

**Planning Board Meeting
February 11, 2020 – 7:00 PM
Town Office Conference Room**



Meeting Materials

Planning Board
Tuesday, February 11, 2020
6:30 PM – Public Hearing
7:00 PM – Town Office Conference Room

CALL TO ORDER

PUBLIC HEARING

CLUC Amendments 2020

MINUTES

January 28, 2020

COMMUNICATIONS

Copy of Letter – Sketch Plan Application Approval for Auburn Housing Development Corporation
– January 28, 2020

OLD BUSINESS

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

NEW BUSINESS

Formal Shoreland Zoning Application – Margery Finley Camden – 36 West Shore Drive
– Map 46 Lot 10

Findings of Fact and Conclusions of Law for:

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

ANY OTHER BUSINESS

ADJOURNMENT

CLUC Changes 2020

Article 4. To see if the Town will vote to adopt the 2020 Amendment to the [Poland Comprehensive Land Use Code](#) – section 506.2 “Land Use Key” sections A.1., B.1., C.1., D.1., D.2., E.1., F.1., G.1., H.1., I.1. J.1., J.2., K.1., K.2., L.1., and M.1.? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

506.2 Land Use Key

A. Village 1

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured, Definition B
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Farm Stand
- Home Day care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- [Medical Marijuana Caregiver Cultivation](#)
- [Medical Marijuana Manufacturing Facilities](#)
- [Medical Marijuana Testing Facilities](#)
- [Adult Use Marijuana Cultivation Facilities: Tier 1](#)

B. Village 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured, Definition B
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Farm Stand
- Home Day Care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- [Medical Marijuana Caregiver Cultivation](#)
- [Medical Marijuana Manufacturing Facilities](#)
- [Medical Marijuana Testing Facilities](#)
- [Adult use Marijuana Cultivation Facilities: Tier 1](#)

CLUC Changes 2020

C. Village 3

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured, Definition B
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Farm Stand
 - Home Occupation
 - Home Day Care
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult use Marijuana Cultivation Facilities: Tier 1](#)

D. Village 4

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses and Structures
 - Housing, Manufactured, Definition B
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Farm Stand
 - Home Occupation
 - Home Day Care
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult Use Marijuana Cultivation Facilities: Tier 1](#)
2. Permitted Uses Requiring Planning Board Approval
 - Filling of more than 5,000 cubic yards
 - [Medical Marijuana Registered Caregiver Retail Store](#)

CLUC Changes 2020

- [Adult Use marijuana Cultivation Facilities: Tier 2](#)
- [Adult Use Marijuana Products Production Facilities](#)

- [Adult Use Marijuana Testing Facilities](#)
- [Adult Use Marijuana Store](#)

E. Downtown

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A, B, and C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- [Medical Marijuana Caregiver Cultivation](#)
- [Medical Marijuana Manufacturing Facilities](#)
- [Medical Marijuana Testing Facilities](#)
- [Adult use Marijuana Cultivation Facilities: Tier 1](#)

F. Historic

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer

- Single Family Dwelling
- Accessory Uses & Structures
- Accessory Apartment
- Offsite Accessory Structure
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- [Medical Marijuana Cultivation](#)
- [Medical Marijuana Manufacturing Facilities](#)
- [Medical Marijuana Testing Facilities](#)
- [Adult use Marijuana Cultivation Facilities: Tier 1](#)

CLUC Changes 2020

G. Rural Residential 1

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured Definition A, B, and C
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult Use Cultivation Facilities: Tier 1](#)

H. Rural Residential 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured Definition A, B, and C
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult Use Marijuana Cultivation Facility: Tier 1](#)

CLUC Changes 2020

I. Rural Residential 3

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured Definition A, B, and C
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult Use Marijuana Cultivation Facility: Tier 1](#)

J. Farm and Forest

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured Definition A, B, and C
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult Use Marijuana Cultivation Facility: Tier 1](#)
2. Permitted Uses Requiring Planning Board Approval
 - Filling of more than 5,000 cubic yards
 - [Adult Use Marijuana Cultivation Facilities: Tier 2 and Tier 3](#)
 - [Adult Use Marijuana Products Production Facilities](#)
 - [Adult Use Marijuana Testing Facilities](#)

CLUC Changes 2020

K. General Purpose 1

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Accessory Uses & Structures
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult use Marijuana Cultivation Facilities: Tier 1](#)
2. Permitted Uses Requiring Planning Board Approval
 - Filling of more than 5,000 cubic yards
 - [Medical Marijuana Registered Caregiver Retail Store](#)
 - [Adult Use Marijuana Cultivation Facilities: Tier 2](#)
 - [Adult Use Marijuana Products Production Facilities](#)
 - [Adult Use Marijuana Testing Facilities](#)
 - [Adult Use Marijuana Store](#)

L. General Purpose 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
 - Accessory Uses & Structures
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - [Medical Marijuana Caregiver Cultivation](#)
 - [Medical Marijuana Manufacturing Facilities](#)
 - [Medical Marijuana Testing Facilities](#)
 - [Adult use Marijuana Cultivation Facilities: Tier 1](#)

CLUC Changes 2020

M. General Purpose 3

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer

- Accessory Uses & Structures
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- [Medical Marijuana Caregiver Cultivation](#)
- [Medical Marijuana Manufacturing Facilities](#)
- [Medical Marijuana Testing Facilities](#)
- [Adult use Marijuana Cultivation Facilities: Tier 1](#)

CLUC Changes 2020

Article 5. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code** – Chapter 14 Definitions “Structure”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

Chapter 14 Definitions:

Structure: Anything temporary or permanently located built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected on or in the ground, exclusive. The term includes structures temporarily or permanently located including membrane structures, decks, patios, satellite dishes, and solar panels. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.

CLUC Changes 2020

Article 6. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1204 “Adoption of NFPA 1 Fire Code by Reference”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

1204 ADOPTION OF NFPA 1 FIRE CODE BY REFERENCE

- A. That a certain document, three (3) copies of which are on file in the office of the Town of Poland Clerk of the Town with one (1) copy being in the Town Clerk’s Office, marked and designated as the NFPA Fire Code 1 – **2018** Edition as published by the National Fire Protection Association, as adopted and amended by the State of Maine and further amended by section 1204.B, be and is hereby adopted as the Fire Code of the Town of Poland

CLUC Changes 2020

Article 7. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1205 “Adoption of NFPA Life Safety 101 by Reference”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

1205 ADOPTION OF NFPA LIFE SAFETY 101 BY REFERENCE

- A. That a certain document, three (3) copies of which are on file in the office of the Poland Town Clerk Town, with one (1) copy being in the Town Clerk’s Office, marked and designated as the Life Safety Code 101 – **2018** Edition including Appendices A and B as published by the National Fire Protection Association, as adopted and amended by the State of Maine and amended by section 1205.B, be and is hereby adopted as the Life Safety Code of the Town of Poland for control of buildings and structures as herein provided.

CLUC Changes 2020

Article 8. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1511.1 “Allowed Locations”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

1511. 1 Allowed Locations – Adult use marijuana products manufacturing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. Allowed in all locations where adult use **Tier 2 and Tier 3** cultivation is allowed and must be co-located with a cultivation facility.

CLUC Changes 2020

Article 9. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1512.1 “Allowed Locations”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

1512. 1 Allowed Locations – Adult use marijuana testing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. Allowed in all locations where adult use **Tier 2 and Tier 3** cultivation is allowed and must be co-located with a cultivation facility.

CLUC Changes 2020

Article 10. To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 508.30.A.7. “Downtown Design Standards”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)*

508.30 Downtown Design Standards

A.7 Chain link or wire mesh fencing, including vinyl covered metal fencing, may not be used for security, access control or screening. However, chain link fencing, fence posts, rails, or mechanical features finished with a black vinyl coating, may be used for security, access control, or screening where installed behind the principle structure’s rear façade. No portion of black vinyl coated fencing or mechanical features associated with the fence system may project closer to the street frontage than the line which is parallel to the buildings rear façade as measured from the principle main building corner. Small structural projections, porches, decks, and architectural projections shall not constitute the reference line of the rear façade.

POLAND PLANNING BOARD
MINUTES OF MEETING
January 28, 2020
Approved on _____, 2020

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

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

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
Adam Mocciola presented the requested information to the Board.

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

Member Greenwood moved to approve the Formal Site Plan with the following conditions: to approve the change of use from a hair salon to a residence, the public hearing is waived, and the site walk is waived. Member Floyd seconded the motion.
Discussion: None Vote: 5-yes 0-no

NEW BUSINESS –

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

There was no one in attendance at the meeting to present the project to the Board.

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

Nick Charneski, Cory Cormier, Rick Whiting, Thomas Platz, and Gabrielle Russell of Auburn Housing, Sebago Technics, and Platz Associates presented the project to the Board. They would like to build a 24 unit housing development for people 55 years and older on Maine Street.

Two abutters to the project spoke: Brain Bonney is encouraged by this project but is concerned about traffic in the area. He would like to see them address the issue specifically by putting in a turning lane. Joe Cimino thinks this is a good project for the Town.

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

POLAND PLANNING BOARD
MINUTES OF MEETING
January 28, 2020
Approved on _____, 2020

ANY OTHER BUSINESS –

The Board is fine with the proposed CLUC change regarding chain link fence in the downtown district standards.

ADJOURN – Member Floyd moved to adjourn the meeting at 8:10 pm. Member Greenwood seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

George Greenwood, Member

Absent with Notice

Mark Weinberg, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Alternate Member



Code Enforcement Office

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

January 28, 2020

Auburn Housing Development Corporation
20 Great Falls Plaza P.O. Box 3037 Auburn, Maine 04212
Location: Maine Street
Poland, ME 04274
Map: 0006 Lot: 0047E

RE: Sketch Plan Review – Map 0006, Lot 0047E

Dear Auburn Housing Development Corporation:

This letter confirms the Planning Board's decision on January 28, 2020 to approve your Sketch Plan Review Application. The Board has decided that a site walk will not be necessary at this time; however, they may decide to hold one during review of the Site Plan Application.

The Major Subdivision Application shall be submitted to the Planning Board within six (6) months of this letter. An escrow account for third party engineering review will need to be established in the amount of \$2100.

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

Sincerely,

Scott Neal
Code Enforcement Officer

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.

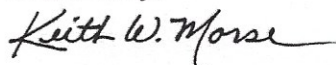
The submitted 2nd Amended Shoreland Zoning application is now presented to show a new home to be built fifteen feet (15') westerly away from Middle Range Pond. Any distance more would potentially impact the integrity of the existing leach bed situated uphill and westerly from the home. A frost wall foundation 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.

