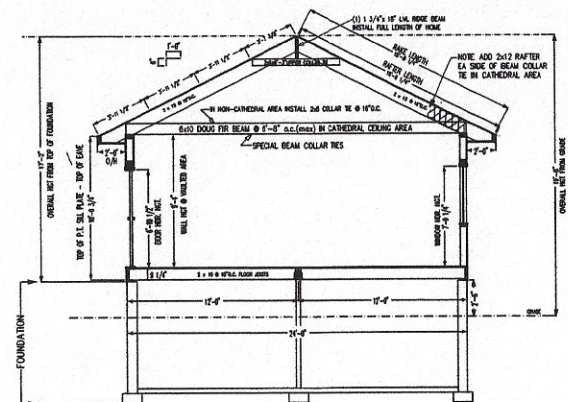
Friday, December 20, 2019

HARLOW HOME DESIGN

Project: MBD - FIORINO Description: Foundation & Main Floor Plan
Page #: 2 Scale: 1/4" = 1'-0" (ARCH-D)



CROSS-SECTION @ LIVING ROOM



CATHEDRAL CEILING CROSS-SECTION

Friday, December 20, 2019

HARLOW HOME DESIGN

Project: MBD - FIORINO	Description: Structural Cross-sections
Page #: 3	Scale: 1/4" = 1'-0" (ARCH-D)

C:\Users\Owne\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\A5RFX2NA\# 2019-51A (MBD - Fiorino) New Design -



Sketch Plan Review

to the

Town of Poland

for

Elderly Housing Development
Poland, Maine

on behalf of

Auburn Housing Development Corporation
20 Great Falls Plaza P.O. Box 3037
Auburn, Maine 04212

January 2020



January 17, 2020
19325

Scott Neal, Code Enforcement Officer
Town of Poland, Maine
1231 Maine Street
Poland, ME 04274

Elderly Housing Development – Sketch Plan Review

Dear Mr. Neal and Members of the Board:

On behalf of our client, Auburn Housing Development Corporation, we are submitting the enclosed Sketch Plan Review application and related materials for the proposed Elderly Housing Development located in Tax Map 6 lot 47E, on Maine Street (Route 26) in Poland. The project site is approximately 8.11 acres which consists mainly of undeveloped/vegetated areas with wetlands located on the east and west sides of the property.

The applicant intends to develop the lot into an Elderly Housing Community Development that will consist of 24 total housing units, a Community Building, and landscaped areas to serve as recreational space. The site will be developed with associated roadways, driveways, sidewalks, pedestrian walkways, landscape areas, and utility infrastructure. The total approximate impervious area for the proposed development is 1.18 acres, consisting of the proposed buildings and 39 parking spaces.

We look forward to your review process. Please feel free to contact us if additional information is needed. Thank you for your time and consideration relative to this project.

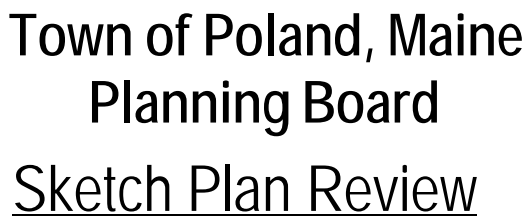
Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Cory A. Cormier".

Cory A Cormier, P.E.
Senior Project Engineer

c.c. Auburn Housing Development Corporation



1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms on pages 1 and 5. Obtain or get copies of information as required by the application on these pages.
 - a. The CEO can generate a map of the general location of your project if you cannot find a topographic map.
 - b. Words in italics contain important instructions. Please follow them.
3. Use the "Submission Checklist" on page 3 to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 509.4 of the Comprehensive Land Use Code.
 - b. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page and then select "Services".
 - c. Hardcopies are available at the town office.
 - d. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - e. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. Make the necessary copies of pages 1 through 4 of the application and all information requested (*see item 5 below*).
5. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
 - a. A total of at least ten (10) copies and 1 PDF copy (either cd or usb) of the plans are needed. (***Don't forget to make a copy for yourself***) The Code Enforcement Office must receive the original application, one PDF copy (either cd or usb), and an additional nine (9) copies with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.
 - b. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least **14 days** prior to the meeting.
6. The application must be on file for public review for at least **7 days** prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date. **Additional Information:**
 - a. An Agenda Request form is on page 4. This form needs to be filled out and returned to the Planning Office. This form is used to place your application on the Planning Board's agenda on a first-come, first-served basis. This may be filled out and given to this office at the time you obtain the application.

Type of fee	Description	Amount	Units or Comments
Application – sketch plans	Rough designs or concepts	\$ 75.00	Each application
Notification of Abutters	All Abutters within 500 ft of property must be notified.	\$0.75	Per Notification.

