

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



**Meeting Materials**

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

**CALL TO ORDER**

**MINUTES**

February 26, 2019

**COMMUNICATIONS**

**OLD BUSINESS**

Minor Subdivision Application Amendment – Holly Russell – Off Cleve Tripp Road  
– Map 5 Lot 24 Sublot 3

**NEW BUSINESS**

Formal Shoreland Zoning Application – Joanna and Lawrence Salamone – 245 Jordan Shore Drive  
– Map 30 Lot 11

Formal Shoreland Zoning Application – Richard Nadeau and Emily Tibbetts – 185 Birch Drive  
– Map 44 Lot 93

**ANY OTHER BUSINESS**

**ADJOURNMENT**

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**February 26, 2019**  
**Approved on \_\_\_\_\_, 2019**

**CALL TO ORDER** – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, Stephanie Floyd, CEO Scott Neal, and Sarah Merrill present. George Greenwood absent with notice.

**MINUTES** – January 22, 2019 – Member Floyd moved to approve the minutes. Member Weinberg seconded the minutes. Discussion: None    Vote: 3-yes 0-no

Public Hearing on February 12, 2019 – Member Weinberg moved to accept the minutes with a change. Member Floyd seconded the motion. Discussion: None    Vote: 3-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Minor Subdivision Application Amendment – Holly Russell – Off Cleve Tripp Road – Map 5 Lot 24 Sublot 3

Holly Russell presented the application to the Board. Ms. Russell would like to put her driveway in a different spot from the subdivision plan. The new spot has better sight lines and wouldn't be a shared driveway.

The Board wanted to table the application until there is clarification from the Town Attorney about whether the Board has the authority to make this change to the subdivision.

Member Floyd moved to table the application until there is clarification from the Town Attorney. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

**Formal Site Plan Review – Poland Corner Road Water Main Extension Stream Crossing and Water Tank Storage – Poland Corner Road – Map 11 Lots 6B and 5**

Rob Prue from Pine Tree Engineering presented the project to the Board. The plan calls to extend the water main across the stream and up Poland Corner Road to a water tank in the mobile home park.

Paul Lundberg wanted to know if anyone else on Poland Corner Road could get water from the water extension. Anyone in that area can get water, but they won't be required to do so.

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

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Member Floyd moved to approve as complete the Formal Site Plan Review with the following conditions: the public hearing is waived, and the site walk is waived. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Formal Site Plan Review – MB Investment Properties, LLC – 100 Bark Mulch Drive  
– Map 4 Lot 15 Sublot 2 and Map 4 Lot 17

Jim Hiltner from MB Bark, LLC read an introduction and Mark St. Germain of St. Germain Collins presented the project to the Board. MB Bark would like to expand its operations on its existing property to include asphalt shingle recycling. The company has a Scarborough location where asphalt shingle recycling already takes place. This project would move that process to the Poland site.

Karen Hespe and Mark Tibbetts about the MB Bark property and had questions regarding water quality, hours of operation, site lines, and blasting.

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

Member Floyd moved to approve as complete the Formal Site Plan Review with the following conditions: the public hearing is waived, the site walk is waived, and the notes on the mylars will include: the DEP approvals, the Army Core of Engineers approvals, that a copy of the weekly inspection reports also be given to the CEO, and that the hours of operation will remain the same. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Thomas and Abbie Mannett – 41 Black  
Duck Lane – Map 36 Lot 7 Sublot 8

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Formal Shoreland Zoning Application – Leonard and Patsy Adams – 283 Jordan  
Shore Drive – Map 29 Lot 3

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Sketch Plan Review – Dawn Miller – 1199 Maine Street – Map 12 Lot 44

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

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Formal Shoreland Zoning Application – Arthur and Rebecca Weissman  
– 37 Mountain View Drive – Map 49 Lot 35

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

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

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: Member Floyd noted that “Megquier” is not spelled correctly in the Findings of Fact.    Vote: 3-yes 0-no

Minor Subdivision Application – Greg Washburn – Off Maine Street  
– Map 15 Lot 18B

Member Floyd moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Road Name Application for Brookdale Village

The Board discussed the three choices for the road name. CEO Neal thinks that the first road name choice is similar to an existing road and the Board agrees. The Board recommended the second name choice.

Vote of CLUC Marijuana Amendments 2019

*Article ?. Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to adopt Marijuana Standards” be enacted? (A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

**CHAPTER 15 – MARIJUANA STANDARDS**

**1501 SHORT TITLE** – This Chapter shall be known as the “Marijuana Standards for the Town of Poland, Maine.”

**1502 PURPOSE**

**1502.1 Purposes** – The purposes of this Chapter are:

- A. To provide guidance to those wishing to establish any type of marijuana establishment in Poland;
- B. To clarify the approval criteria for each type of marijuana establishment; and
- C. To promote uniform standards.

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**1503 ADMINISTRATION**

- A. Any commercial operation must submit site plans to the Planning Board and is subject to the administration of the Planning Board.
- B. The Code Enforcement Officer is responsible for the final sign off to the State regarding whether or not an operation meets the applicable requirements of the Comprehensive Land Use Code.

**1504 MEDICAL MARIJUANA CAREGIVER CULTIVATION**

**1504.1 Allowed Locations**

Medical marijuana caregiver cultivation sites shall be allowed in the following locations, subject to the requirements of this Section:

- A. All Zones
- B. Must follow the requirements of home occupation as defined in the CLUC.

**1504.2 Security**

Medical marijuana caregiver cultivation sites must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

**1504.3 Ventilation**

Medical marijuana caregiver cultivation sites must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- ***This is the last amendment in the packet, but it was the first amendment the Board voted on. Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None  
Vote: 0-yes 2-no 1-abstained***

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**After all the other amendments had been voted on the Board had a discussion to reconsider the vote on this amendment because of its importance in regulating all the marijuana ordinances. Vice Chairperson Porter moved to reconsider the vote on this amendment. Member Floyd seconded the motion. Discussion: None Vote: 3-yes 0-no**

**Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 1-yes 0-no 2-abstained**

**Article ?.** Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Medical Marijuana Registered Caregiver Retail Stores” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

**1507 MEDICAL MARIJUANA REGISTERED CAREGIVER RETAIL STORES**

**1507.1 Allowed Locations**

Medical marijuana registered caregiver retail stores shall be allowed in the following locations, subject to the requirements of this Section:

- A. Village 4 Zone.
- B. General Purpose 1 Zone.
- C. Each zone, Village 4 and General Purpose 1, may have a combined maximum of five medical marijuana registered caregiver retail stores and/or adult use retail stores in each district. A site may contain one or more stores provided they are all within the same building.
- D. This is a permitted use requiring Planning Board approval and licensing from the Town to operate

**1507.2 Signs**

- A. Signage for medical marijuana registered caregiver retail stores will comply with Chapter 5, Section 508.18 Signs, of this Code, as well as with any applicable requirements of State law or regulation.

**1507.3 Security**

Medical marijuana registered caregiver retail stores shall comply with the following requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.

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B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

#### **1507.4 Ventilation**

Each medical marijuana registered caregiver retail store must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants in the building.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 2-yes 0-no 1-abstained**

[Article ?](#). Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Medical Marijuana Testing Facilities” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

#### **1506 MEDICAL MARIJUANA TESTING FACILITIES**

##### **1506.1 Allowed Locations**

Medical marijuana testing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. All Zones
- B. Must be a registered caregiver and follow the requirements of home occupation as defined in the CLUC.
- C. Requires licensing by the Town to operate

##### **1506.2 Security**

Medical marijuana testing facilities must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of



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thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

### **1506.3 Ventilation**

Medical marijuana testing facilities must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 2-yes 0-no 1-abstained**

[Article ?.](#) Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Medical Marijuana Manufacturing Facilities” be enacted? (A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)

## **1505 MEDICAL MARIJUANA MANUFACTURING FACILITIES**

### **1505.1 Allowed Locations**

Medical marijuana manufacturing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. All Zones
- B. Must be a registered caregiver and follow the requirements of home occupation as defined in the CLUC.
- C. Requires licensing by the Town to operate. (Same comment as 1506.1)

### **1505.2 Security**

Medical marijuana manufacturing facilities must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

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**1505.3 Ventilation**

Medical marijuana manufacturing facilities must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 2-yes 0-no 1-abstained**

**Article ?.** Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Adult Use Marijuana Cultivation Facilities” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

**1510 ADULT USE MARIJUANA CULTIVATION FACILITIES**

**1510.1 Allowed Locations**

Adult use marijuana cultivation facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. Tier 1, maximum 500 square feet of canopy.
  - 1. All Zones.
  - 2. Tier 1 Adult Use Marijuana Cultivation must follow the requirements of home occupation as defined in the CLUC.
- B. Tier 2, maximum 2000 square feet of canopy.
  - 1. Village 4 Zone and General Purpose 1 Zone. Must be combined with a Medical or Adult Use retail storefront. Maximum of five cultivation sites in each zone.
  - 2. Farm and Forest Zone. Maximum of five cultivation sites.
  - 3. Total number of Tier 2 cultivation sites among the three zones cannot exceed a maximum of 10.
- C. Tier 3, maximum 7000 square feet of canopy.
  - 1. Farm and Forest Zone. Maximum of five cultivation sites.
- D. Tier 4, 20,000 square feet of canopy. Not permitted.