Karn

Amended Jan 13, 2020

Applicant Signature:	Keith W. Morse, agent	Date:	March 13, 2019
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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				
			<u>Section 508.30 Shoreland Areas</u>				
✓			Structure & Site Plan drawing				
		✓	New structure set back 100' from lake, 75' from streams & wetlands				
		✓	Water dependent structures indicated				
✓			Setbacks or structures shown in drawings				
✓			Show all structures				
✓			Side and road setbacks shown				
		✓	Need for larger than required setbacks				
		✓	Steep slopes shown				
		✓	Multiple Principle Structures have required land area				
			<u>Piers, Wharves, Bridges</u>				
		✓	Shore access soils described				
		✓	Locations of development and natural beaches shown				
		✓	Effect on fish & wildlife				
✓			Dimensions of structures shown				
		✓	Superstructure on piers				
		✓	Use of pier superstructures				
		✓	Permanent structures have DEP permit				
			<u>Individual Private Campsites</u>				
		✓	Show land area for each site				
		✓	Campsite setbacks are shown				
		✓	Type of development for sites				
		✓	Amount of clearing for vegetation				
		✓	Sewage disposal plan				
		✓	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
		✓	Parking areas setbacks shown				
		✓	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				

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

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

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

Conditions of Approval: _____

Planning Board Chair

____ / ____ / ____
Date



Phosphorus Calculation Form



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

POINT SYSTEM

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

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

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.

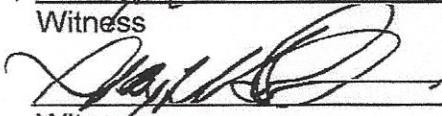
Excepting and reserving, however, from the operation of this conveyance, the easement described in the conveyance of Wayne P. Andrews and Lorraine R. Andrews to United Video and Cablevision, Inc. dated April 2, 1989, and recorded in the Androscoggin Registry of Deeds in Book 2547, Page 125.

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.

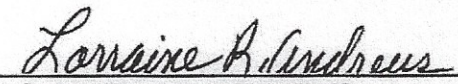
Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

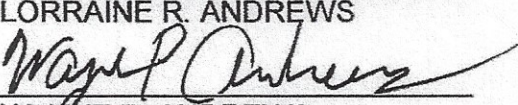
WITNESS my/our hand(s) and seal(s) this 27th day of December, 2013.



Witness


Witness

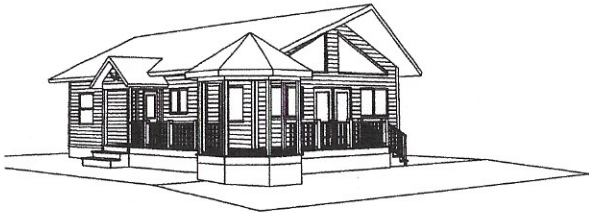


LORRAINE R. ANDREWS


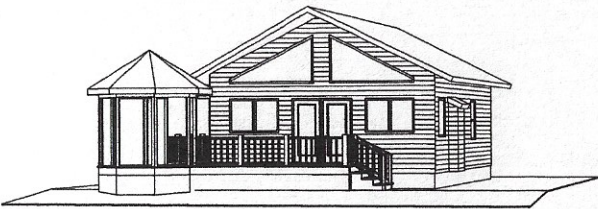
WAYNE P. ANDREWS

MAINE REAL ESTATE
TRANSFER TAX PAID

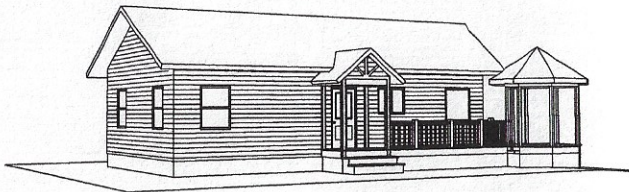
NOTE 3D PERSPECTIVE VIEWS ARE NOT TO SCALE & ARE PROVIDED FOR CLIENT VISUALIZATION PURPOSES ONLY.



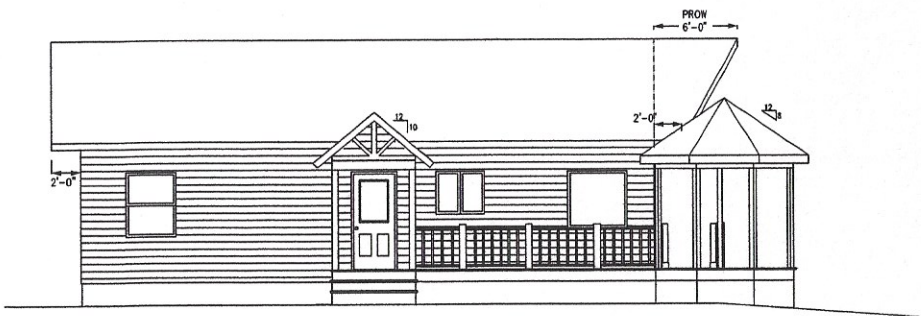
LEFT POND VIEW



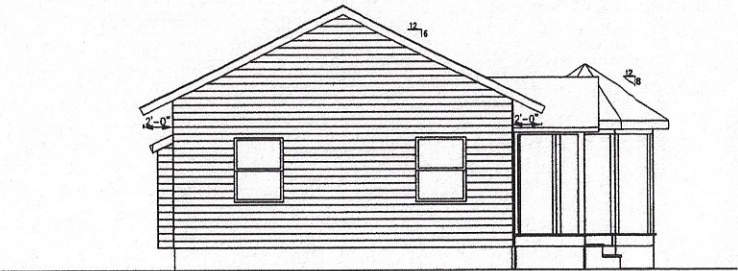
RIGHT POND VIEW



DRIVEWAY SIDE



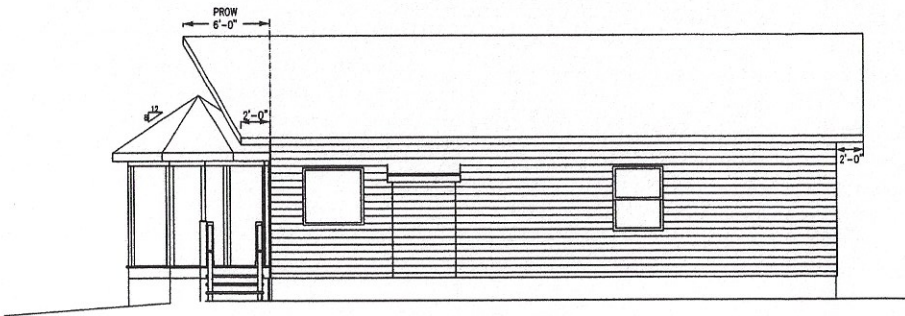
FRONT ELEVATION



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)

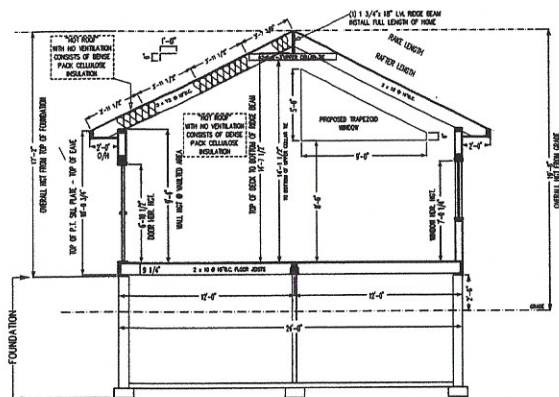


- [illegible]

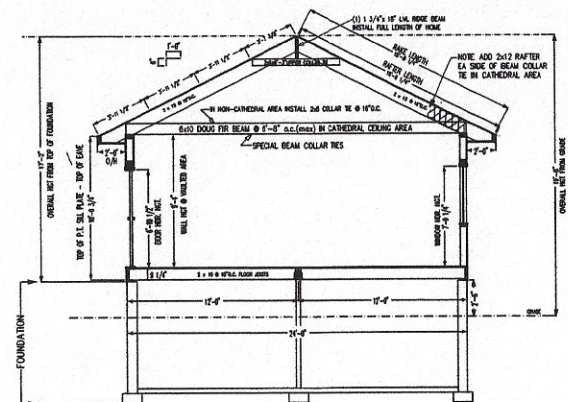


Friday, December 20, 2019

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

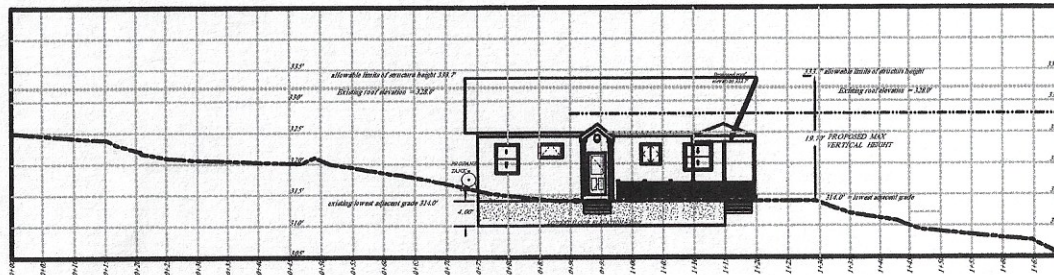
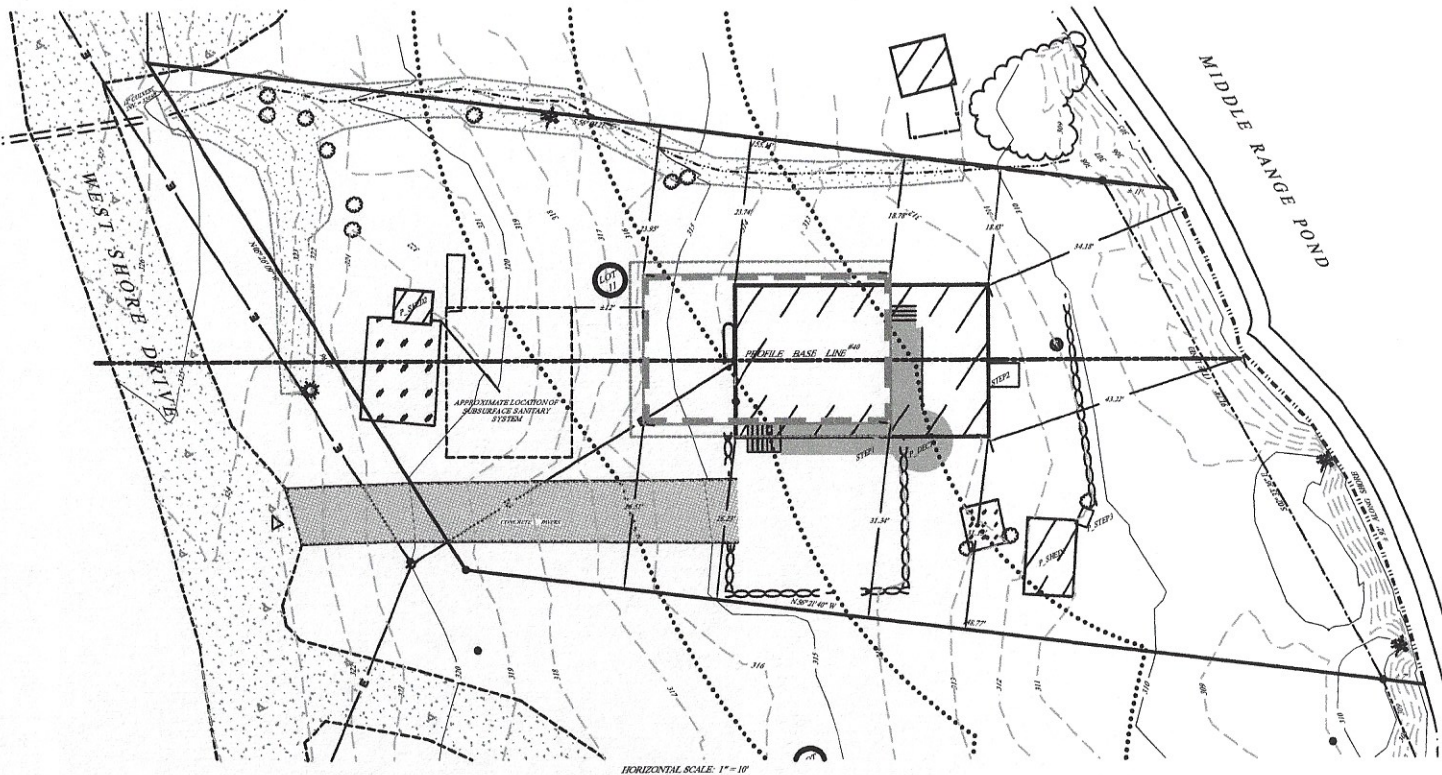
Friday, December 20, 2019