Date of Planning Board Review: 01 / 28 / 2020 Application #

Tax Assessor's Map # 6 Lot # 47E Sub lot # _____
Watershed: Middle Range Pond Watershed
Road Location : Route 26/ Maine Street
Lot Size: 8.11 _____ (Acres) or Sq. Ft. Road Frontage: 296 Ft.
Year lot created: _____ (If unknown, give best estimate with "est." after date)
Zoning District(s): Village IV Flood Zone: X Aquifer Overlay: _____
Current use of lot: Undeveloped Lot

Name(s): _____
 Company: Auburn Housing Development Corporation
 Mail Address: 20 Great Falls Plaza P.O. Box 3037, Main Phone: 207.784.7351
 Town/State/Zip: Auburn, Maine 04212 Alternate Phone: _____

APPLICANT - CONTACT PERSON:Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer*If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:*Name(s): SameCompany Mail Address: Main Phone: Town/State/Zip Alternate Phone: **THIS APPLICATION IS FOR:** (Check all that apply)☐ Commercial☐ Industrial☐ Institutional☐ Governmental☐ Open Space

- ☒ New Development
☐ Change in Use
☐ Expansion of Use
☐ Expansion of Structure(s)
☐ Resumption of Use

Proposed Development**SUBMISSIONS:****1. Attach drawings and/or statements describing the following items if applicable:**

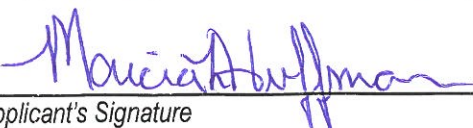
- Provide a copy of deed and Tax Assessor's information card.
- Provide a map of the general area showing land features within at least ½ mile of this lot.
- Provide sketch plan(s) of your lot with existing development and its dimensions shown.
- Provide sketch plan(s) of your lot with proposed development and its dimensions shown.
 - (May be combined on existing development drawing.)
- Standard submissions requirements shall follow Section 509.4.D of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies can be purchased in the Code Enforcement Office.
 - (Use checklist on page 3 for summary of usual requirements.)
- Other requirements unique to your project may be added by the Planning Board.

2. List all state and federal approvals, permits, and licenses that may be required for the project:

Maine DEP

DISCLOSURE: (READ BEFORE SIGNING)

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


 Applicant's Signature

01/17/20
 Date

SKETCH PLAN CHECKLIST:

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

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

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

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

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

Special Requirements for Formal Site Review:

Planning Board Chair

Date _____

On-site Inspection

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

Town of Poland, Maine

PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: 01 / 28 / 2020

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office

Map 6 Lot 47E Sub-lot _____

Applicant's Name: Auburn Housing Development Corporation
Mailing Address: 20 Great Falls Plaza P.O. Box 3037
Town, State, Zip: Auburn, Maine 04212
Home Phone: _____ Hours: _____
Work Phone: 207.784.7351 Hours: _____

Type of application:

<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Review	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Informational
---	--------------------------------------	------------------------------------	--------------------------------------	--

Road location for project: Route 26/ Maine Street

Zoning: Village IV Lake Watershed: Middle Range Pond

Nature of business to be discussed (Brief description): Develop lot into an Elderly Housing Community Development that will consist of 24 total housing units, a community building and landscape space.

IMPORTANT - READ CAREFULLY:

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

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

Applicant's Signature: Marcia L. Huffman Date: 01 / 17 / 20

OFFICE USE ONLY:

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

Return to the CEO Office by: _____

WARRANTY DEED

JOSEPH F. CIMINO, of Poland, County of Androscoggin, State of Maine and
CIMINO PROPERTIES, LLC, a Maine limited liability company (collectively, the
 "Grantors"), both having a mailing address of 481 Maine Street, P. O. Box 438, Poland, Maine
 04274, for consideration paid, grant to **AUBURN HOUSING DEVELOPMENT**
CORPORATION, a Maine nonprofit corporation with a mailing address of P. O. Box 3037,
 Auburn, Maine 04212-3037, with **WARRANTY COVENANTS**, a certain lot or parcel of land,
 with any buildings thereon, situated in Poland, County of Androscoggin, and State of Maine,
 bounded and described as follows:

SEE EXHIBIT A ANNEXED HERETO AND INCORPORATED HEREIN

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 1st day of
 June, 2017.




Witness


 Joseph F. Cimino

Cimino Properties, LLC



Witness

By: 
 Joseph F. Cimino, Its Member/Manager

STATE OF MAINE
ANDROSCOGGIN, SS.

June 1, 2017

Then personally appeared the above-named Joseph Cimino and acknowledged the foregoing instrument to be his free act and deed, both individually and in said capacity and the free act and deed of said entity.

Before me,

A handwritten signature in dark ink, appearing to read "Ronald L. Bissonnette", is written over a horizontal line.