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E. Tier 2, and 3 are permitted uses requiring Planning Board approval and licensing from the Town to operate.

### **1510.2 Security**

Adult use marijuana cultivation facilities must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

### **1510.3 Ventilation**

Adult use marijuana cultivation facilities must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 1-yes 1-no 1-abstained**

**Article ?.** Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Adult Use Marijuana Products Manufacturing Facilities” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

## **1511 ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITIES**

### **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 cultivation is allowed and must be co-located with a cultivation facility.
- B. This is a permitted use requiring Planning Board approval and licensing by the Town to operate.

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**1511.2 Security**

Adult use marijuana products manufacturing facilities must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

**1511.3 Ventilation**

Adult use marijuana products manufacturing facilities must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 1-yes 1-no 1-abstained**

**Article ?.** Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Adult Use Marijuana Testing Facilities” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

**1512 ADULT USE MARIJUANA TESTING FACILITIES**

**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 zones.
- B. This is a permitted use requiring Planning Board approval and licensing by the Town to operate.

**1512.2 Security**

Adult use marijuana testing facilities must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.

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B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

### **1512.3 Ventilation**

Adult use marijuana testing facilities must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 1-yes 1-no 1-abstained**

[Article ?](#). Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Authorize and Regulate Adult Use Marijuana Stores” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

## **1513 ADULT USE MARIJUANA STORES**

### **1513.1 Allowed Locations**

Adult use marijuana stores shall be allowed in the following locations, subject to the requirements of this Section:

- A. Village 4 Zone.
- B. General Purpose 1 Zone.
- C. Each zone, Village 4 and General Purpose 1, may have a combined maximum of five medical and/or adult use storefront sites. A site may contain one or more storefronts provided they are all within the same building.
- D. This is a permitted use requiring Planning Board approval and licensing by the Town to operate.

### **1513.2 Signs**

- A. Signage for adult use marijuana stores will comply with Chapter 5, Section 508.18 Signs, of this Code, as well as with any applicable requirements of State law or regulation.

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**1513.3 Security**

Adult use marijuana stores must meet the following security requirements:

- A. Shall have lockable doors and windows and shall be served by an alarm system.
- B. Shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

**1513.4 Ventilation**

Adult use marijuana store must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None Vote: 0-yes 2-no 1-abstained**

**Article ?.** Shall an ordinance entitled “2019 Amendments to the Poland Comprehensive Land Use Code to Add Definitions to Section 1402 Related to Medical Marijuana and Adult Use Marijuana Uses” be enacted? *(A copy of the proposed ordinance is available for review and inspection at the Town Clerk’s Office; it will also be available at Town Meeting.)*

**Adult use marijuana:** "Adult use marijuana" means marijuana cultivated, manufactured, distributed or sold by a marijuana establishment.

**Adult Use Marijuana establishment:** "Marijuana establishment" means a cultivation facility, a products manufacturing facility, a testing facility or a marijuana store licensed under state law.

**Adult use marijuana product:** "Adult use marijuana product" means a marijuana product that is manufactured, distributed or sold by a marijuana establishment.

**Adult use marijuana products manufacturing facility:** "Marijuana products manufacturing facility" means a facility licensed under state law to purchase adult use marijuana from a cultivation facility or another products manufacturing facility; to manufacture, label and package adult use marijuana and adult use marijuana products; and to sell adult use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

**Adult use marijuana store:** "Adult Use Marijuana Store" means a facility licensed under state law to purchase adult use marijuana, immature marijuana plants and seedlings from a cultivation

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facility, to purchase adult use marijuana and adult use marijuana products from a products manufacturing facility and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

**Adult use marijuana testing facility:** "Adult use marijuana testing facility" means a facility licensed under state law to develop, research and test adult use marijuana, marijuana products and other substances.

**Disqualifying drug offense:** "Disqualifying drug offense" means a conviction for a violation of a state or federal controlled substance law that is a crime punishable by imprisonment for one year or more, but does not include (1) An offense for which the sentence, including any term of probation, incarceration or supervised release, was completed 10 or more years earlier; or (2) An offense that consisted of conduct that would have been permitted under the Maine Adult Use Marijuana Act.

**Home cultivation of marijuana:** "Home cultivation of marijuana" means cultivation for personal adult use by a person 21 years of age or older is limited to cultivation of three (3) mature marijuana plants, twelve (12) immature marijuana plants, and an unlimited number of seedlings by each person 21 years of age or older who is domiciled on a parcel or tract of land.

**Marijuana cultivation:** "Marijuana cultivation" means the planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana for use or sale. "Cultivation" or "cultivate" does not include manufacturing, testing or marijuana extraction.

**Marijuana cultivation facility:** "Marijuana Cultivation facility" means a facility licensed under state law to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to sell adult use marijuana to products manufacturing facilities, to marijuana stores and to other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to marijuana stores. Cultivation facilities are categorized into tiers based on the number of adult plants and usable square footage for cultivation.

**Marijuana manufacturing or manufacture:** "Manufacturing" or "manufacture" of marijuana means the production, blending, infusing, compounding or other preparation of marijuana and marijuana products, including, but not limited to, marijuana extraction or preparation by means of chemical synthesis. "Manufacturing" or "manufacture" does not include cultivation or testing.

**Marijuana odor mitigation:** All marijuana establishments, cultivation operation, manufacturing facility, testing, and retail storefronts must be in an enclosed structure and shall have an odor mitigation system installed and operational that will provide odor control sufficient to ensure that no odors are perceptible off the premises or to neighboring tenants.

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**Marijuana product:** "Marijuana product" means a product composed of marijuana or marijuana concentrate and other ingredients that is intended for use or consumption. "Marijuana product" includes, but is not limited to, an edible marijuana product, a marijuana ointment and a marijuana tincture. "Marijuana product" does not include marijuana concentrate.

**Medical marijuana establishment:** "Medical marijuana establishment" means a medical marijuana registered caregiver retail store, registered dispensary, medical marijuana testing facility, or medical marijuana manufacturing facility.

**Medical marijuana manufacturing facility:** "Medical marijuana manufacturing facility" means a manufacturing facility authorized under state law to manufacture marijuana products for medical use or to engage in marijuana extraction for medical use.

**Medical Marijuana registered caregiver retail store:** "Medical Marijuana registered caregiver retail store" means a registered caregiver authorized under state law to cultivate medical marijuana for qualifying patients that operates a retail store to sell medical marijuana to qualifying patients.

**Medical marijuana testing facility:** "Medical marijuana testing facility" means a public or private laboratory authorized under state law to test medical marijuana for contamination, potency or cannabinoid profile.

**Registered dispensary:** "Registered dispensary" means a dispensary authorized under state law to cultivate and dispense medical marijuana to qualifying patients and caregivers.

**State registration authority:** "State registration authority" means the authority created or designated by the state for the purpose of regulating and controlling registration for medical marijuana establishments.