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 -

REDUCED SCALE



REDUCED SCALE

LEGEND:

- IRON PIPE FOUND (3/4" hollow pipe unless noted)
- IRON PIPE SET (5/8" pipe with yellow cap inscribed R.L. Land Surveying, PLS 2210)
- N/F NOW OR FORMERLY
- UTILITY POLE
- HARDWOOD TREE
- SOFTWOOD TREE
- WELL
- HYDRANT
- RIGHT OF WAY LIMITS
- == EDGE OF PAVEMENT
- STONE WALL



GRAPHIC SCALE



--- AMENDED PROPOSED LIMITS OF STRUCTURE HEIGHT ---
PLAN AND PROFILE
 40 WEST SHORE DRIVE - ISLAND, MAINE

MADE FOR
MARK FIORINO

30 CROSS STREET - FARMINGTON, MASSACHUSETTS 02035

JKL LAND SURVEYING
 170 MAIN STREET, ROUTE 24 - OXFORD, MAINE 04270
 (207) 535-5043 - Web Site: www.jkl-land-surveying.com

BOOK 175 FILE 189 JOB NO. 18901 DESIGNED BY JKL 2/15/10
 JANUARY 21, 2010 - AMENDED JANUARY 21, 2010

PROVIDING "DIRECTIONS" FOR THE FUTURE

REVISIONS			
REV	DESCRIPTION	DATE	BY
1	SHOW NEW LOCATION OF HOUSE	01/23/2010	JKL

SHORELAND ZONING APPLICATION

PREPARED FOR:
Margery Finley Camden
70 Paradise Road
Bethel, ME 04217

Regarding Property Located at:

**36 West Shore Drive
Poland, Maine 04274**

Poland Tax Map 46, Lot 10

Prepared by:
DAVIS LAND SURVEYING

Stuart A. Davis
Professional Land Surveyor #2208
64 Old County Road – Oxford, Maine 04270
990 Minot Avenue - Auburn, Maine 04210

February 11, 2020

Davis Land Surveying, LLC

Mailing Address: 64 Old County Road – Oxford, ME 04270

Office Address: 990 Minot Avenue - Auburn, ME 04210

(207) 345-9991 office

(207) 782-3685 office

(207) 240-9949 cell

Email: stuart@davislandsurveying.net

www.davislandsurveying.net

February 11, 2020

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

Re: Shoreland Zoning Application – Margery Finley Camden – 36 West Shore Drive - Poland

Dear Members of the Board:

On behalf of Margery Finley Camden enclosed please find a copy of a Shoreland Zoning Application and supporting documents for improvements associated with her property located at 36 West Shore Drive (Tax Map 46, Lot 10).

The scope of the project is to remove the existing 16' x 12' single story section of the camp and replace it with a 22' x 19' two story addition, to be supported by concrete piers. The Existing Conditions Plan shows all structures, including decks with portions of said decks possibly may have not been permitted, per CEO and Tax Card. The calculations for Lot Coverage /Impervious Area include only improvements as shown on the Tax Card. The Proposed Improvement Plan shows the proposed changes to existing structure and deck/screen porch. The proposed 19' x 22' addition is not to exceed the 20' height limit. The first-floor of the proposed addition will include a living room, laundry/utility room, and a den. The second-floor of the proposed addition will consist of a bedroom and full bath. The second-floor of the proposed addition will also have a 10' x 7' deck built within the footprint of the second floor. A screened in porch will be created on the existing 18' x 8' deck. Additional work will include re-roofing the existing camp, replacing windows, updating electrical, updating the kitchen and existing bath and relocating the staircase. The Applicant is also seeking to remove 3 trees around existing structure. One due to being within re-construction limits and the other 2 because of them hanging over existing structure and presenting potential hazard, see plan.

We look forward to presenting the application to the Planning Board at the February 11, 2020 meeting.

Thanks

Agent: Stuart Davis - ME PLS #2208

Table of Contents

Exhibit 1	Application & Authorization Letter
Exhibit 2	Tax Map 46
Exhibit 3	Assessors Card (TM 46-10)
Exhibit 4	Deed Book 10268, Page 339
Exhibit 5	Abutters within 500 Feet Map & List
Exhibit 6	FEMA Flood Hazard Map – 23001C0294E
Exhibit 7	Schedule of Impervious Areas & Structure Expansion Areas
Exhibit 8	Pre-Construction Photographs
Exhibit 9	Floor Plans from David North Construction
Exhibit 10	Project Plans – Existing & Proposed

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: [Margery Finley Camden](#)

Date of Board Review: [2/11/2020](#)

Application

PARCEL INFORMATION:			
Parcel ID:	Tax Map 46, Lot 10		
Lake Watershed:	Middle Range Pond		
Road Location:	36 West Shore Drive		
Lot Size:	13,700 (sq. ft.)	Year Created:	1964
Shore Frontage:	85 (ft.)	Road Frontage:	83.96 (ft.)
Zone:	R-2 LR	Flood Zone:	No
Aquifer Overlay:	NA	Current Use:	Seasonal Camp

OWNER INFORMATION:	
Name:	Margery Finley Camden
Mailing Address:	70 Paradise Road, Bethel, ME 04217
Phone #:	207-890-5245

APPLICANT INFORMATION:	
Applicant Is:	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Renter <input type="checkbox"/> Buyer <small>*If applicant is landowner, write "SAME" below. If not the landowner, please submit a letter of permission to construct on or use the land, and complete below.</small>
Name:	Same
Mailing Address:	
Phone #:	

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

Existing Lot Conditions

1. GENERAL	
A. Does this lot have any development? (If no, go to proposed development)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. Is there an existing well?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
C. Is there an existing Septic System?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D. Is there an existing road entry?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<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. 	
2. EXISTING LAND DEVELOPMENT & IMPROVEMENTS NOT INCLUDING BUILDINGS	
A. Size of lawns:	(sq. ft.)
B. Size of fields:	0 (sq. ft.)
C. Size of driveways/roads:	487 (sq. ft.)
D. Size of paths or other non-vegetated areas:	0 (sq. ft.)
E. Size of wetlands already filled	0 (sq. ft.)

3. EXISTING MAIN STRUCTURE		
A. Ground Footprint:	881	(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	660	(sq. ft.)
C. Road frontage setback:	90	(ft.)
D. Side setback:	18	(ft.)
E. Rear setback:	41	(ft.)
F. Distance to Great Pond:	41	(ft.)
G. Distance to stream:	NA	(ft.)
H. Distance to wetlands:	NA	(ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piers	
4. EXISTING ACCESSORY STRUCTURE		
A. Total number of structures:	1	
B. Total ground footprint:	48	(sq. ft.)
C. Total floor space:	48	(sq. ft.)
D. Closest road setback:	93	(ft.)
E. Closest side setback:	12	(ft.)
F. Closest rear setback:	72	(ft.)
G. Distance to Great Pond:	72	(ft.)
H. Distance to Streams:		(ft.)
I. Distance to Wetlands:		(ft.)
5. TOTAL EXISTING IMPERVIOUS SURFACES		
A. Add 2c + 2d + 3a + 4b:	1416	(sq. ft.)
B. Divide this by lot size in square feet x 100%:	10.3	%
*This number cannot exceed 15%		

Proposed Development

1. WETLANDS TO BE IMPACTED:	0	(sq. ft.)
2. CHANGES IN LANDSCAPE(Can be negative value for size reduction)		
A. Changes in lawn size:		(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):	226	(sq. ft.)
B. Changes in driveway/roadway:		(sq. ft.)
C. Changes in patios, walkways, etc:		(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	226	(sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES		
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	11.4	%
*This number cannot exceed 15%		

Required Submissions

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

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

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

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

Disclosure

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

Applicant Signature:



Date: February 11, 2020

Submissions Checklist

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

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

FOR APPLICANT USE				FOR PLANNING BOARD USE			
Provided	Waiver	N/A	<u>Section 509.8A "Submission Requirements"</u>	Received	On File	Waived	N/A
			Setbacks as required				
			State reasons for location in Resource Protection				
			Culverts				
			<u>(Part two) Road Only</u>				
			Setbacks as required				
			Reasons stated for location in Resource Protection				
			Road expansion according to Chapter 8				
			Road slopes shown < 2H:1V				
			Road Grades < 10%				
			Buffer plan between road and water body				
			Ditch relief shown				
			Turnout spacing shown				
			Drainage dips when < 10% slope				
			Culverts shown				
			Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
			Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
			Cutting of vegetation < 100' from shoreline				
			Preservation of buffer strip				
			Plan showing existing trees and planned cutting				
			Clearing < 40% basal area in any 10 year period				
			Preservation of vegetation < 3' high				
			Pruning of limbs on lower 1/3 of trees				
			Plan of removal and replacement of dead and diseased trees				
			Tree removal plan > 100' and < 250' from shoreline				
			Non-conforming lot legally existing				
			Fields reverted to woodlands follow forested rules				
		N/A	<u>Shoreland Access Held In Common</u>				
			Proper water frontage for number of lots that hold access in common				
		N/A	<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
15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	15
20 Points for a 50 foot wide buffer.	
25 Points for a 75 foot wide buffer.	
30 Points for a 100 foot wide buffer.	
TOTAL	30