Ronald L. Bissonnette,
Maine Attorney at Law

F:\Tina\CLIENTS\Auburn Housing Development Corporation\Cimino, Joseph\Warranty Deed.doc

EXHIBIT A

1. Parcel

A certain lot of land situated on the westerly sideline of State Route 26 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 westerly sideline of State Route 26. Said rebar being at the apparent northeast corner of land now or formerly of Just Rite Inc. as described in deed dated August 29, 2013 and recorded in the Androscoggin Registry of Deeds in Book 8759, Page 292;

Thence, N 22° 53' 11" E by the westerly sideline of said State Route 26, a distance of two hundred ninety-six and 00/100 feet (296.00') to a 5/8" capped rebar inscribed PLS #2208;

Thence, N 43° 53' 25" W a distance of five hundred fourteen and 45/100 feet (514.45') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 71° 05' 08" W a distance of one hundred sixteen and 10/100 feet (116.10') to a 5/8" capped rebar inscribed PLS #2208;

Thence, N 14° 23' 23" W a distance of one hundred thirty-eight and 22/100 feet (138.22') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 71° 05' 08" W a distance of six hundred one and 20/100 feet (601.20') to a 5/8" capped rebar inscribed PLS #2208 on the apparent northerly sideline of land now or formerly of Francis R. Roy as described in a deed dated April 14, 1983 and recorded in said Registry in Book 1634, Page 319;

Thence, S 27° 54' 32" E along the apparent northerly sideline of said Roy, a distance of sixty-three and 57/100 feet (63.57') to a 5/8" capped rebar inscribed PLS #2208;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Roy and the apparent northeasterly sideline of the Hines Road, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent southwesterly corner of land now or formerly of Brian Bonney and Bethany Meyerl as described in a deed dated November 20, 2002 and recorded in said Registry in Book 5193, Page 27;

Thence, N 71° 05' 08" E along the apparent westerly sideline of said Bonney and Meyerl, a distance of four hundred and 00/100 feet (400.00') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwest corner;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Bonney and Meyerl, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwesterly corner of land now or formerly of Brian Bonney and Bethany Meyerl as described in a deed dated December 29, 2005 and recorded in said Registry in Book 6634, Page 235;

Thence, S 25° 33' 05" E along the apparent northerly sideline of said Bonney and Meyerl, a distance of two hundred one and 35/100 feet (201.35') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northeasterly corner of said Bonney and Meyerl. Said rebar also being on the apparent westerly sideline of land now or formerly of Michael Y. Caouette as described in a deed dated December 29, 2005 and recorded in Book 6634, Page 237;

Thence, N 71° 05' 08" E along the apparent westerly sideline of said Caouette, a distance of sixty-nine and 62/100 feet (69.62') to a 5/8" capped rebar inscribed PLS #2208 at the apparent northwesterly corner of said Just Rite, Inc.;

Thence, S 66° 26' 31" E along the apparent northerly sideline of said Just Rite, Inc., a distance of two hundred thirty-nine and 90/100 feet (239.90') to the POINT OF BEGINNING.

2. Bearings

The above described parcel contains 8 acres more or less. The bearings above referred to are referenced to Magnetic North as observed on September 2006 as shown on a plan recorded in said Registry in Plan Book 46, Page 187.

3. Source of Title

Being only a portion of land as described in a deed from the Estate of Corona M. Caouette to Joseph F. Cimino as described in a deed dated August 24, 2006 and recorded in the Androscoggin Registry of Deeds in Book 6878, Page 283 and being only a portion of land as described in a deed to Cimino Properties, LLC from Image Inc. as described in a deed dated April 16, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8650, Page 254.

4. Survey Plan

Reference is made to the Standard Boundary Survey Plan of Property on State Route 26, Poland, Maine, made by Davis Land Surveying, LLC for Auburn Housing Development Corporation dated May 22, 2017, a reduced copy of which is annexed hereto.

5. Exceptions to Covenants of Title

A. Joseph F. Cimino. The covenants of title expressed herein by Joseph F. Cimino extend only to the part of the above described premises which are part of the premises described in said deed to him dated August 24, 2006, and recorded in Book 6878, page 283, and are further subject to the following exceptions:

1. Terms and conditions of the Department of the Environmental Protection site location order regarding commercial subdivision L-23926-NB-A-N dated January 7, 2008 and recorded January 22, 2008 in Book 7351, Page 341.

2. Terms and conditions of the State of Maine Department of Environmental Protection site location order on Joseph Cimino's commercial subdivision L-23926 undated but recorded February 12, 2010 in Book 7880, Page 278 rescinding the prior site location order recorded in Book 7351, Page 341.

3. Terms and conditions of State of Maine Department of Environmental Protection site location order in the matter of Joseph Cimino commercial building L-23926 dated October 22, 2014 and recorded November 6, 2014 in Book 9030, Page 162.