- **Member Floyd moved to approve the amendment. Member Weinberg seconded the motion. Discussion: None    Vote: 2-yes 0-no 1-abstained**



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**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Floyd moved to adjourn the meeting at 8:55 pm. Member Weinberg seconded the motion. Discussion: None    Vote: 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

\_\_\_\_\_  
, Chairperson

\_\_\_\_\_  
James Porter, Vice - Chairperson

\_\_\_\_\_  
George Greenwood, Secretary

\_\_\_\_\_  
Mark Weinberg, Member

\_\_\_\_\_  
Stephane Floyd, Member

\_\_\_\_\_  
, Alternate

# 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.*

**3/12/2019**

**Date of the meeting you are requesting to be scheduled for**

<b>Applicant's Name:</b>	<b>Joanna &amp; Lawrence Salamone</b>
<b>Mailing Address:</b>	<b>45 Mitchell Hill Road</b>
<b>Town, State, Zip:</b>	<b>Gorham, Maine 04038</b>
<b>Phone Number:</b>	<b>839-6691</b>

<b>Type of Application:</b>	<input type="radio"/> Sketch Plan	<input type="radio"/> Site Review	<input checked="" type="checkbox"/> Shoreland	<input type="radio"/> Subdivision	<input type="radio"/> Informational
<b>Map, Lot:</b>	<b>Map 30 - Lot11</b>				
<b>Road Location:</b>	<b>245 Jordan Shore Drive</b>				
<b>Zoning:</b>	<b>Limited Residential</b>	<b>Lake Watershed:</b>	<b>Tripp Lake</b>		
<b>Project Description:</b>	<b>Add full foundation under existing camp</b>				

### IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

<b>Applicant Signature:</b>	<b>Stuart Davis – Agent – ME PLS 2208</b>	<b>Date: 3-12-2019</b>
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# **SHORELAND ZONING APPLICATION**

PREPARED FOR:  
**Joanna & Lawrence Salamone**  
45 Mitchell Hill Road  
Gorham, Maine 04038

**Regarding property located at**

**245 Jordan Shore Drive  
Poland, Maine 04274**

**Rebuild Existing Camp on new foundation 26' x 32'**  
Original Foundation - Previously Approved 3-13-2018

Prepared by:  
**DAVIS LAND SURVEYING**

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

March 12, 2019

**Davis Land Surveying, LLC**  
64 Old County Road – Oxford, Maine 04270  
990 Minot Avenue - Auburn, Maine 04210

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

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March 12, 2019

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

RE: 245 Jordan Shore Drive ~ Shoreland Zoning Application

Dear Planning Board members,

Enclosed please find a Shoreland Zoning Application (Exhibit 1) with exhibits on behalf of Lawrence & Joanna Salamone. The Salamone's are asking for approval this evening for rebuilding the existing camp on a full concrete foundation as approved back on March 13, 2018. (Exhibit A). The finished floor of the proposed foundation will be set at 310' or 1' above the Base Flood Elevation of 309'.

The property currently consists of the main camp with a porch and steps on the front and a small shed. The current existing impervious area consists of 1,940 sq.ft. which includes the existing camp w/porch, steps, existing shed, existing gravel drive. and being at  $\pm 14.7\%$ .

The property is located at 245 Jordan Shore Drive and being shown as Lot 11 on the Town of Poland Tax Map 30 (Exhibit 2). The property contains 13,162.3 sq.ft. consisting of over 116' of frontage on Jordan Shore Drive and about  $\pm 106'$  of shore frontage and is located within the Limited Residential District.

Exhibit A shows the apparent property lines and all existing improvements. The closest corner of the existing camp is set back about  $\pm 16'$  from the approximate shoreline. The side setback to the northerly abutter is about  $\pm 26'$ . The existing shed closest side to the northerly abutter is about 12' with the only proposed changes being made to the existing camp.

The proposed improvements to include moving the existing camp and porch easterly 9 feet to beyond the 25-foot Shoreland Zone line and moving to the north 6 feet to within  $\pm 0.5$  feet from allowed 20-foot side setback and still maintain the 20-foot setback from existing leach bed area, as shown. At the time the full foundation was approved in 2018 the plan was to just raise the existing camp and put back down onto foundation in the same location of existing camp and not encroach into 20-foot setback from existing leach bed area. After further investigation into rehab cost of a  $\pm 70$ -year-old camp and having undersized dimensional lumber along with some other unforeseen factors it was determined that the cost of rehabbing said camp would far exceed the cost of a total rebuild when all said and done and would also allow for bringing said camp up to current codes.

The foundation size was reduced to 26' x 32' or 832 sq.ft. (Exhibit B) and keeping the existing porch on the front and moving the steps on the front to the side, further away from lake. With the reduction in size of the foundation (832 sq.ft. or  $\pm 940$  sq. ft. with proposed eave's), the existing porch ( $\pm 153$  sq.ft.), moving the steps to the side ( $\pm 21$  sq.ft.), existing shed ( $\pm 147$  sq.ft.) and existing gravel drive ( $\pm 630$  sq.ft.) and removing a small concrete slab currently under front steps ( $\pm 17$  sq.ft.) will consist of 1,874 sq.ft./13,162 or 14.2% of impervious area and lot coverage, which is less than approved in 2018 (Exhibit 8).

We have also submitted a Permit-By-Rule Application (Exhibit 7) to the Maine Department of Environmental Protection for construction activity adjacent to Tripp Pond. Either silt fence and or erosion control mulch barriers will be installed before construction and remain and maintained throughout the construction phase.

Extreme portions of the property fall within a Special Flood Hazard Zone (Exhibit 6), however none of the existing buildings and or current improvements fall within the flood zone. All proposed improvements will not be impacted by said flood zone.

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

Respectfully Submitted,

  
Stuart Davis PLS

## Table of Contents:

Exhibit 1	Formal Shoreland Zoning Application & Checklist
Exhibit 2	Tax Map 30
Exhibit 3	Deed Book 8990, Page 292
Exhibit 4	Tax Assessor's Information Card
Exhibit 5	Portion of FEMA Flood Hazard Map Panel 23001C0291E
Exhibit 6	Abutters List
Exhibit 7	DEP Permit -By-Rule Notification Form
Exhibit 8	Calculation Sheets: 2018 & 2019

## Project Plans:

Exhibit A	Existing Conditions as approved 3-13-2018
Exhibit B	Proposed Improvements & Profiles – 3-12-2019

# Formal Shoreland Zoning Application



## Town of Poland Planning Board

Application Form – Page 2

Submission Checklist – Page 5

Phosphorus Calculation Form – Page 7

Fee Schedule – Page 9

Agenda Request – Page 10

### INSTRUCTIONS:

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

Applicant Name: Lawrence Salamone

Date of Board Review:

3-12-2019

# Application

## PARCEL INFORMATION:

<b>Parcel ID:</b>	Tax Map 30 – Lot 11		
<b>Lake Watershed:</b>	Tripp Lake		
<b>Road Location:</b>	245 Jordan Shore Drive		
<b>Lot Size:</b>	13,162.3 (sq. ft.)	<b>Year Created:</b>	unknown
<b>Shore Frontage:</b>	±106 (ft.)	<b>Road Frontage:</b>	116.87 (ft.)
<b>Zone:</b>	Limited Residential	<b>Flood Zone:</b>	As noted – along extreme portions of shore only
<b>Aquifer Overlay:</b>	unknown	<b>Current Use:</b>	Seasonal

## OWNER INFORMATION:

<b>Name:</b>	Joanna & Lawrence Salamone
<b>Mailing Address:</b>	45 Mitchell Hill Road – Gorham, Maine 04038
<b>Phone #:</b>	839-6691

## APPLICANT INFORMATION:

<b>Applicant Is:</b>	<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>
<b>Name:</b>	* SAME *
<b>Mailing Address:</b>	
<b>Phone #:</b>	

## THIS APPLICATION IS FOR:

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



# Proposed Development

1. WETLANDS TO BE IMPACTED:	N/A (sq. ft.)
2. CHANGES IN LANDSCAPE(Can be negative value for size reduction) Removing 2 trees	
A. Changes in lawn size:	N/A (sq. ft.)
B. Changes in buffers:	N/A (sq. ft.)
C. Changes in naturally wooded areas:	N/A (sq. ft.)
D. Total opening in forest canopy:	Very little (sq. ft.)
3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)	
A. Changes in building footprint(s):	1,093(sq. ft.)
B. Changes in driveway/roadway:	(630) none (sq. ft.)
C. Changes in patios, walkways, shed etc:	(147 shed, 21 step, -17 conc pad) =151(sq. ft.)
D. Total changes to impervious surfaces (3a + 3b + 3c):	1,874 (sq. ft.)
4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES	
A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%	14.2%
*This number cannot exceed 15%	

## Required Submissions

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

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.
  - Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.
  - Show names of roads and water bodies
- Provide site plan(s) of your lot with proposed development and its dimensions shown (may be combined on existing development drawing).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, [www.polandtownoffice.org](http://www.polandtownoffice.org). Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