Authorized Signature:

Date:

Code Enforcement Officer or Planning Board Chair

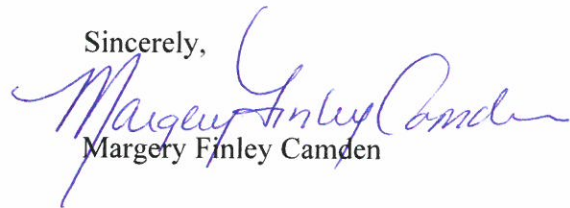
Margery Finley Camden
70 Paradise Road
Bethel, ME 04217

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

Dear Board Members,

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

Sincerely,



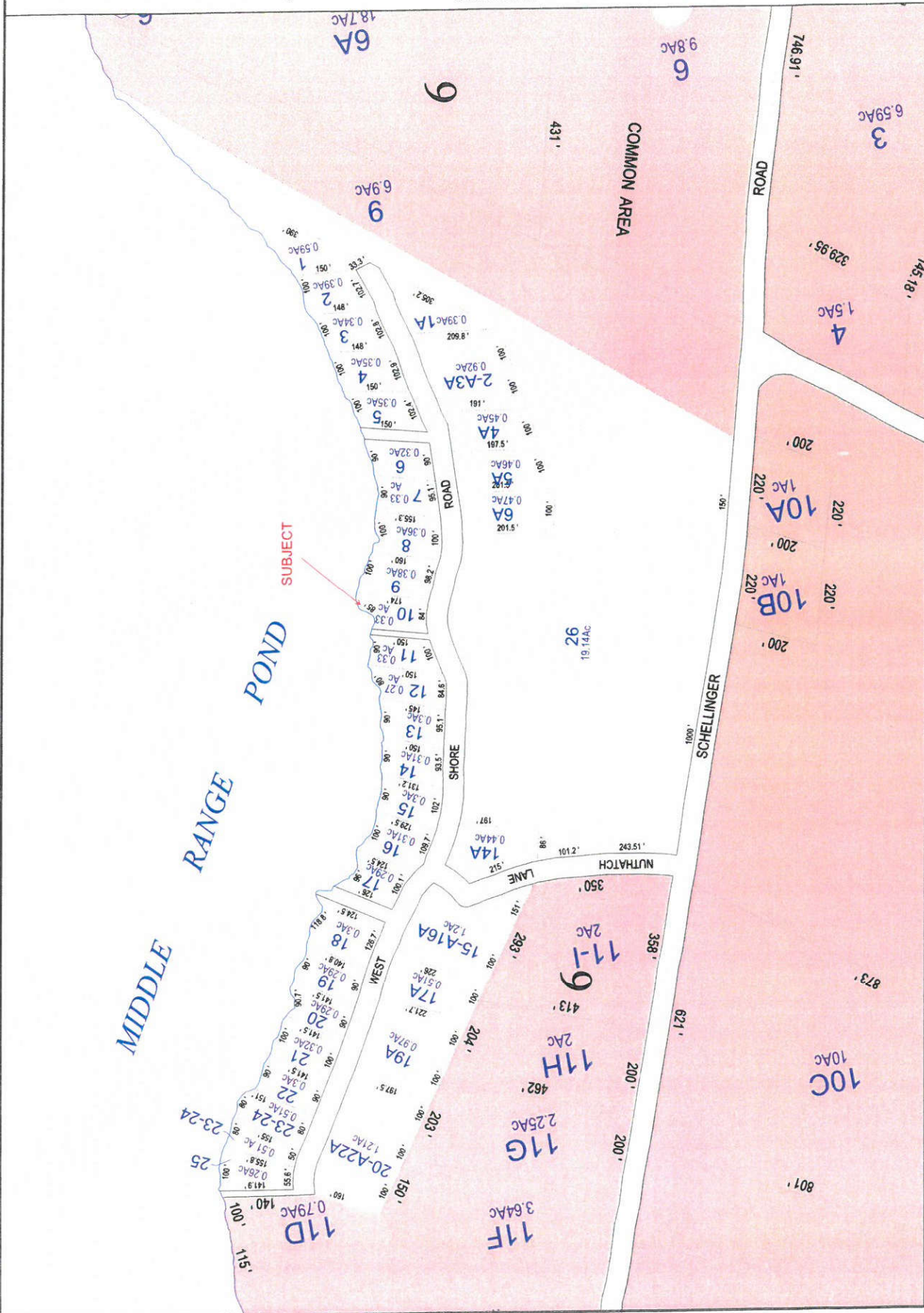
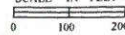
Margery Finley Camden

LEGEND	
ABSTRACT MAP NO.	R11
PARCEL NUMBER	74
STREET/SECTION LOT NO.	4
STREET ADDRESS NO.	
	LOT DIMENSION
	PROPERTY TAXES
	EJECT OF WAY
	EASEMENT

REVISED TO APRIL 1, 2013
FOR ASSIGNMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260
(207) 926-4044
john@jeodonnell.com
www.jeodonnell.com

46





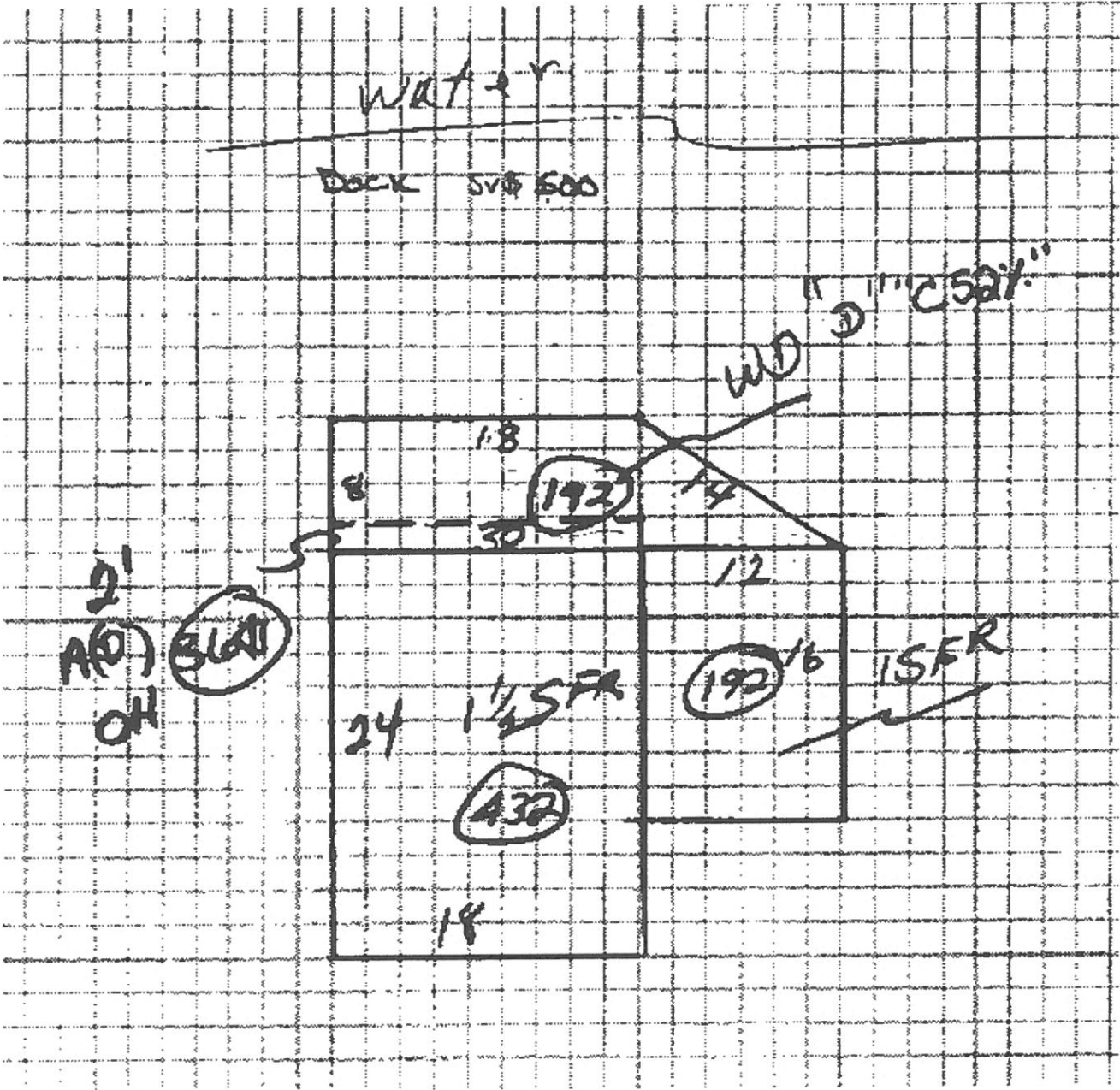
Property Card: 36 WEST SHORE DR.
Poland, ME



Parcel ID: 0046-0010
Trio Account #: 2783

Owner: FISHER, TIMOTHY J.
Co-Owner:
Mailing Address: 58 LIME RD
HANOVER, NH 03755

Valuation	Building Sketch
Card Number: 1 Acreage: 0.33 Land Value: \$195,390 Building Value: \$28,620 Total Value: \$28,620 Taxes: \$3,181	NO SKETCH AVAILABLE
Building Information	
Year Built: 1960 Remodled: 0 Living Area (sqft): 0 Basement: No Basement Finished Basement: 0 Number of Rooms: 0 Number of Bedrooms: 0 Number of Full Baths: 1 Number of Half Baths: 0	Stories: Exterior Walls: T&E III Roofing Materials: Asphalt Shingles Foundation: Piers Insulation: Full Fireplace: 0 Heating: Not Heated A/C: None Attic: None



DLN: 1001940083141

Warranty Deed

We, **TIMOTHY J. FISHER** and **KATHLEEN M. FISHER**, whose mailing address is 58 Lime Road, Hanover, NH 03755, for consideration paid grants and conveys to **MARGERY FINLEY CAMDEN**, whose mailing address is 70 Paradise Road, Bethel, ME 04217, with Warranty Covenants, the land, with the improvements thereon, located in Poland, County of Androscoggin, State of Maine, described as follows:

SEE EXHIBIT A attached hereto and to be recorded herewith.