4. Terms and conditions of the Notice of Abandonment and release of subdivision rights by Joseph Cimino relating to the subdivision plan recorded in Plan Book 46, Page 187, dated August 4, 2009 and recorded August 25, 2009 in Book 7774, Page 275.

5. Terms and conditions of the Certificate of Abandonment signed by Dana K. Lee, Town Manager of the Town of Poland, Maine relating to the Notice of Abandonment recorded in Book 7774, Page 275 dated August 25, 2009 and recorded August 25, 2009 in Book 7774, Page 274.

6. Notice of Layout and Taking by the State of Maine Department of Transportation against Joseph F. Cimino relating to a taking of land comprising 21,979 square feet, more or less, drainage rights and temporary construction rights dated April 10, 2008 and recorded May 12, 2008 in Book 7430, Page 55.

7. Notice of Layout and Taking by the State of Maine Department of Transportation against Joseph F. Cimino regarding temporary construction rights dated December 10, 2008 and recorded December 29, 2008 in Book 7590, Page 191.

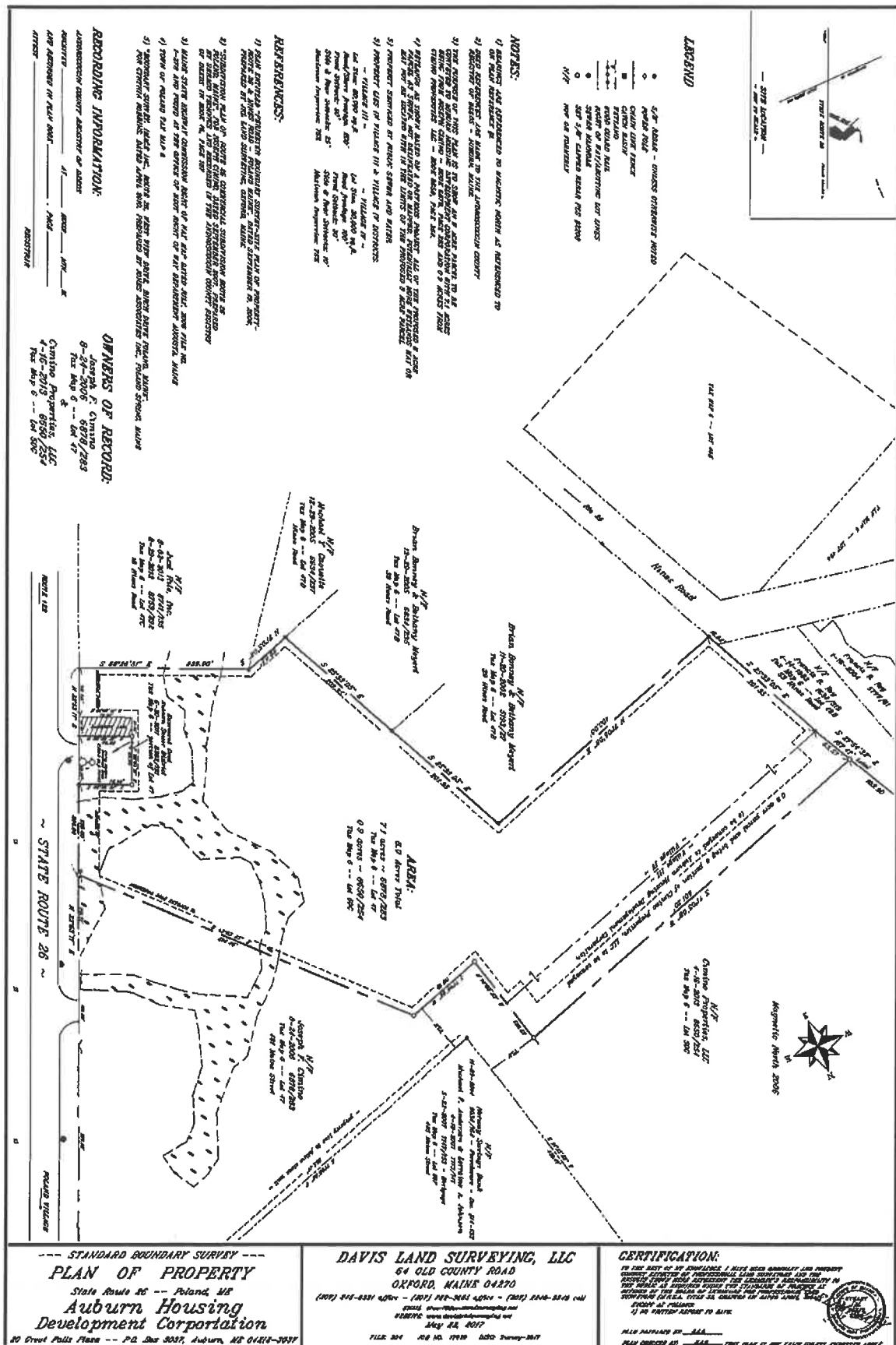
8. Easement from Joseph F. Cimino to the Auburn Sewer District including, without limitation intended, a permanent easement to construct repair and maintain a sewer line, a six foot diameter valve pit, and electric service entrance and pump control panel and an eight foot diameter wet well together with a temporary construction easement dated June 20, 2011 and recorded November 21, 2011 in Book 8282, Page 191.