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

MDEP Permit-by-Rule

Androscoggin Soil & Water

# Existing Lot Conditions

<b>1. GENERAL</b>	
A. Does this lot have any development? <i>(If no, go to proposed development)</i>	<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? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>2. EXISTING LAND DEVELOPMENT &amp; IMPROVEMENTS NOT INCLUDING BUILDINGS</b>	
A. Size of lawns:	None (sq. ft.)
B. Size of fields:	None (sq. ft.)
C. Size of driveways/roads:	±630 (sq. ft.)
D. Size of paths or other non-vegetated areas:	(conc pad) ±40(sq. ft.)
E. Size of wetlands already filled	None (sq. ft.)
<b>3. EXISTING MAIN STRUCTURE</b>	
A. Ground Footprint:	1,140.0(sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	1,027.2(sq. ft.)
C. Road frontage setback:	±61 (ft.)
D. Side setback:	±26 (ft.)
E. Rear setback:	N/A (ft.)
F. Distance to Great Pond:	±16 (ft.)
G. Distance to stream:	N/A (ft.)
H. Distance to wetlands:	N/A (ft.)
Foundation:	<input type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piers
<b>4. EXISTING ACCESSORY STRUCTURE</b>	
A. Total number of structures:	1
B. Total ground footprint:	±147 (sq. ft.)
C. Total floor space:	±147 (sq. ft.)
D. Closest road setback:	±21 (ft.)
E. Closest side setback:	±12 (ft.)
F. Closest rear setback:	N/A (ft.)
G. Distance to Great Pond:	±83 (ft.)
H. Distance to Streams:	N/A (ft.)
I. Distance to Wetlands:	N/A (ft.)
<b>5. TOTAL EXISTING IMPERVIOUS SURFACES</b>	
A. Add 2c + 2d + 3a + 4b:	1,940 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	14.7%
*This number cannot exceed 15%	

# 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.

<b>Applicant Signature:</b>	<b>Stuart Davis - Agent</b>  <hr/>	<b>Date: March 12, 2019</b>
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## Submissions Checklist

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

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

		X	Type of development for sites				
		X	Amount of clearing for vegetation				
		X	Sewage disposal plan				
		X	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				
<b>FOR APPLICANT USE</b>				<b>FOR PLANNING BOARD USE</b>			
<b>Provided</b>	<b>Waiver</b>	<b>N/A</b>	<b>Section 509.8A "Submission Requirements"</b>	<b>Received</b>	<b>On File</b>	<b>Waived</b>	<b>N/A</b>
X			Setbacks as required				
X			State reasons for location in Resource Protection				
		X	Culverts				
			<u>(Part two) Road Only</u>				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				
		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		X	Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
X			Cutting of vegetation < 100' from shoreline				
X			Preservation of buffer strip				
		X	Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
		X	Preservation of vegetation < 3' high				
		X	Pruning of limbs on lower 1/3 of trees				
		X	Plan of removal and replacement of dead and diseased trees				
		X	Tree removal plan > 100' and < 250' from shoreline				
X			Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held In Common</u>				

		X	Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				
X			No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
X			Location of all improvements				
		X	Slopes > 20%				
X			Development 1 ft. above 100 year floodplain				
X			Development outside floodplain				
X			Total ground footprint < 1500 sq. ft.				
X			Structures > 150 ft. from waterline				
X			<u>Phosphorus Calculations</u>				
X			<u>Copies of state, federal permits (if applicable)</u>				

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

By vote of the Board this application requires an on-site inspection: \_\_\_\_Yes \_\_\_\_No

If yes, an onsite inspection is scheduled for \_\_\_\_ / \_\_\_\_ / \_\_\_\_ at \_\_\_\_:\_\_\_\_ \_\_\_\_AM \_\_\_\_PM

By vote of the Board this application requires a public hearing: \_\_\_\_Yes \_\_\_\_No

If yes, public hearing is scheduled for \_\_\_\_ / \_\_\_\_ / \_\_\_\_ at \_\_\_\_:\_\_\_\_ \_\_\_\_AM \_\_\_\_PM

**Conditions of Approval:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_

***Planning Board Chair***



# 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.*

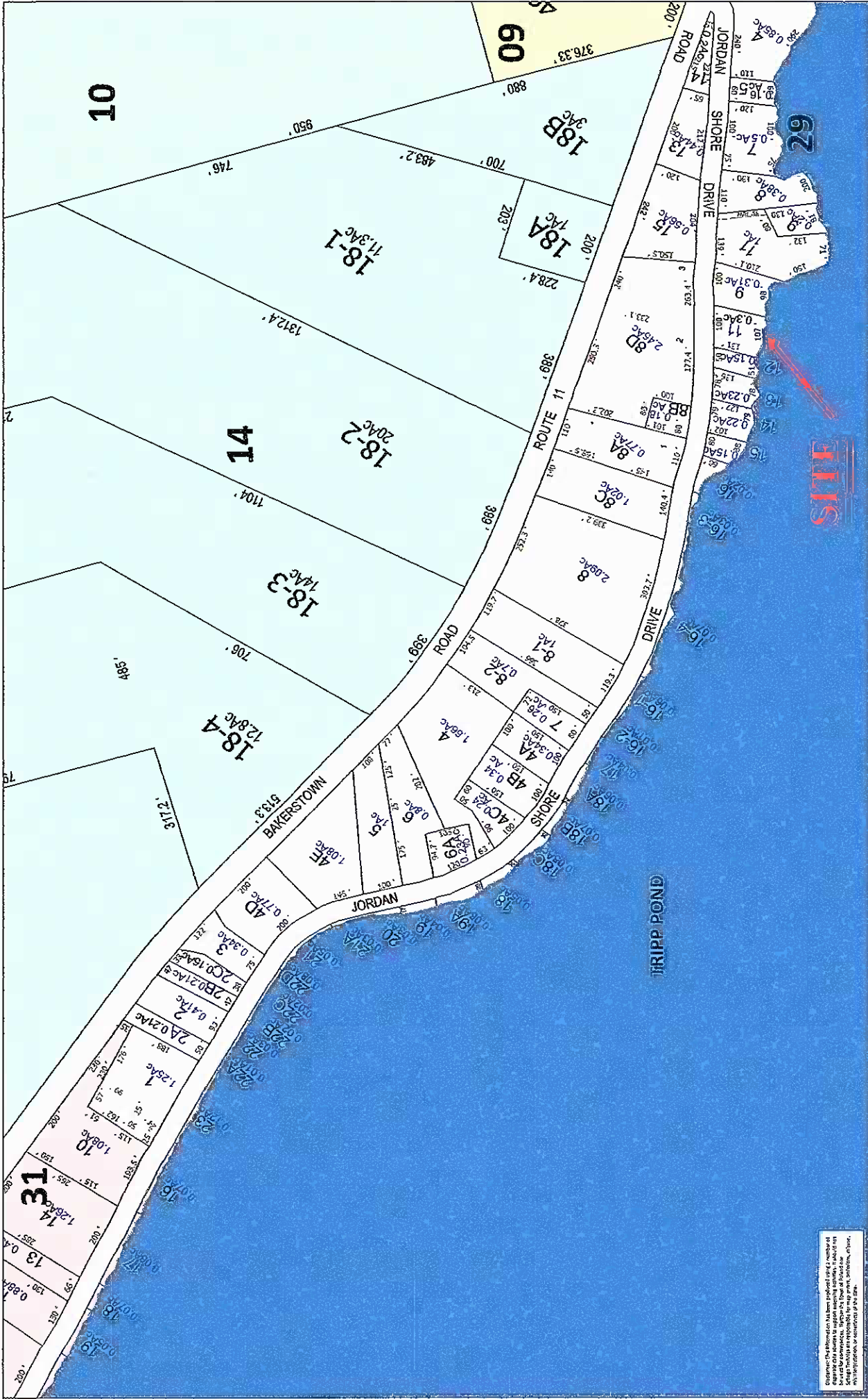
## POINT SYSTEM

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.	
<b>X</b>	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	<b>15</b>
<b>X</b>	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	<b>15</b>
	20 Points for a 50 foot wide buffer.	
	25 Points for a 75 foot wide buffer.	
	30 Points for a 100 foot wide buffer.	
<b>TOTAL</b>		<b>30</b>

<b>Authorized Signature:</b>	<b>Date:</b>
<hr/>	
<i>Code Enforcement Officer or Planning Board Chair</i>	





**MAPS PREPARED BY:**  
**STABAGO**  
www.stabago.com  
2015

**05** Aerial Map to Scale  
A1 Subdivision Map Number  
2-238 Tax Parcel Number  
Waterbody Properties

**LEGEND**

	Building
	Filling Station
	Road
	Stream
	Waterbody

**PROPERTY MAP**  
**TOWN OF POLAND, MAINE**  
APRIL 1, 2016

**UPDATES**  
2015 UPDATES  
TOWNHALL ASSOCIATES CITY URBAN AND RURAL MAPS

**MAP 30**

0 49 90 180 270 Feet

Disclaimer: The information is based on a review of the records of the town of Poland, Maine, and is not intended to be a legal description of the property. It is not intended to be a legal description of the property. It is not intended to be a legal description of the property. It is not intended to be a legal description of the property.