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

Dated this 18 day of December, 2019.


TIMOTHY J. FISHER



KATHLEEN M. FISHER

STATE OF New Hampshire
COUNTY OF Grafton

Dec. 18, 2019

Personally appeared before me the above named **TIMOTHY J. FISHER** and **KATHLEEN M. FISHER** and acknowledged the foregoing to be heir free act and deed.




Notary Public
Notary Printed Name: Lori Avery
Commission Expiration Date: Aug. 26, 2020

LORI L. AVERY
Justice of the Peace - New Hampshire
My Commission Expires August 26, 2020

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

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

"BEING Lot numbered Ten (10) as delineated on a Plan of Poland Spring West Shores, Middle Range Pond in said Poland, said Plan being recorded in the Androscoggin County Registry of Deeds, Plan Book 16, Page 40.

"EACH LOT is conveyed SUBJECT TO the following Restrictions, Conditions and Protective Covenants imposed for the benefit of owners of other lots on said Plan:

"A) No building or other structure shall be erected, placed or permitted to remain on any lot, except one residence, with the usual appurtenant buildings and such residence shall have a minimum foundation area of six hundred (600) square feet.

"B) No commercial or business use shall be permitted on any such lot.

"C) All sewage from any house or other structure on any such lot shall be disposed of by septic tank constructed in accordance with standards of the Department of Health of the State of Maine, unless and until public sewers shall be installed.

"D) Each residence constructed on any such lot shall have a market value of at least five thousand (\$5,000.00) dollars in addition to the land cost. No such residence or other structure shall be left in an uncompleted state, but completion shall be within one (1) year from the beginning of construction.

"E) No house trailer, or mobile home, so-called, whether on wheels or not, shall be permitted on any of said lots, and no tents for occupancy shall be allowed.

"F) No building shall be located nearer than thirty (30) feet to the front line, nor nearer than twenty (20) feet to any side lot line.

"G) No fence to be erected and maintained on said lot shall be more than forty-two (42) inches in height.

"H) No building or structure shall be left with tarred paper or tarred shingle siding exposed.

"I) The grantee, her heirs, or assigns, or guests of said grantee, their heirs and assigns, shall not park motor vehicles on roads or rights-of-way shown on said plan.

"J) The grantor herein shall be under no obligation to enforce any of the foregoing restrictions and conditions or to restrain or enjoin any violation thereof or to repair or improve any right-of-way shown on said plan.

"K) The grantor, his heirs and assigns, reserves 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. In exercising said rights the grantors covenant for themselves, their heirs and assigns that so far as possible they will locate such guys initially in accordance with the needs of said lot owners, that they will do no unnecessary damage to the land surface, and that they will restore said surface as nearly as possible to its pre-existing condition."

Reference should be made to deed from Barry D. Chandler, Trustee of the Debra Louise Chandler Revocable Trust Dated April 6, 2007 to Timothy J. and Kathleen M. Fisher dated March 15, 2012 and recorded in the Androscoggin Registry of Deeds in Book 8359, page 287, from the above quoted description is derived.

DEEDS WARRANTY FISHERS to CAMDEN OTIS DEC 2019

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS



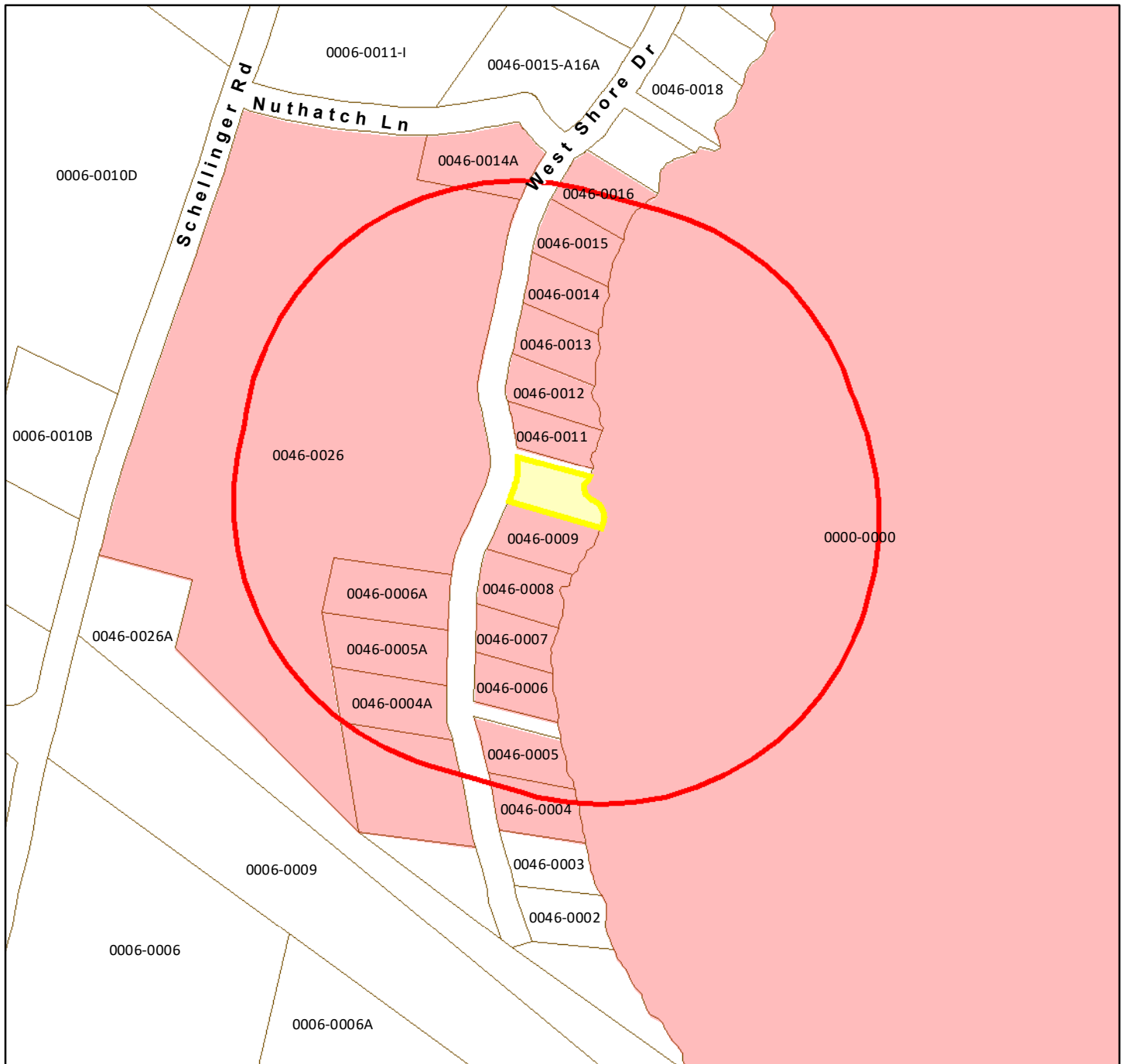
ABUTTERS W/IN 500 FEET

OF TAX MAP 46-10

1 inch = 270 Feet



January 31, 2020



Street Names

Parcel Lines - No Orthos

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



500 foot Abutters List Report

Poland, ME

January 13, 2020

Subject Property:

Parcel Number: 0046-0010
CAMA Number: 0046-0010
Property Address: 36 WEST SHORE DR.

Mailing Address: FISHER, TIMOTHY J.
58 LIME RD
HANOVER, NH 03755

Abutters:

Parcel Number: 0046-0002-A03A
CAMA Number: 0046-0002-A03A
Property Address: 15 WEST SHORE DR.

Mailing Address: GVARJANSKI, STEPHEN M.
15 WEST SHORE DRIVE
POLAND, ME 04274

Parcel Number: 0046-0004
CAMA Number: 0046-0004
Property Address: 12 WEST SHORE DR.

Mailing Address: GVARJANSKI, LOUISE
1901 HWY 190 APT 1010
MANDEVILLE, LA 70448

Parcel Number: 0046-0004A
CAMA Number: 0046-0004A
Property Address: 17 WEST SHORE DR.

Mailing Address: EMERSON, KATY
17 WEST SHORE DR
POLAND, ME 04274

Parcel Number: 0046-0005
CAMA Number: 0046-0005
Property Address: 16 WEST SHORE DR.

Mailing Address: BSULLAK, GEORGE E.
92 PULSIFER ROAD
POLAND, ME 04274

Parcel Number: 0046-0005A
CAMA Number: 0046-0005A
Property Address: WEST SHORE DR.

Mailing Address: SPRAGUE-LAMBERT, LINDA
139 WEST ST.
BIDDEFORD, ME 04005

Parcel Number: 0046-0006
CAMA Number: 0046-0006
Property Address: 22 WEST SHORE DR.

Mailing Address: SPRAGUE-LAMBERT, LINDA
139 WEST ST.
BIDDEFORD, ME 04005

Parcel Number: 0046-0006A
CAMA Number: 0046-0006A
Property Address: WEST SHORE DR.

Mailing Address: BLANCHARD, ELIZABETH L.
37 RANSOM RD.
FRAMINGHAM, MA 01702

Parcel Number: 0046-0007
CAMA Number: 0046-0007
Property Address: 26 WEST SHORE DR.

Mailing Address: RENZI, TIMOTHY ANDREW ET AL
% CAROL RENZI 974 PLEASANT ST.
FRAMINGHAM, MA 01701

Parcel Number: 0046-0008
CAMA Number: 0046-0008
Property Address: WEST SHORE DR.

Mailing Address: RENZI, TIMOTHY ANDREW ET AL
% CAROL RENZI 974 PLEASANT ST.
FRAMINGHAM, MA 01701

Parcel Number: 0046-0009
CAMA Number: 0046-0009
Property Address: 32 WEST SHORE DR.

Mailing Address: CHANDLER, BARRY D.
10080 150TH COURT NORTH
JUPITER, FL 33478



www.cai-tech.com

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500 foot Abutters List Report

Poland, ME
January 13, 2020

Parcel Number: 0046-0011
CAMA Number: 0046-0011
Property Address: 40 WEST SHORE DR.

Mailing Address: FIORINO, MARK
30 CROSS ST
FOXBORO, MA 02035

Parcel Number: 0046-0012
CAMA Number: 0046-0012
Property Address: 44 WEST SHORE RD.

Mailing Address: MILDAM, DOUGLAS S.
540 LINDEN ST.
BOYLSTON, MA 01505

Parcel Number: 0046-0013
CAMA Number: 0046-0013
Property Address: 46 WEST SHORE DR.