9. Easement from Joseph F. Cimino to Central Maine Power Company and Northern New England Telephone Operations, LLC for poles and wires dated April 28, 2015 and recorded July 20, 2015 in Book 9186, Page 141.

B. Cimino Properties, LLC. The covenants of title expressed herein by Cimino Properties, LLC extend only to the part of the above described premises which are part of the premises described in said deed to it dated April 16, 2013 and recorded in Book 8650, Page 254, and are further subject to the following exceptions:

1. Restrictions and the consequences of violating the restrictions in the deed from Image, Inc. to Cimino Properties, LLC dated April 16, 2013, and recorded April 18, 2013, in Book 8650, Page 254, prohibiting use of any portion of the property as, and prohibiting any portion of the property to contain improvements appurtenant to, a hotel, motel, inn, public overnight camp, trailer camp or other overnight lodging business.

2. Easement from Image, Inc. to Central Maine Power Company and GTE Maine dated September 27, 1993 and recorded on November 2, 1993 in Book 3148, Page 299.





Property Card: MAINE ST.
Poland, ME

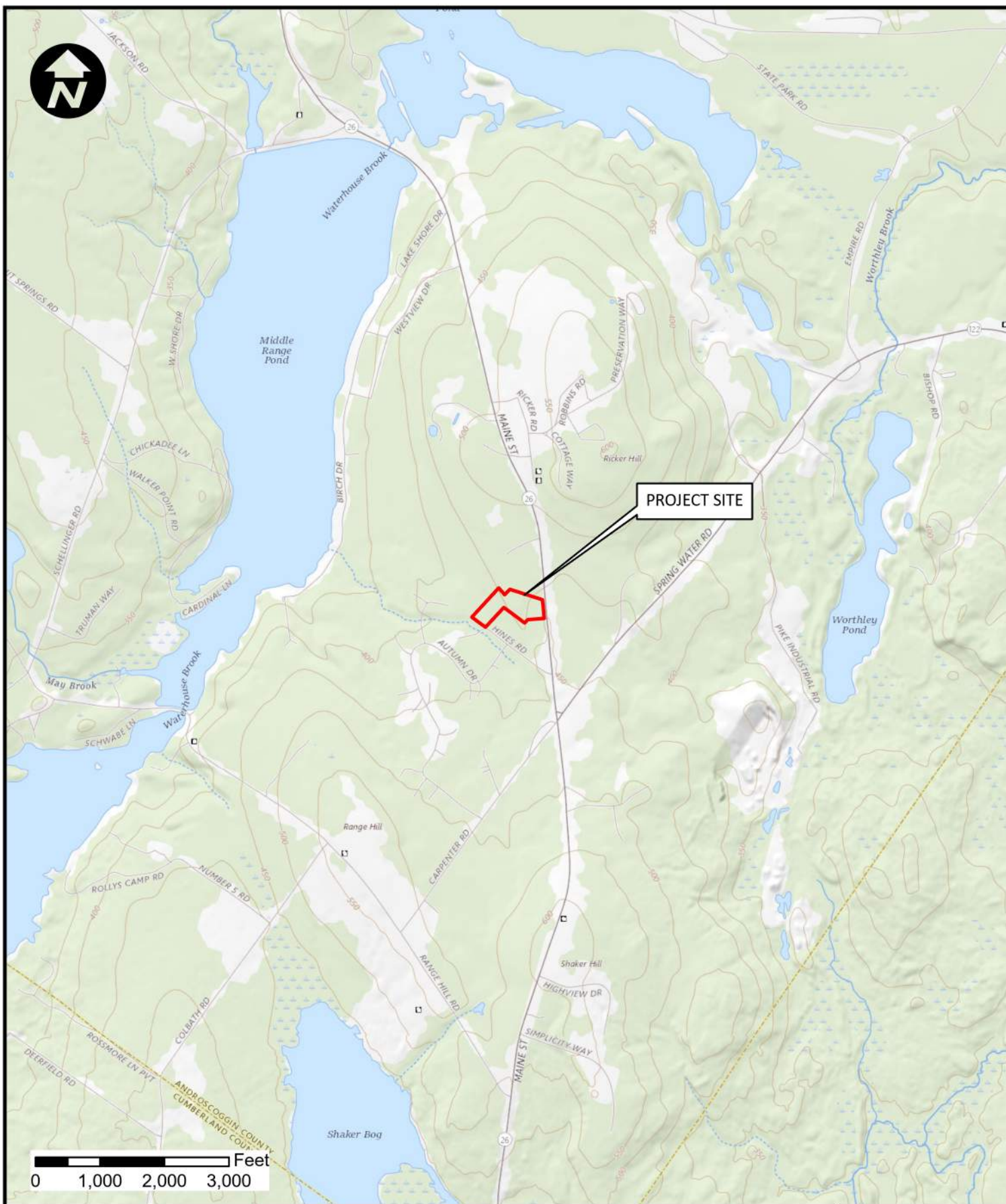
NO PHOTO
AVAILABLE

Parcel ID: 0006-0047E
Trio Account #: 3871

Owner: AUBURN HOUSING DEVELOPMENT
Co-Owner: CORP
Mailing Address:
P. O. BOX 3037
AUBURN, ME 04212

Valuation

Building Sketch



PROJECT SITE



WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP
FOR: AUBURN HOUSING DEVELOPMENT CORPORATION

LOCATION: MAINE STREET
POLAND, ME

INFORMATION:
USGS Quad Sheet: Minot, Mechanic Falls, Gray

SCALE: 1:24,000
DATE: 01/13/2020

AKIN, RACHEL B.
27 SPRING ST.