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Chad M. Verrill, having an address of 22 Carleton Street, Apt. 1, Portland, County of Cumberland and State of Maine, for consideration paid, grant to Joanna Salamone and Lawrence R. Salamone, both having a mailing address of 45 Mitchell Hill Road, Gorham, County of Cumberland and State of Maine, with warranty covenants and as joint tenants, a certain lot or parcel of land, together with the improvements thereon, situated in Poland, County of Androscoggin and State of Maine, more particularly bounded and described in Exhibit A which is attached hereto and made a part hereof by reference.

TITLE NOT SEARCHED, DESCRIPTION NOT VERIFIED BY MAINE LAND TITLE  
& CLOSING, LLC.

IN WITNESS WHEREOF I have set my hand and seal this 5 day of September, 2014.

Shirley King  
Witness

Chad M. Verrill  
Chad M. Verrill

STATE OF MAINE  
COUNTY OF Androscoggin, ss.

On September 5, 2014, did personally appear before me the above named Chad M. Verrill who did acknowledge the foregoing instrument to be his free act and deed.

Before me,

Amie Nickel  
Notary Public/Attorney at Law  
Printed name:  
Seal (if any): Amie Nickel  
Attorney at Law

Return to:  
Lawrence Salamone  
45 Mitchell Hill Rd  
Gorham, ME  
04038



# Town of Poland, Maine

[Home](#) [Contact](#)

[Admin](#)

Last Updated 11/22/2016

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**Map/Lot** 0030-0011  
**Book** 7793  
**Page** 164  
**Account** 2328  
**Location** 245 JORDAN SHORE DR.  
**Owner** SALAMONE, JOANNA  
45 MITCHELL HILL RD.  
GORHAM ME 04038

## Assessment

<b>Land</b>	172,520
<b>Building</b>	37,590
<b>Taxable</b>	210,110



## Property Information

<b>Type</b>	Residential
<b>Acreage</b>	0.30
<b>Zone</b>	Shoreland
<b>Neighborhood</b>	Tripp 2
<b>Street Type</b>	Paved
<b>Topography</b>	Rolling
<b>Utilities</b>	Lake Water
<b>Utilities</b>	& Septic System

#### Land

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.30	162,518
Site Improvement 1	Improvements	1.00	10,000
		0.30	172,520

#### Building

<b>Type</b>	Cottage
<b>Value</b>	35,018
<b>Year Built</b>	1950
<b>Area</b>	648
<b>Full Baths</b>	1
<b>Type</b>	Shed
<b>Area</b>	9999
<b>Type</b>	Open Porch
<b>Area</b>	160

#### Tax Detail as of 11/22/2016

Year	Mil Rate	Original	Remaining
2017	14.39	3,023.48	1,511.74

#### Sale History

Previous Owner	Sale Date	Sale Price
VERRILL, CHAD M.	9/8/2014	175,000
TYNER, BRUCE	9/24/2009	142,500





MAP SCALE 1" = 500'

0 500 1000



NFIP

## FIRM

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

PANEL 291 OF 470  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

### CONTAINS:

COMMUNITY  
POLAND, TOWN OF

NUMBERS  
233008

PANEL  
0291

SUFFIX  
E

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



MAP NUMBER  
23001C0291E  
EFFECTIVE DATE  
JULY 8, 2013

Federal Emergency Management Agency

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

BAKERSTOWN ROAD

JORDAN SHORE DRIVE

TAYLOR BROOK  
DRIVE

SITE

TRIPP POND

ZONE AE  
(EL 309)

## Abutters List

(within 500 feet of site)

<u>Tax Map – Lot</u>	<u>Name</u>	<u>Property Address (Poland, ME)</u>
30-09	John Quinn	249 Jordan Shore Road
30-13	Richard Lundstedt	91 Berkley Street
30-12	William Wert	20175 HWY 51
29-11	John Dibiase	31 Bailey Hill Road
29-09	Richard Harris	103 Loudon Road
29-08	Dennis Ackroyd	810 Meadow Road



04/06/2017

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Natural Resources Protection Act- Permit by Rule Standards, Chapter 305)  
 PLEASE TYPE OR PRINT IN BLACK INK ONLY

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	Lawrence Salamone			Name:	Davis Land Surveying, LLC		
Mailing Address:	45 Mitchell Hill Road			Mailing Address:	64 Old County Road		
Town:	Gorham			Town:	Oxford		
State and Zip Code:	Maine			State and Zip Code:	Maine		
Daytime Phone #:	(207) 839-6691			Daytime Phone #:	(207) 345-9991		
Email Address:	None			Email Address:	stuart@davislandsurveying.net		
<b>PROJECT INFORMATION</b>							
Part of a larger project? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	Tripp Lake
Project Town:	Poland		Project Location (Address):	245 Jordan Shore Drive		Map & Lot Number:	Mp 30 - Lot 11
Brief Project Description:	Moved Camp back beyond 25' from shoreline and ±6 northerly, place on full foundation						
Brief Directions to Site:	Intersection Rte 26 & Rte 11 in Poland: head west on Rte 11 towards Casco ±2.5 miles, right on Jordan Shore Drive go .2 mile - property on left						

**PERMIT BY RULE (PBR) SECTIONS (Check at least one):** I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension  |
| <input type="checkbox"/> Sec. (3) Intake Pipes                                   | <input type="checkbox"/> Sec. (11) State Transportation Facil.                    | <input type="checkbox"/> Sec. (18) Maintenance Dredging  |
| <input type="checkbox"/> Sec. (4) Replacement of Structures                      | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                   | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat   |
| <input type="checkbox"/> Sec. (5) REPEALED                                       | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation                | <input type="checkbox"/> Sec. (14) REPEALED                                       |  |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                                  | <input type="checkbox"/> Sec. (15) Public Boat Ramps                              |  |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization                        | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects                     |  |
| <input type="checkbox"/> Sec. (9) Utility Crossing                               |   |  |

**NOTE:** Municipal permits may also be required. Contact your local code enforcement office for more information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for more information.


**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS**

- ☐ **Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- ☐ **Attach** a check for the correct fee made payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feesched.pdf>
- ☐ **Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- ☐ **Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>) Individuals and municipalities are not required to provide any proof of identity.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.

I also understand that this PBR becomes effective 14 calendar days after receipt by the Department *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	March 12, 2019
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-7688

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	

App: 3-13-2018

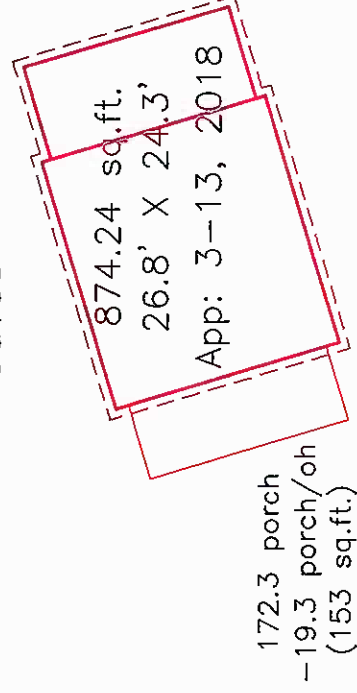
$987 \text{ (bld/evaes)} + 153 \text{ (porch)} = 1,140 \text{ sq.ft.}$