Mailing Address: HEANSSLER, BRENT D.
87 BEECHRIDGE RD.
SCARBOROUGH, ME 04074

Parcel Number: 0046-0014
CAMA Number: 0046-0014
Property Address: 50 WEST SHORE DR.

Mailing Address: KERBER, PHILIP
9 COTTAGE STREET
FREEPORT, ME 04032

Parcel Number: 0046-0014A
CAMA Number: 0046-0014A
Property Address: 16 NUT HATCH LANE

Mailing Address: WORLEY, LARRY E.
16 NUT HATCH LANE
POLAND, ME 04274

Parcel Number: 0046-0015
CAMA Number: 0046-0015
Property Address: 54 WEST SHORE DR.

Mailing Address: BERNSTEIN, MICHAEL
71 ELM ST.
HOLLISTON, MA 01746

Parcel Number: 0046-0016
CAMA Number: 0046-0016
Property Address: 60 WEST SHORE DR.

Mailing Address: HERRICK, STEVEN P.
60 WEST SHORE DR.
POLAND, ME 04274

Parcel Number: 0046-0026
CAMA Number: 0046-0026
Property Address: 184 SCHELLINGER RD.

Mailing Address: CHANDLER, NATHAN CHASE
5744 DIAMOND POINT CIRCLE
EL PASO, TX 79912



www.cai-tech.com

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

1/13/2020

Page 2 of 2

National Flood Hazard Layer FIRMeTte



44°1'59.97"N

70°23'24.01"W



USGS The National Map: Orthoimagery, Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

44°1'34.10"N

70°22'46.56"W

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/12/2020 at 9:11:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



NOTES TO USERS

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

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

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

ries of the floodways were computed at cross sections and interpolated across sections. The floodways were based on hydraulic considerations and requirements of the National Flood Insurance Program. Floodway widths or pertinent floodway data are provided in the Flood Insurance Study Report.

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

ection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The horizontal datum was NAD 83, GRS 1980. Differences in datum, spheroid, projection or UTM zones used in the on of FIRMs for adjacent jurisdictions may result in slight positional as in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

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

omation Services
NNGS12
Geodetic Survey
1, #5202
46 West Highway
Spring, Maryland 20910-3282
3-3242

n current elevation, description, and/or location information for bench marks on this map, please contact the Information Services Branch of the National Geodetic Survey at (800) 713-3342 or visit its website at <http://www.ngs.noaa.gov>.

ap information shown on this FIRM was derived from the Maine Office of the Information Systems (MCOIS) at a scale of 1:4,800 or better from topography dated 2001 or later.

file baselines depicted on this map represent the hydraulic modeling baseline on the flood profiles in the FIS report. As a result of improved topographic data, file baselines, in some cases, may deviate significantly from the channel or appear outside the SFHA.

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

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

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

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

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

f Maine Floodway Note: Under the Maine Revised Statutes Annotated (MRS) Title 38 § 429-A, TC where the floodway is not designated on the Insurance Rate Map, the floodway is considered to be the channel of a water course and the adjacent lands and areas to a distance of one-half of the floodplain, as measured from the normal high water mark to the limit of the floodplain, unless a technical evaluation certified by a registered civil engineer is provided demonstrating the actual floodway based upon FEMA modeling methods.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood) is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas are the areas subject to flooding by the 1% annual chance flood. The Special Flood Hazard Areas include Zones A, AE, AH, AD, AR, AV, VE, V, X, Y, Z, etc. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A**
No Base Flood Elevations determined.
- ZONE AE**
Base Flood Elevations determined.
- ZONE AH**
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
- ZONE AD**
Flood depths of 1 to 3 feet (usually where flow is slowing terrain); areas depths determined. For areas of annual ten flooding, velocities and data determined.
- ZONE AR**
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently dismantled. Zone AR indicates that the former flood control system is being restored to its protection from the 1% annual chance or greater flood. The former flood control system is being restored to its protection from the 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE AV**
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
- ZONE VE**
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept open to the 1% annual chance flood. It is the channel of a stream plus any adjacent floodplain areas that must be kept open to the 1% annual chance flood. It is the channel of a stream plus any adjacent floodplain areas that must be kept open to the 1% annual chance flood.

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

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

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone G boundary

CBRS and OPA boundary

Boundary showing Special Flood Hazard Areas and floodplains

Base Flood Elevation and value; elevation in feet

Base Flood Elevation value where uniform within zone; elevation in feet

Reference to the North American Vertical Datum of 1988

Cross section line

Traverse line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

5000-foot scale; Maine State Plane West Zone

UTM Zone 18Q; Transverse Mercator projection

1000-meter Universal Transverse Mercator grid values; zone 1

Bench mark (see explanation in Notes to Users section of this report)

Map Repository

Refer to Map Repository for on Map Index

EFFECTIVE DATE OF COUNTRYWIDE FLOOD INSURANCE RATE MAP

July 8, 1973

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-635-5522.

MAP SCALE 1" = 500'

0 50 100 150 200 FEET

0 50 100 150 200 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0294E

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

PANEL 294 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAY)

COUNTY: ANDROSCOGGIN

COMMUNITY: POLAND, 100000

DATE: 1/1/00

PAGE: 3

NOTICE TO USER: The Map Number shown should be used when placing map order.

Community Number shown above should be used on insurance applications for flood insurance.

MAP NUMBER: 23001C02

EFFECTIVE DATE: JULY 8, 2002

Federal Emergency Management Agency

SCHEDULE OF IMPERVIOUS AREAS
36 WEST SHORE DRIVE - TAX MAP 46, LOT 10

DESCRIPTION	EXISTING	PROPOSED
DRIVEWAY (GRAVEL)	487.0	487.0
<u>STRUCTURES</u>		
<u>CAMP BUILDING</u>		
CAMP 1-STORY (12x16)	192	
CAMP 2-STORY (24x18)	432.0	
CAMP 2-STORY OVERHANG (2x18)	36.0	
CAMP BUILDING (INCLUDES OVERHANG)	660.0	
EAVES (AREA BEYOND DECKS)	38.1	
CAMP BUILDING W/EAVES	698.1	
<u>DECKS</u>		
SHORESIDE DECK PORTION REMAINING (6x18)	108.0	
SHORESIDE TRIANGLE DECK PER TAX CARD (HALF OF 8x12)	48.0	
ROADSIDE DECK (NOT ON TAX CARD)	27.1	27.1
DECKS	183.1	27.1
CAMP BUILDING NEW (19x22)		418.0
CAMP BUILDING EXISTING (24x18)		432.0
SCREENED IN PORCH (8x18)		144.0
MAIN STRUCTURE GROUND FOOTPRINT		994.0
ACCESSORY STRUCTURE GROUND FOOTPRINT (SHED)	48.0	48.0
TOTAL	1416.2	1556.1
IMPERVIOUS SURFACES PERCENTAGE	10.3%	11.4%

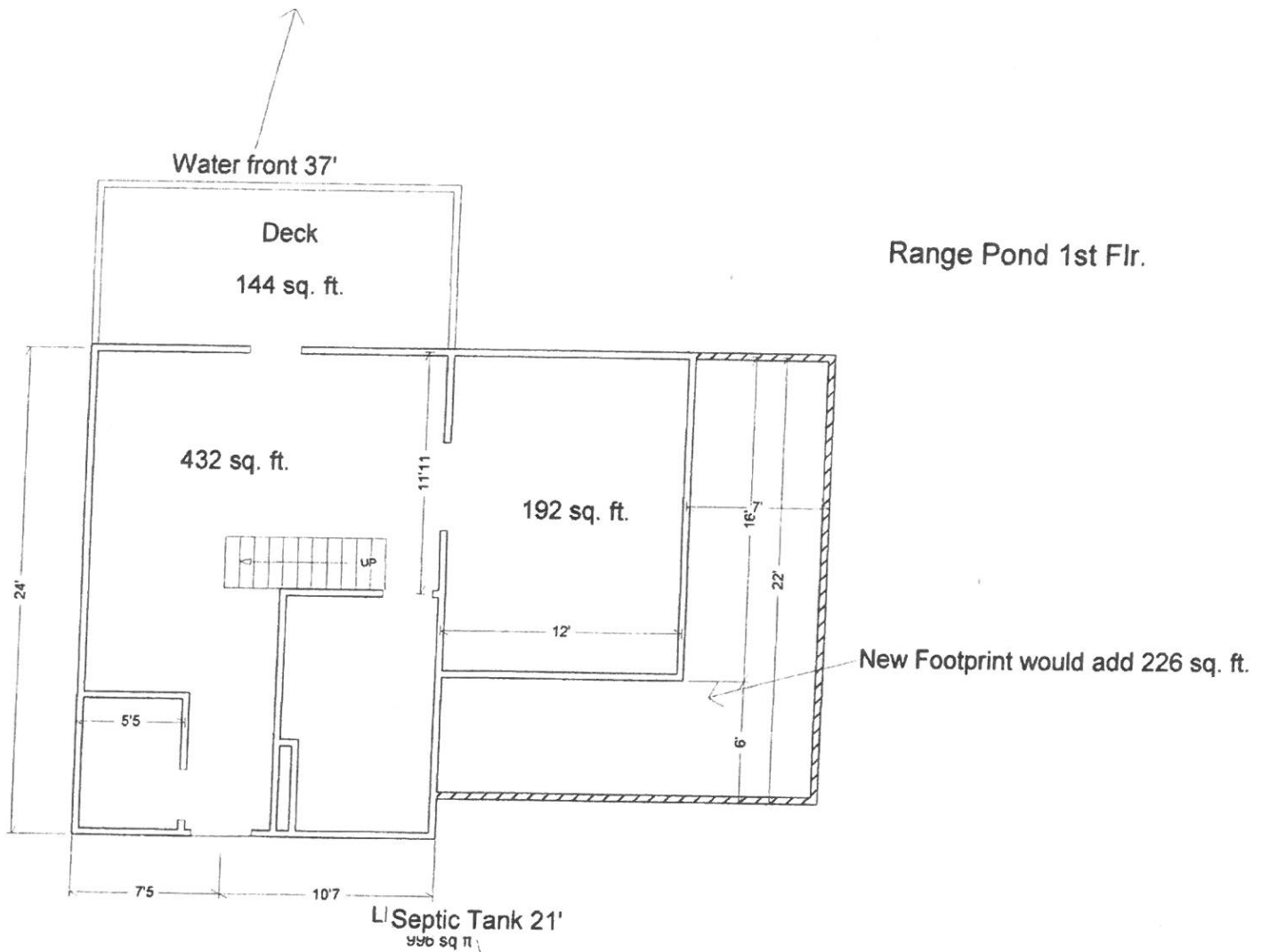
LOT SIZE	13,700 SF
MAXIMUM IMPERVIOUS ALLOWED (15%)	2,055 SF