YARMOUTH, ME 04096

GONZAGA, OMAR G.
23 HINES RD.
POLAND, ME 04274

STEVENS, LESTER
P. O. BOX 542
POLAND, ME 04274

ANDERSON, MICHAEL
P. O. BOX 103
POLAND, ME 04274

GRECO, RONALD T.
31 COBBLE KNOLL RD.
POLAND, ME 04274

WEDGEWOOD ESTATES
HOMEOWN
4 DOE LANE
POLAND, ME 04274

AUDET, RALPH
P. O. BOX 522
POLAND, ME 04274

JOHNSON, CURTIS
147 AUTUMN DR.
POLAND, ME 04274

AUTUMN, INC.
58 WATSON RD
POLAND, ME 04274

JUST RITE, INC.
58 WATSON RD
POLAND, ME 04274

BENEDICT, FRANK
49 SPRING WATER RD.
POLAND, ME 04274

MEYERL, BETHANY
39 HINES RD.
POLAND, ME 04274

CAOQUETTE, MICHAEL Y.
335 MEGQUIER HILL RD.
POLAND, ME 04274

MORIN, ROBERT R. JR.
189 AUTUMN DR.
POLAND, ME 04274

CIMINO PROPERTIES, LLC
PO BOX 438
POLAND, ME 04274

O'CONNOR, KEVIN J.
38 HINES RD.
POLAND, ME 04274

CIMINO, JOSEPH F.
P. O. BOX 438
POLAND, ME 04274

PATENAUDE, DOUGLAS F.
67 HINES RD.
POLAND, ME 04274

COSTA, WENDY ANN
424 MAINE ST.
POLAND, ME 04274

ROY, FRANCIS R.
53 HINES RD.
POLAND, ME 04274

GARCIA, PEDRO JR.
4 WINTERGREEN DR.
POLAND, ME 04274

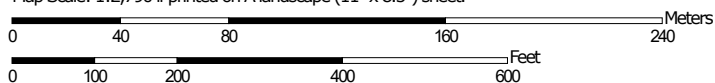
SOMMA, JEREMY D.
6 WINTERGREEN DR.
POLAND, ME 04274

Soil Map—Androscoggin and Sagadahoc Counties, Maine
(19325 - Auburn Housing Development Corporation)



Soil Map may not be valid at this scale.

Map Scale: 1:2,790 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/15/2020
Page 1 of 3

Soil Map—Androscoggin and Sagadahoc Counties, Maine
(19325 - Auburn Housing Development Corporation)

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine

Survey Area Data: Version 20, Sep 16, 2019

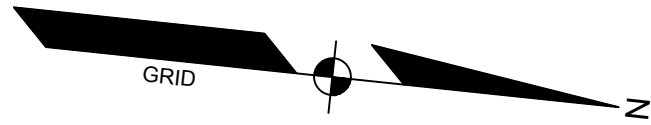
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