$1,140 \text{ (bld/oh/porch)} + 147 \text{ (shed)} + 40 \text{ (dk/st)} = 1,327$

$1,327 - 17 \text{ (conc pd)} + 630 \text{ (grav dr)} = 1,940 \text{ sq.ft.}$

$1,923/13,162 = \pm 14.7\%$  total proposed

$\pm 987 \text{ sq.ft.}$   
eaves



Proposed: 2019

$$940 \text{ (bld/evaes)} + 153 \text{ (porch)} = 1,093 \text{ sq.ft.}$$

$$1,093 \text{ (bld/oh/porch)} + 147 \text{ (shed)} + 21 \text{ (dk/st)} = 1,261$$

$$1,261 - 17 \text{ (conc pd)} + 630 \text{ (grav dr)} = 1,874 \text{ sq.ft.}$$

$$1,874/13,162 = \pm 14.2\% \text{ total proposed}$$

±940 sq.ft.  
eaves

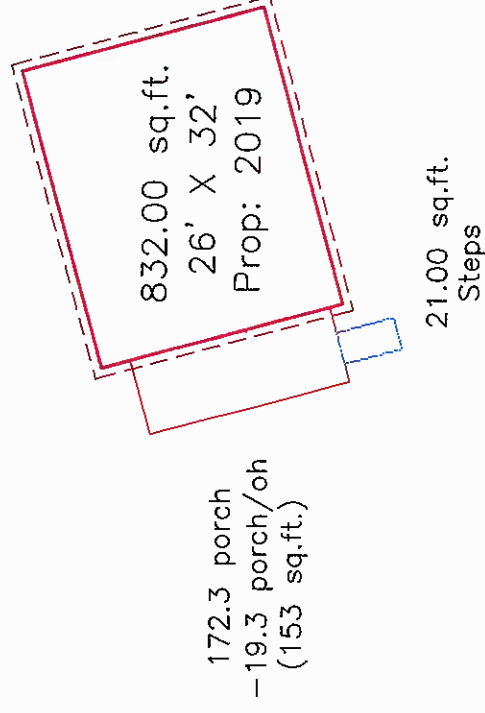




EXHIBIT A  
EXISTING CONDITIONS

Joanna & Lawrence R. Salamone  
245 Jordan Shore Drive  
Poland, Maine  
Tax Map 30 -- Lot 11  
Total Lot Area: 13,162.3 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'  
From leach bed: 20'

OWNER OF RECORD:

Joanna & Lawrence R. Salamone  
9-5-2014 8990/292

BOOK 8990 PAGE 292 COUNTY Androscoggin

TAX MAP 30 LOT 11

DRAWN BY S.A.D.

Job # 17061 Date 3-13-2018

DAVIS LAND SURVEYING, LLC

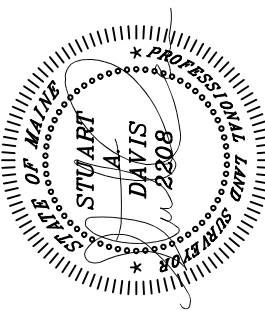
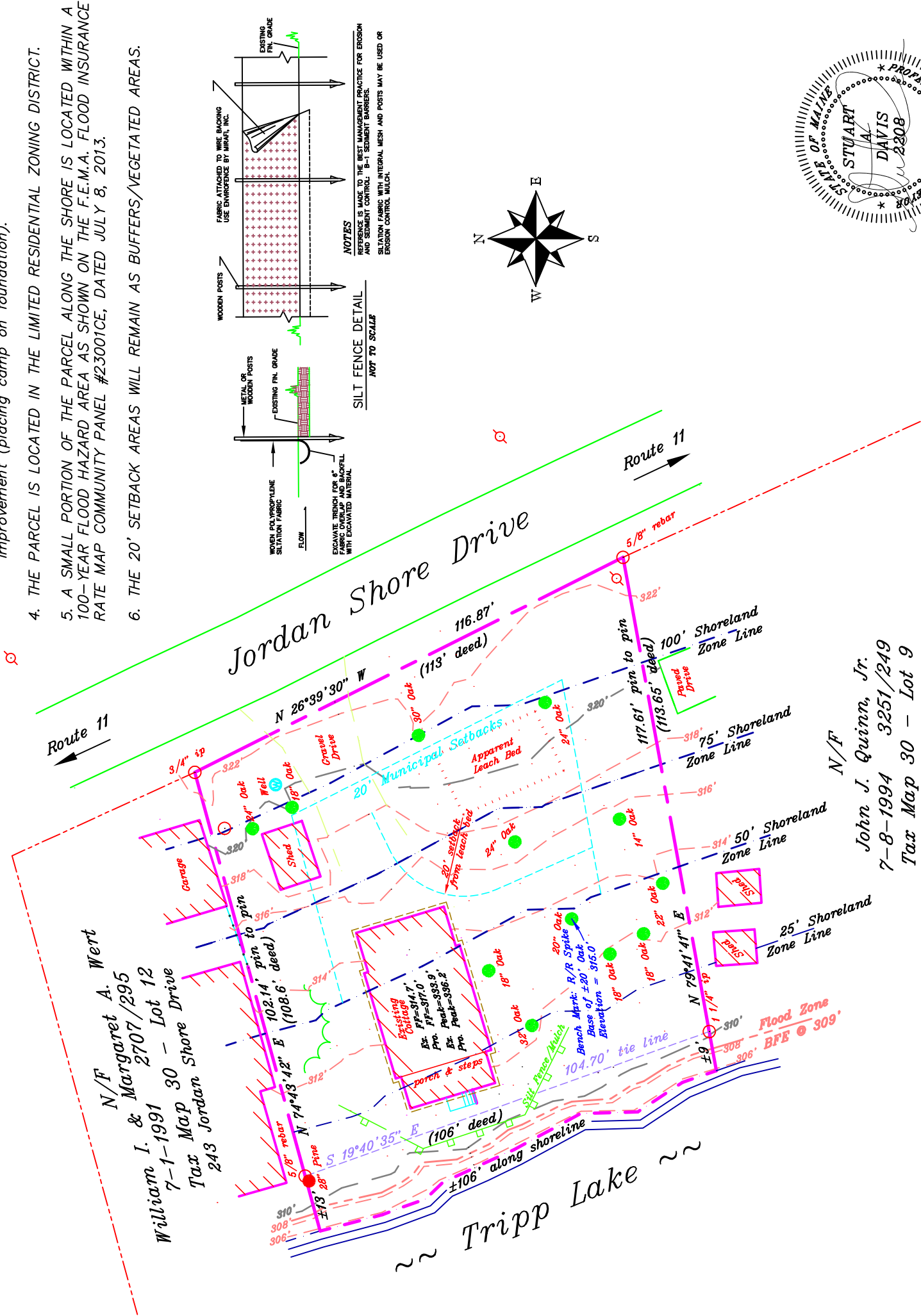
64 OLD COUNTY ROAD - OXFORD, MAINE 04270  
990 MINOT AVENUE - AUBURN, MAINE 04210

OFFICE PHONE (207) 345-9991 or (207) 782-3685  
CELL (207) 240-9949

EMAIL: stuart@davislandsurveying.net  
www.davislandsurveying.net

SCALE : 1" = 30'

1. THIS SKETCH PLAN WAS PREPARED TO SERVE AS A VISUAL AID TO FACILITATE LOCAL APPROVALS OF THE SITE'S DEVELOPMENT - PROPOSED INSTALLATION OF FULL CONCRETE FOUNDATION UNDER EXISTING CAMP.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
3. PARCEL AREA = 13,162.3; sq. ft. / EXISTING IMPERVIOUS AREA = 1,940 sq. ft. (14.7%): Existing: dwelling, porch, steps, shed, gravel driveway.  
\*\*\* There will be no change to total impervious area as a result of this improvement (placing camp on foundation).
4. THE PARCEL IS LOCATED IN THE LIMITED RESIDENTIAL ZONING DISTRICT.
5. A SMALL PORTION OF THE PARCEL ALONG THE SHORE IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23001CE, DATED JULY 8, 2013.
6. THE 20' SETBACK AREAS WILL REMAIN AS BUFFERS/VEGETATED AREAS.