SCHEDULE OF STRUCTURE EXPANSION AREA
36 WEST SHORE DRIVE - TAX MAP 46, LOT 10

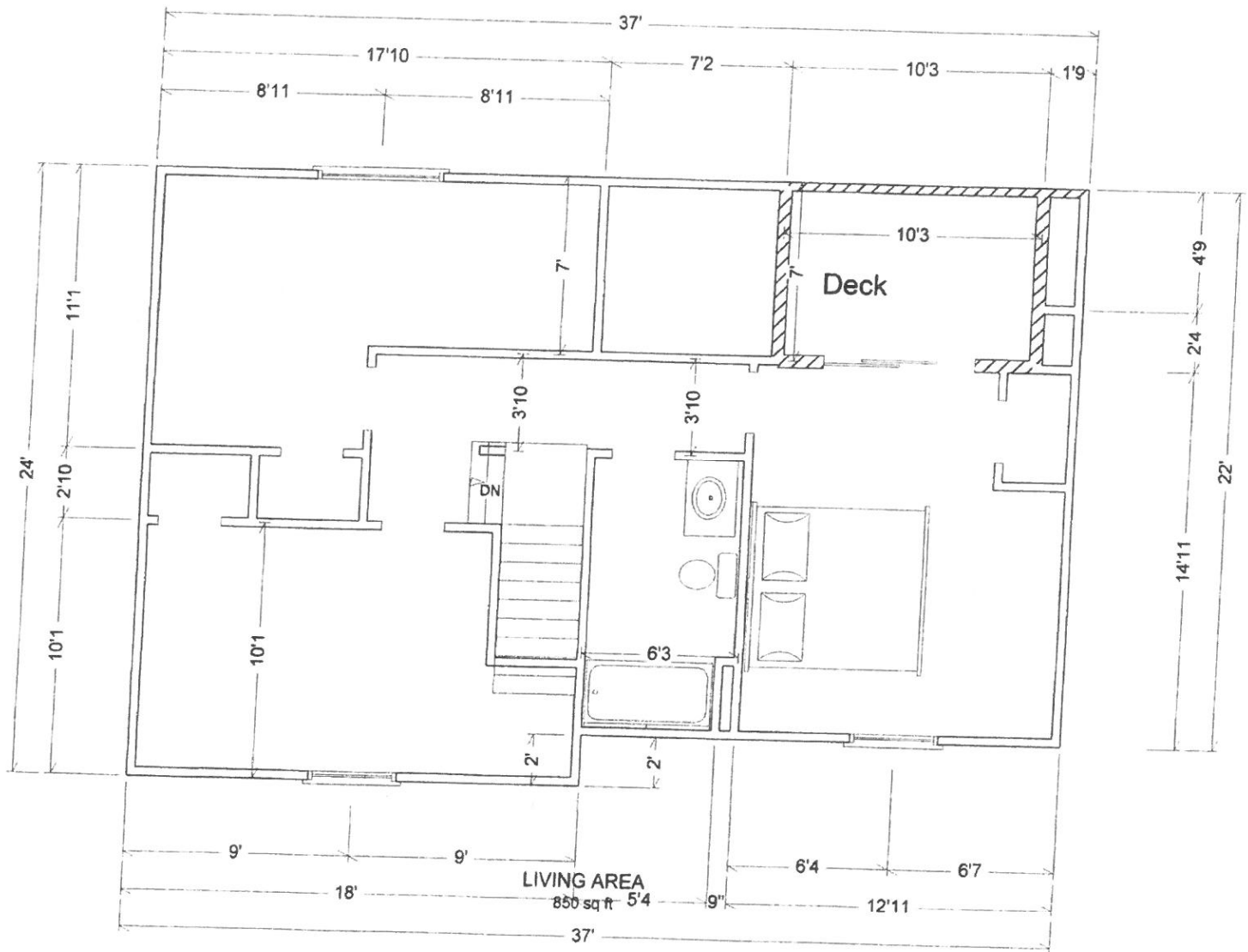
DESCRIPTION	EXISTING	PROPOSED
<u>STRUCTURES</u>		
<u>CAMP BUILDING & DECK EXISTING</u>		
CAMP 1-STORY (12x16)	192.0	
CAMP 2-STORY (24x18)	432.0	
CAMP 2-STORY OVERHANG (2x18)	36.0	
SHORESIDE DECK PORTION REMAINING (6x18)	108.0	
<u>CAMP BUILDING PROPOSED</u>		
CAMP BUILDING NEW (19x22)		418.0
CAMP BUILDING EXISTING (24x18)		432.0
SHORESIDE SCREENED PORCH (8x18)		144.0
TOTAL	768.0	994.0
EXPANSION PERCENTAGE ALLOWED (30%)	30.0%	230.4 SF
PROPOSED EXPANSION PERCENTAGE & SF	29.4%	226.0 SF

PRE-CONSTRUCTION PHOTOGRAPHS (TM 46-10)
PHOTOS TAKEN BY DAVIS LAND SURVEYING 1/20/2020

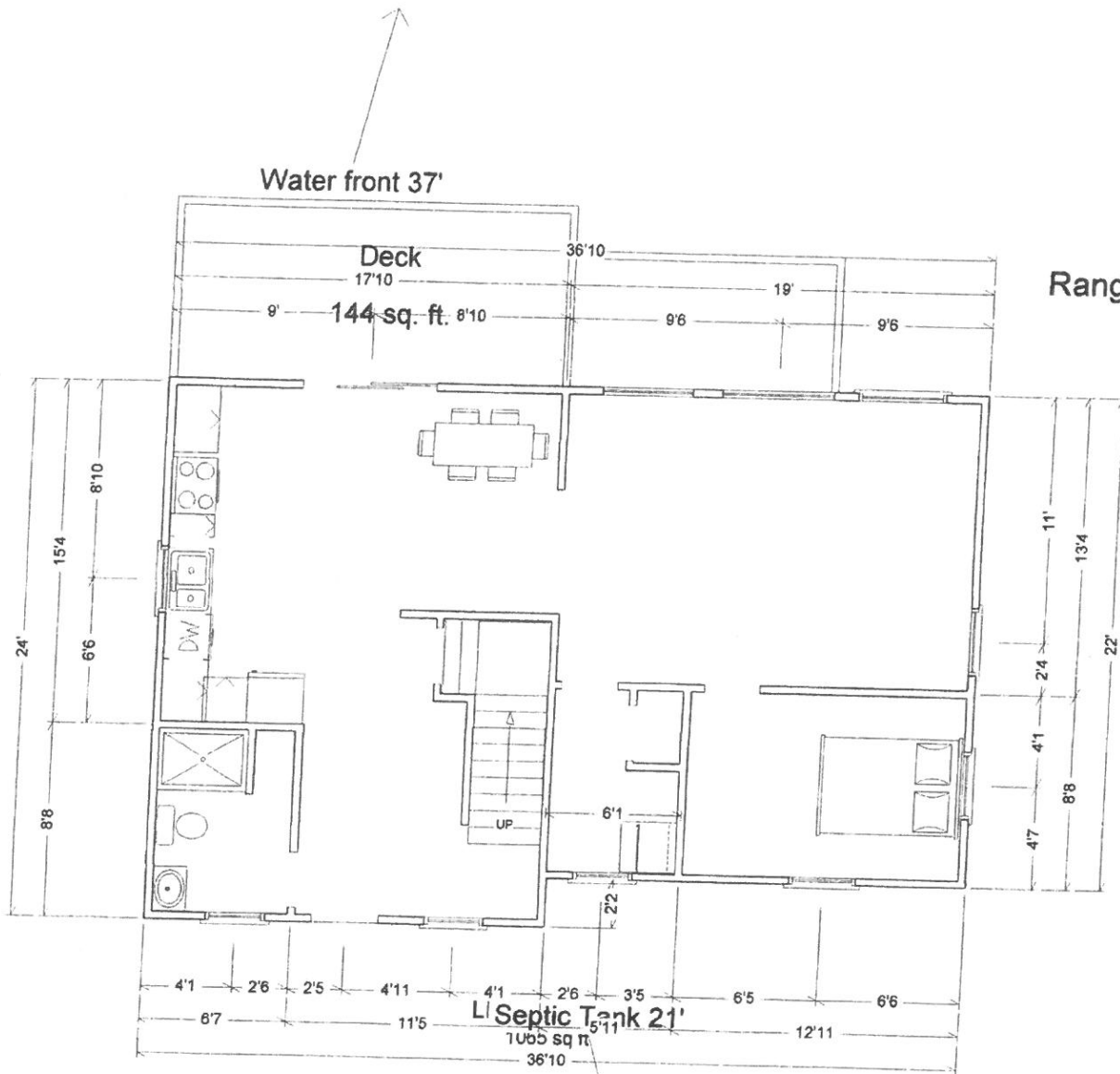




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NOTES:

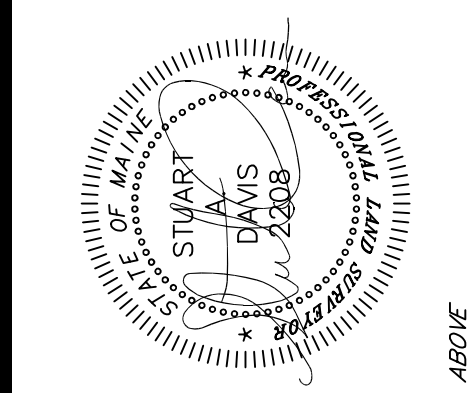
- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2019 PER PLAN REF. A
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
- 3) THE PARCEL IS LOCATED IN THE SHORELAND ZONING DISTRICT, R-2, LR.
- 4) EXTREME PORTIONS OF PROPERTY ALONG SHORELINE IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23001C0294E, EFFECTIVE DATE 7/8/2013. REMAINING PORTIONS OF PROPERTY AND ALL IMPROVEMENTS AS SHOWN DO NOT FALL WITHIN A SPECIAL DESIGNATED FLOOD HAZARD ZONE.
- 5) EXISTING CONDITIONS: TOTAL PARCEL AREA = 13,700 SQ.FT./ IMPERVIOUS AREA 1,416.2 SQ.FT. IMPERVIOUS AREA/LOT COVERAGE CALCULATIONS: DRIVEWAY (487 sq.ft.), EXISTING STRUCTURES: (CAMP W/EAVES 698.1 sq.ft.), (DECKS 183.1 sq.ft.), (SHED 48 sq.ft.) TOTAL IMPERVIOUS AREA/LOT COVERAGE = 1,416.2/13,700 = 10.3% HEIGHT OF EXISTING STRUCTURE IS AT ±24'.