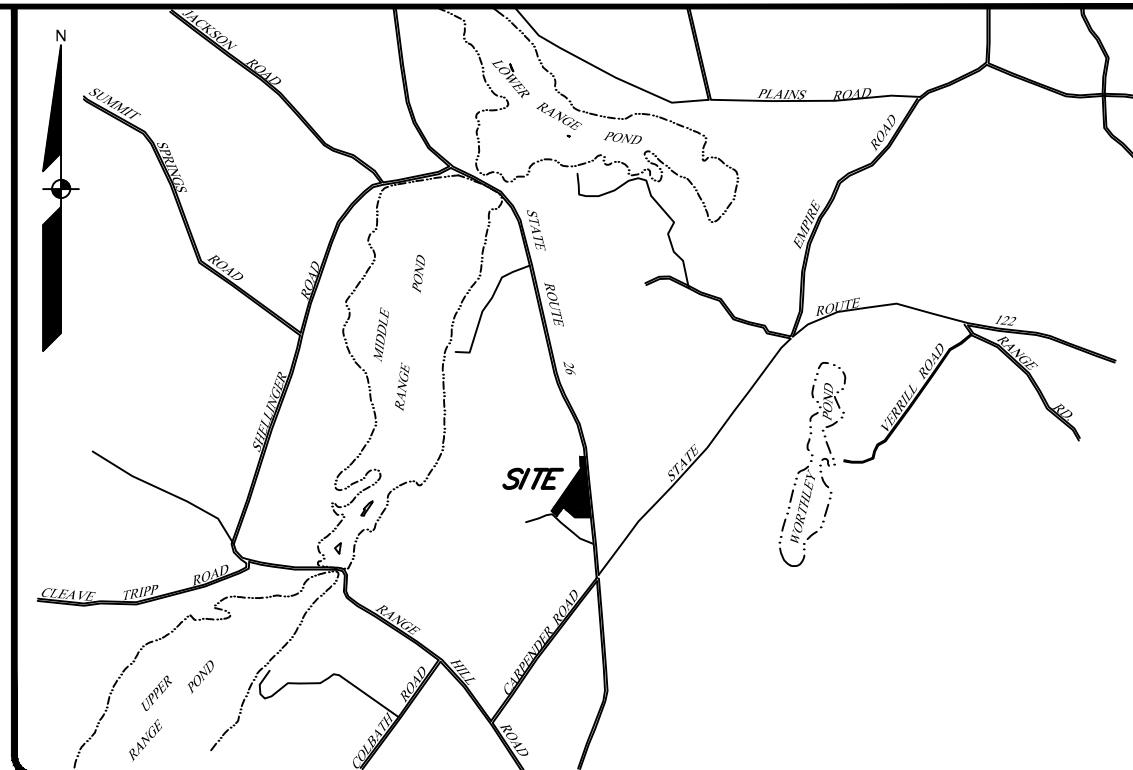
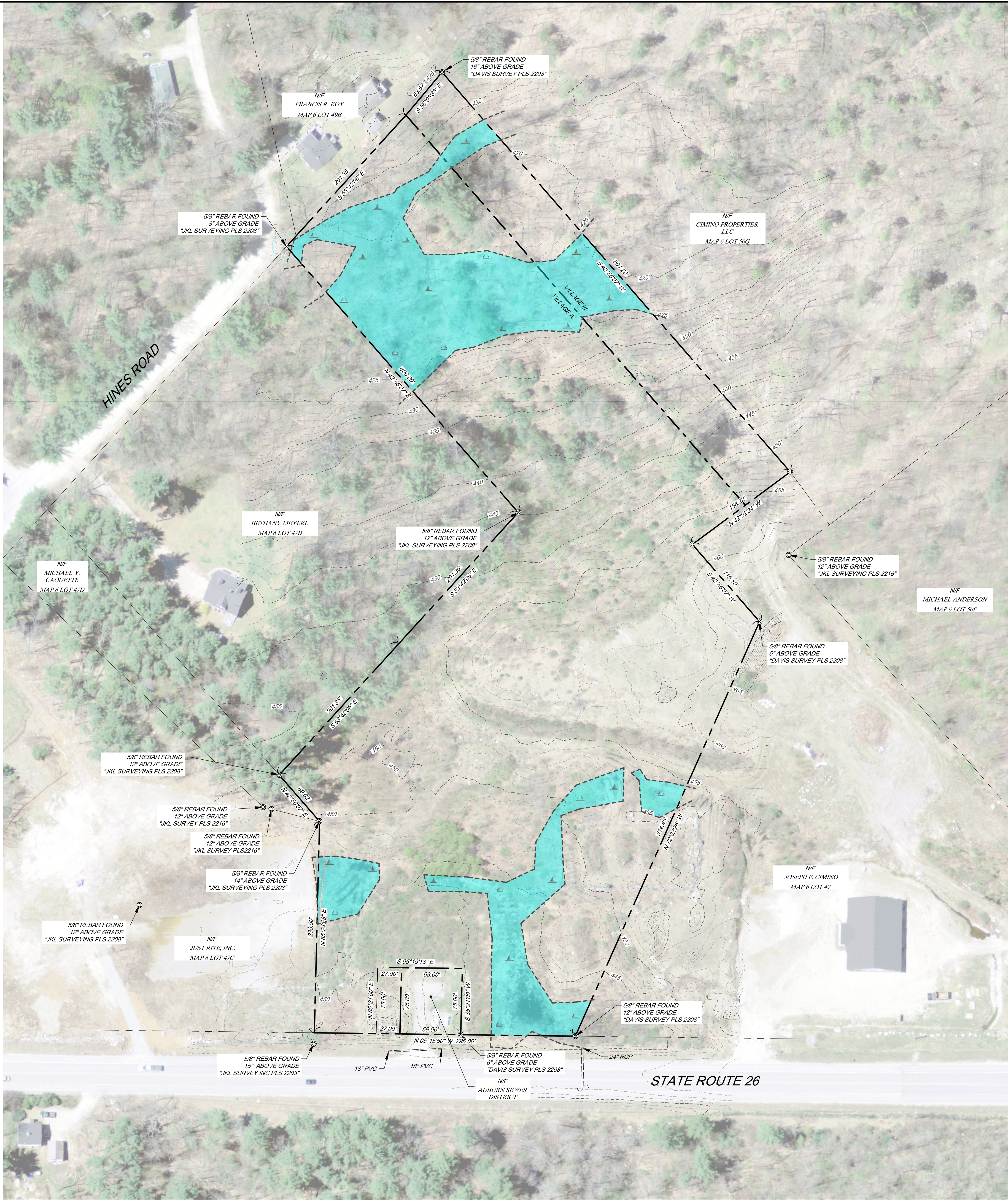
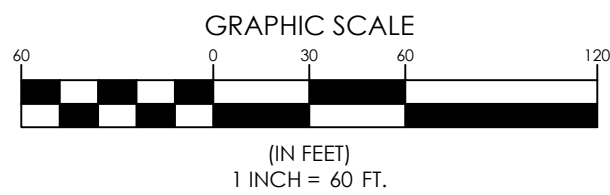
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton very stony fine sandy loam, 0 to 8 percent slopes	8.4	25.3%
Le	Leicester very stony fine sandy loam	8.8	26.6%
PbB	Paxton loam, 2 to 8 percent slopes	0.1	0.2%
PbC	Paxton loam, 8 to 15 percent slopes	1.9	5.9%
SyB	Sutton very stony loam, 0 to 8 percent slopes	1.6	4.7%
WrB	Woodbridge loam, 0 to 8 percent slopes	12.3	37.2%
Totals for Area of Interest		33.0	100.0%