Not Valid Unless Embossed

Revised: 2019 Moved sturcture with porch 9' east or behind 25' Zone Line & Moved north ±6' to within 0.5' of 20' side setback line

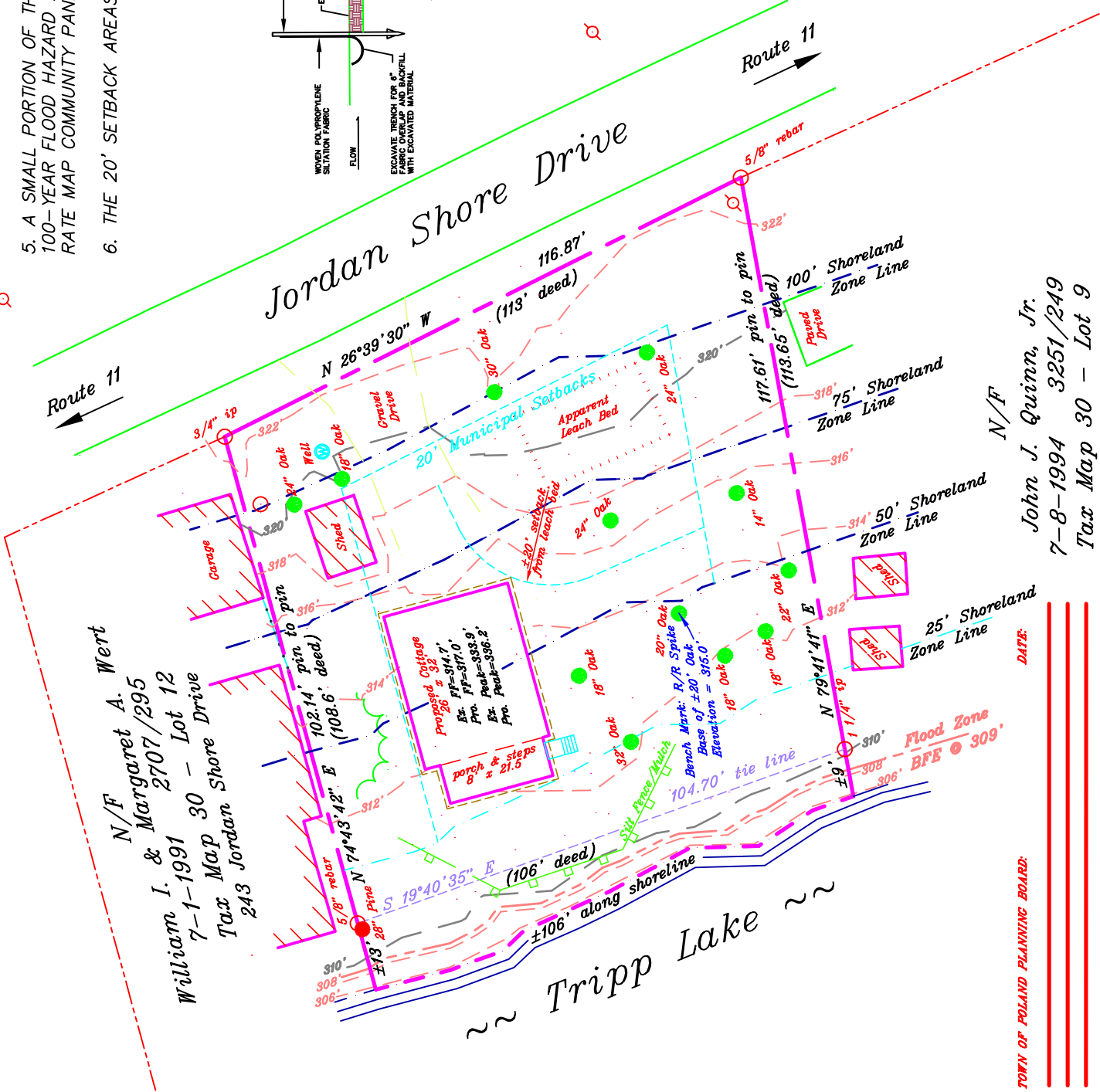
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2. ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

3. PARCEL AREA = 13,162.3; sq. ft. / PROPOSED IMPERVIOUS AREA = 1,874 sq. ft. (14.2%); Existing: dwelling, porch, steps, shed, gravel driveway.

4. THE PARCEL IS LOCATED IN THE LIMITED RESIDENTIAL ZONING DISTRICT.

5. A SMALL PORTION OF THE PARCEL ALONG THE SHORE IS LOCATED WITHIN A 100–YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23001CE, DATED JULY 8, 2013.

6. THE 20' SETBACK AREAS WILL REMAIN AS BUFFERS/VEGETATED AREAS.



TOWN OF POLAND PLANNING BOARD:

DATE:

John J. Quinn, Jr.  
7-8-1994 3251/249  
Tax Map 30 - Lot 9  
249 Jordan Shore Drive

EXHIBIT B ~ PROPOSED SITE PLAN

Joanna & Lawrence R. Salamone  
245 Jordan Shore Drive  
Poland, Maine

Tax Map 30 -- Lot 11

Total Lot Area: 13,162.3 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'  
From leach bed: 20'

OWNER OF RECORD:

Joanna & Lawrence R. Salamone  
9-5-2014 8990/292

BOOK 8990 PAGE 292 COUNTY Androscoggin

TAX MAP 30 LOT 11

DRAWN BY S.A.D.

Job # 19011 Date 3-12-2019

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD – OXFORD, MAINE 04270  
990 MINOT AVENUE – AUBURN, MAINE 04210