REFERENCES:

- 1) SITE PLAN LAND AT 34 WEST SHORE DRIVE, POLAND, MAINE COMPILED BY LOST CORNER LAND SURVEYING, LLC DATED NOVEMBER 30, 2019.
- 2) PLAN ENTITLED "POLAND SPRING WEST SHORES" DATED JUNE 1964 AND RECORDED IN PLAN BOOK 18, PAGE 40.
- 3) TOWN OF POLAND TAX MAP 46.

LEGEND

- PROPERTY LINES
- RIGHT OF WAY/ABUTTING LOT LINES
- 5/8" CAPPED REBAR SET #2208
- IRON PIN FOUND
- UTILITY POLE



CERTIFICATION:

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

EXCEPT AS FOLLOWS:

1) NO WRITTEN REPORT TO DATE.

2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: S.A.D.

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

DAVIS LAND SURVEYING, LLC

MAILING: 64 OLD COUNTY ROAD – OXFORD, MAINE 04270

OFFICE: 990 MINOT AVENUE – AUBURN, MAINE 04210

OFFICE (207) 345-9991 CELL (207) 240-9949

EMAIL: stuart@davislandsurveying.net

WEBSITE: www.davislandsurveying.net

February 11, 2020

FILE NO. 387

--- SITE PLAN – SHORELAND ZONING APPLICATION ---

Existing Conditions

Margery Finley Camden

36 West Shore Drive

70 Paradise Road – Bethel, Maine 04217

JOB NO.: 20-004

AREA:

Total 13,700.0 sq.ft.

Zoning: Limited Residential
Chapter 5 – 508.27

Minimum Lot Area: 80,000 sq.ft.
Minimum Road Frontage: 200'
Minimum Shore Frontage: 200'
Maximum Impervious: 15%
Maximum Structure Height: 20/25'

Setbacks:
Front: 20'
Side & Rear: 20'
From HWM: 100'

OWNER OF RECORD:

MARGERY FINLEY CAMDEN
12-18-2019 10268/339
Tax Map 46 – Lot 10
36 West Shore Drive

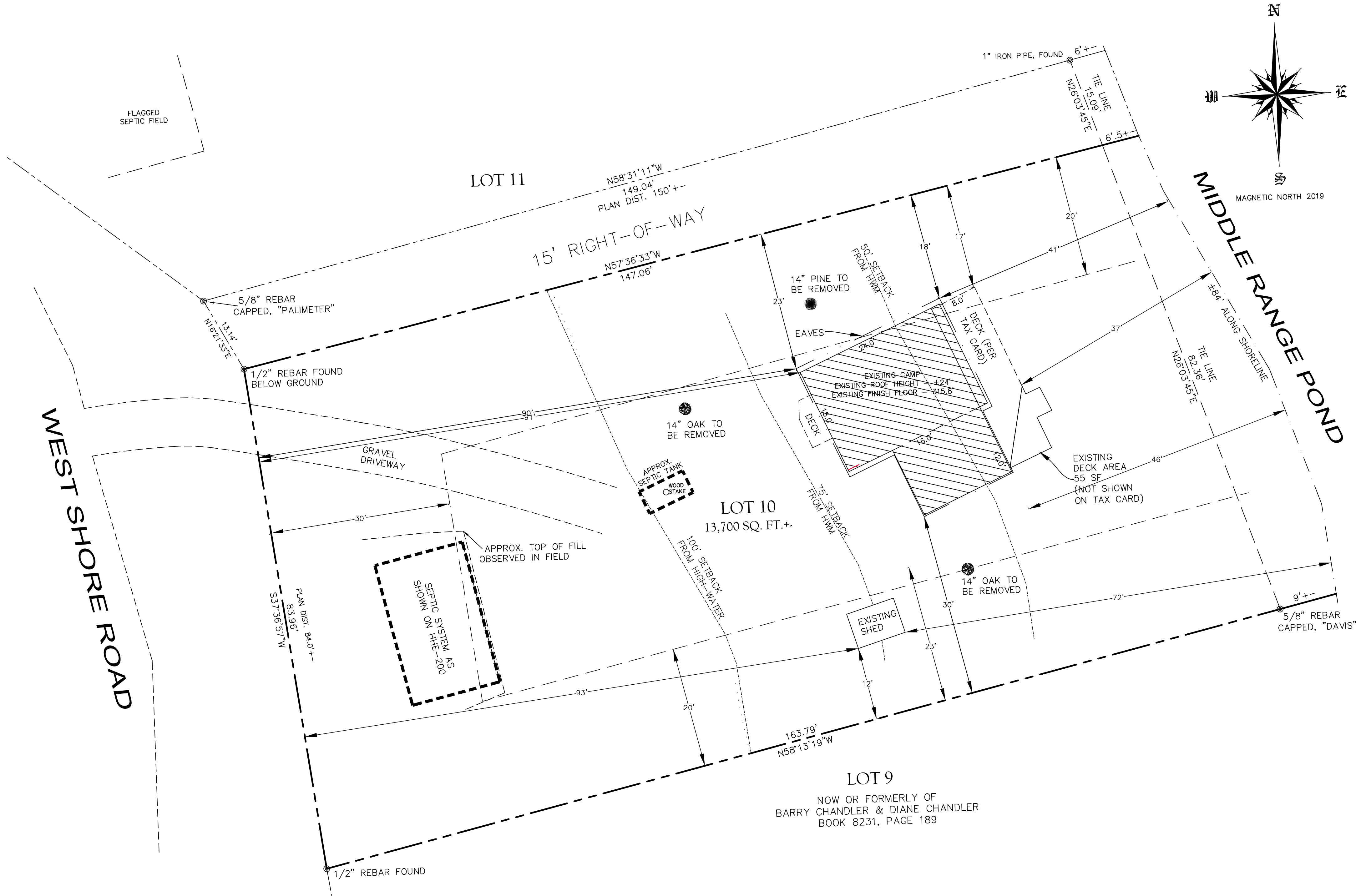
RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS – STATE OF MAINE

RECEIVED _____ AT _____ HOUR _____ MIN. ____M.

AND RECORDED IN PLAN BOOK _____, PAGE _____

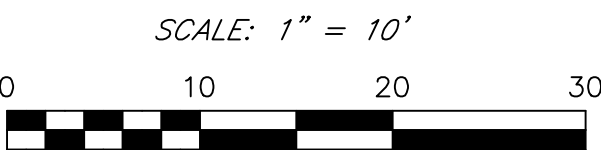
ATTEST _____ REGISTRAR



TOWN OF POLAND PLANNING BOARD:

CHAIRPERSON: _____

DATE: _____





Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site plan

Owners Name: Adam Mocciola 383 Megquier Hill Rd. Poland, ME 04274

Located at: 48-50 Mechanic Falls Rd.

Parcel ID: 0012-0016A

Zoning District: General Purpose 1

509.8 SUBMISSIONS

The Planning Board voted on January 28, 2020 that the application, for a retail adult use marijuana store and cultivation as well as the change of use of the hair salon back to a residence, included all the mandatory submissions requirements for the site plan application. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

The site plan does not include any changes to the existing landscape. Based on this information and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:

The buildings are existing on site and only minor changes are proposed. Based on this information above and in the record the Planning Board finds that this criterion will be met.

C. Compatibility with Residential Areas:

The proposed retail store is in General Purpose 1. There is a mix of commercial and residential in the area. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

D. Vehicular Access:

This parcel does not appear to contain more than five hundred (500') feet of street frontage on a single street and consists of more than ten (10) acres; therefore, a conceptual access master plan is not required. Based on this information and in the record the Planning Board finds that this criterion will be met.

E. Access to Route:

There are two historic entrances existing on the property. The entrance closest to the Minot Town line will be used as an entrance only and the other will be used to both enter and exit the property. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:

The site is existing, and no change of the drainage is proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

G. Conservation, Erosion and Sediment Control:

The site is existing, and no change of the erosion and sediment control is proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

H. Phosphorus Export:

The site is existing, and no change of the phosphorous export is proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

I. Site Conditions:

The site is existing, and no change of the site conditions is proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

J. Signs:

The applicant has proposed to use the existing sign locations with new sign faces. Based on this information and in the record the Planning Board finds that this criterion will be met.

K. Special Features:

The applicant has proposed installing HVAC equipment on the side of the retail store. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:

The applicant has stated that all exterior lighting will be full cut off LED. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:

The existing gravel areas and proposed parking areas were reviewed by the Fire Chief and deemed sufficient. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:

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

O. Water Supply:

The property is now served by a private well. Based on this information and in the record the Planning Board finds that this criterion will be met.

P. Ground Water:

The parcel is not located in an aquifer overlay district and above or below ground fuel storage has not been proposed; therefore, the Board finds that this section is not applicable.

Q. Air Emissions:

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

R. Odor Control:

The proposed adult use retail marijuana store and cultivation will follow the rules set forth in chapter 15 of the Comprehensive Land Use Code for odor control. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:

The applicant has stated that the proposed adult use retail marijuana store and cultivation will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal

The applicant has provided a letter from Michael Deyling stating the existing subsurface waste on site is sufficient for the proposed business and the home. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal

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

V. Buffer Areas

The applicant has not proposed any changes to the existing buffers. Based on this information and in the record the Planning Board finds that this criterion will be met.

W. Adequate Financial and Technical Capacity

The question of financial and technical capacity was not addressed in this application; therefore, the Board finds that this section is not applicable.

X. Conformance with the Comprehensive Plan

The adult use retail store and cultivation is an allowed use in the General Purpose 1 zoning district and will be in conformance with the Comprehensive Plan. Based on this information and in the record the Planning Board finds that this criterion will be met.

504.4. Nonconforming Uses

B. Resumption Prohibited:

The applicant has requested the single family home on the property that was changed to a hair salon be changed back to a single family home. The Board decided that because as of November 26, 2019 when the application was originally submitted the structure was used for residential purposes in the last five years. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Board reviewed the Site Plan application on January 28, 2020 at which time the Board deemed the application as completed and decided to not hold a public hearing or site walk for the application.
- The applicant has provided the Board with a deed (Book 1024 Page 222) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Ch. 5 § 509.2.A.3, (New uses of existing structures or land or existing uses that require Site Plan Review.)

Therefore, the Town of Poland Planning Board by a vote 5-0 hereby approves with the following conditions the application for Adam Mocciola for an adult use marijuana retail store, cultivation, and the change of use of the back to a residence as described in the application dated November 26, 2019 and the above findings of facts.

Conditions of Approval:

- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time
- Building/use permits shall be obtained prior to the start of construction/use
- The applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

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

Date Approved: January 28, 2020
Poland Planning Board

James Porter, Chairman

Stephanie Floyd, Vice Chairman

Absent with Notice

Mark Weinberg, Secretary

George Greenwood, Member

Cheryl Skilling, Member

James Walker, Alternate Member