LEGEND

EXISTING	
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	EASEMENT
	IRON PIPE/ROD
	CULVERT
	EDGE WETLAND
	WETLANDS
	ZONE LINE
	CONTOURS



LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS AUBURN HOUSING DEVELOPMENT CORPORATION BY DEED DATED JUNE 1, 2017 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 9610, PAGE 22.
- THE PROPERTY IS SHOWN AS LOT 47E ON THE TOWN OF POLAND TAX MAP 6 AND IS LOCATED IN THE VILLAGE IV DISTRICT AND PARTIALLY IN THE VILLAGE III DISTRICT.
- SPACE AND BULK CRITERIA FOR THE VILLAGE IV DISTRICT ARE AS FOLLOWS:
MINIMUM LOT SIZE: 20,000 SQUARE FEET
MINIMUM STREET FRONTAGE: 100 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 10 FEET
MAXIMUM IMPERVIOUS RATIO: 75%*
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 8.11 ACRES.
- BOUNDARY INFORMATION AS DEPICTED IS BASED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. TIED INTO THE BOUNDARY BASED UPON FIELD WORK PERFORMED IN JULY, 2019. CONTOURS AS DEPICTED ARE BASED ON LIDAR COLLECTED BY THE USGS IN 2009.
- PLAN REFERENCES:
A. *STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY ON STATE ROUTE 26 - POLAND, MAINE FOR AUBURN HOUSING DEVELOPMENT CORPORATION, 20 GREAT FALLS PLAZA, P.O. BOX 3037, AUBURN, MAINE 04212-3037 BY DAVIS LAND SURVEYING, LLC DATED MAY 22, 2017.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C408-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR POLAND, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0313E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER OF 2019 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.

PROGRESS
PRINT

NOT FOR
CONSTRUCTION

REV.	BY.	DATE.	STATUS.
C	MWE	11-06-19	ADDED WETLANDS
B	AJS	08-12-19	ADDED LIDAR DERIVED CONTOURS
A	AJS	08-01-19	ISSUED FOR CLIENT REVIEW

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

EXISTING CONDITIONS SKETCH

OF:
NEW DEVELOPMENT - POLAND

ROUTE 26
POLAND, MAINE

FOR:
AUBURN HOUSING DEVELOPMENT CORPORATION

20 GREAT FALLS PLAZA, P.O. BOX 3037
AUBURN, MAINE 04212

DESIGNED	-
DRAWN	MWE
CHECKED	JIB
DATE	08/01/19
SCALE	1" = 60'
PROJECT	19325

SHEET 1 OF 1

19325-0.dwg, TAB 19325SK1