OFFICE PHONE (207) 345-9991 or (207) 782-3685

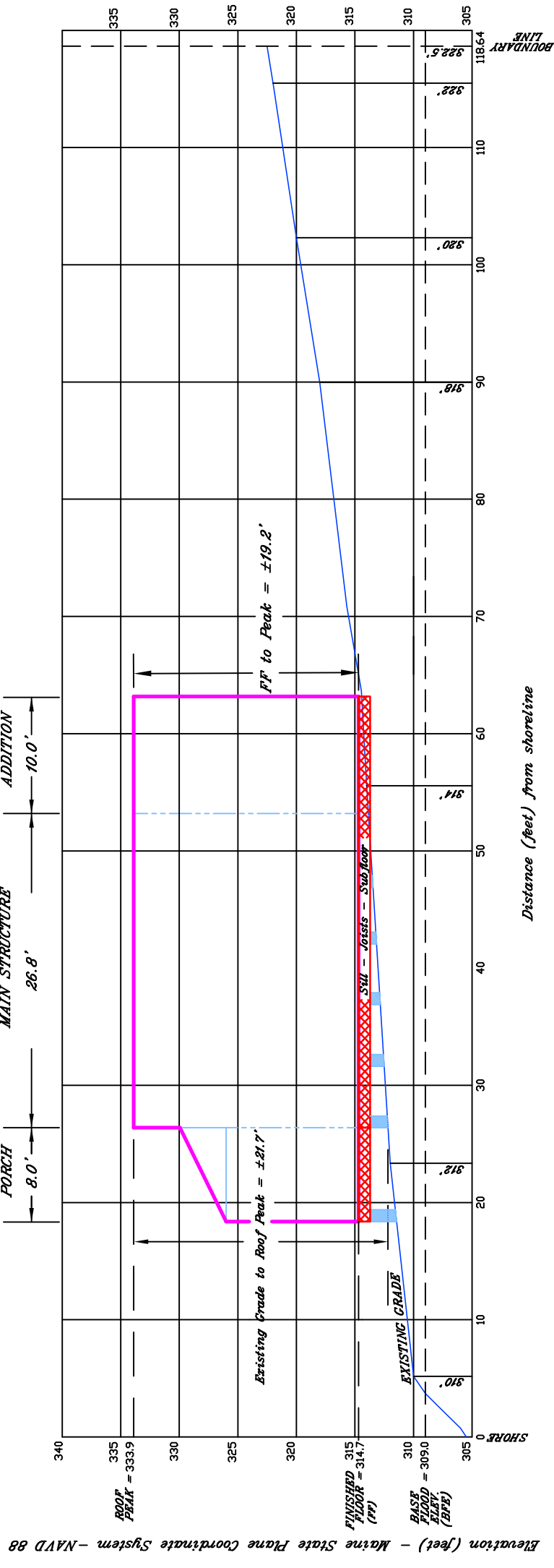
CELL (207) 240-9949

EMAIL: stuart@davislandsurveying.net  
www.davislandsurveying.net

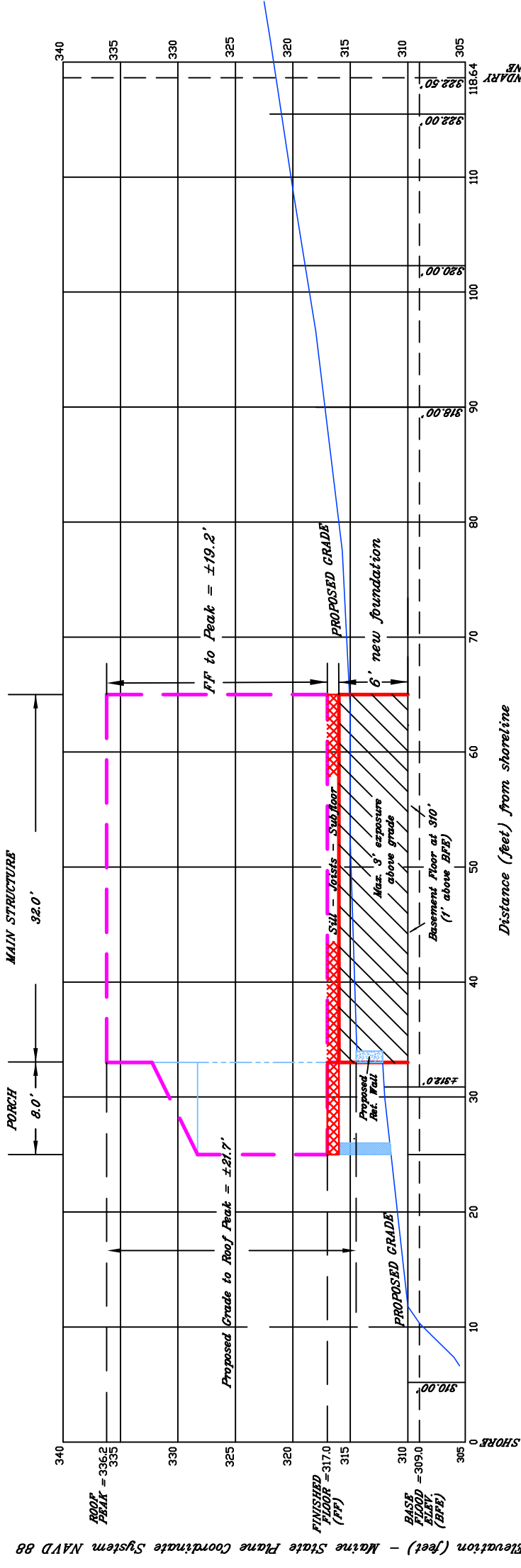
SCALE : 1" = 30'

– Not Valid Unless Embossed –

\*\*\* EXISTING PROFILE – Camp set on piers \*\*\*



\*\*\* PROPOSED PROFILE – Camp set on concrete foundation \*\*\*



**\*\* 2019** – Moved structure with porch  $\pm 9'$  east or behind 25' Zone Line & Moved 6' north to within 0.5' from 20' side setback line

# 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.*

**3/12/2019**

**Date of the meeting you are requesting to be scheduled for**

<b>Applicant's Name:</b>	<b>Richard Nadeau &amp; Emily Tibbetts</b>
<b>Mailing Address:</b>	<b>P.O. Box 40</b>
<b>Town, State, Zip:</b>	<b>Minot, Maine 04258</b>
<b>Phone Number:</b>	<b>998-2375, 345-3146</b>

<b>Type of Application:</b>	<input type="radio"/> Sketch Plan <input type="radio"/> Site Review <input checked="" type="checkbox"/> Shoreland <input type="radio"/> Subdivision <input type="radio"/> Informational		
<b>Map, Lot:</b>	<b>Map 44 - Lot 93</b>		
<b>Road Location:</b>	<b>185 Birch Drive</b>		
<b>Zoning:</b>	<b>Limited Residential</b>	<b>Lake Watershed:</b>	<b>Middle Range Pond</b>
<b>Project Description:</b>	<b>Add full foundation under existing camp Add new garage</b>		

### IMPORTANT INFORMATION:

- This office must receive the original application and appropriate fees by Tuesday at 1:00 pm, seven days prior to the stated meeting.
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office fourteen days prior to the stated meeting.
- Should to board choose to adjourn before all business is addresses, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

<b>Applicant Signature:</b>	<b>Stuart Davis – Agent – ME PLS 2208</b>	<b>Date: 3-12-2019</b>
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# **SHORELAND ZONING APPLICATION**

Prepared for:  
**Richard & Emily Nadeau**  
P.O. Box 40  
Minot, Maine 04258

Regarding property located at:

**185 Birch Drive**  
**Poland, Maine 04274**

**Rebuild Existing Camp on new foundation**  
**Approved March 27, 2019**

Prepared by:  
**DAVIS LAND SURVEYING**  
Stuart A. Davis  
Professional Land Surveyor #2208  
64 Old County Road  
Oxford, Maine 04270

March 12, 2019



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

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

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March 12, 2019

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

RE: 185 Birch Drive ~ Shoreland Zoning Application

Dear Planning Board members,

Enclosed please find a Shoreland Zoning Application (Exhibit 1) with exhibits on behalf of Richard B. & Emily E. Nadeau. On March 27, 2018 the Nadeau's were before the Planning Board and were granted an approval for putting a full concrete foundation under the existing structure and a 22' x 26' garage. (Exhibit A). The basement finished floor of the proposed foundation will be set at 310' or 1' above the Base Flood Elevation of 309'.

The property currently consists of the main structure, deck and steps to be rebuilt. The current existing impervious area as approved, consists of 2,837.2 sq.ft. which will reduce the previous impervious area from 23% down to 18.6%

The property is located at 185 Birch Drive and being shown as Lot 93 on the Town of Poland Tax Map 44 (Exhibit 2). The property contains 15,208.8 sq.ft. consisting of 120' of frontage on Birch Drive and about ±109' of shore frontage and is located within the Limited Residential District.

Exhibit A shows the existing conditions, property lines, existing improvements. The closest corner of the existing structure is set back about ±56' from the approximate shoreline. The side setback to the northerly abutter is about ±28'.

The reason for their visit this evening is to have the Planning Board consider allowing them to rebuild the existing structure on the new foundation within the same footprint as previously approved. The existing structure is over 50 years old and once the existing camp was raised, there was considerable rot found within the sills and other areas along with non-dimensional lumber and would also allow them to bring everything thing up to current codes for year-round use. The only significant changes being made are in the roof line and moving the current front steps of the existing deck around to the side of the deck and further away from the lake. The changes to the roof line are to maintain the current height of 19.7' within 75-foot and then step up to 25 feet from 75 feet back towards the road – see plan (Exhibit A).

We have also submitted a Permit-By-Rule Application (Exhibit 7) to the Maine Department of Enviromental Protection for construction activity adjacent to Middle Range Pond. Either silt fence and or erosion control mulch barriers will be installed before construction and remain and maintained throughout the construction phase – see plan (Exhibit A).

Extreme portions of the property fall within a Special Flood Hazard Zone (Exhibit 6), however none of the existing buildings and or current improvements fall within the flood zone. All proposed improvements will not be impacted by said flood zone and there are no known wetlands and or impacts within the lot.

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

Respectfully Submitted,



Stuart Davis PLS

## Table of Contents:

Exhibit 1	Formal Shoreland Zoning Application & Checklist
Exhibit 2	Authorization letter
Exhibit 3	Tax Map 44
Exhibit 4	Deed Book 1644, Page 241
Exhibit 5	Tax Assessor's Information Card – Map 44, Lot 93
Exhibit 6	Abutters list
Exhibit 7	Portion of FEMA Flood Hazard Map Panel 23001C0294E
Exhibit 8	DEP Permit-By-Rule Notification Form

## Project Plans:

Exhibit A	Existing Conditions & Proposed Improvements – 24"x36"
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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. Make seven copies of the application and required submissions as well as **one digital PDF copy**. Please submit these copies and the original application as well as any fees (see fee schedule) to the Code Enforcement Office by 1:00 pm seven days prior to the stated meeting.

**Applicant Name:** Richard B. & Emily E. Nadeau

**Date of Board Review:** 3-12-2019

# Application

<b>PARCEL INFORMATION:</b>			
<b>Parcel ID:</b>	Tax Map 44 – Lot 93		
<b>Lake Watershed:</b>	Middle Range Pond		
<b>Road Location:</b>	185 Birch Drive		
<b>Lot Size:</b>	15,208.8 (sq. ft.)	<b>Year Created:</b>	1964
<b>Shore Frontage:</b>	±109 (ft.)	<b>Road Frontage:</b>	120.00 (ft.)
<b>Zone:</b>	Limited Residential	<b>Flood Zone:</b>	As noted – along extreme portions of shore only
<b>Aquifer Overlay:</b>	N/A	<b>Current Use:</b>	Seasonal

<b>OWNER INFORMATION:</b>	
<b>Name:</b>	Richard B. & Emily E. Nadeau
<b>Mailing Address:</b>	P.O. Box 40 Minot, ME 04258
<b>Phone #:</b>	998-2375, 345-3146

<b>APPLICANT INFORMATION:</b>	
<b>Applicant Is:</b>	<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>
<b>Name:</b>	* SAME *
<b>Mailing Address:</b>	* SAME *
<b>Phone #:</b>	* SAME *

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

# Existing Lot Conditions

<b>1. GENERAL</b>	
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? • If YES include any changes or modifications on plans. • If NO please submit a copy of appropriate Road/Entrance Application.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. Will there be any existing structures removed? • If YES, submit information about the structure and how it will be disposed of.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>2. EXISTING LAND DEVELOPMENT &amp; IMPROVEMENTS NOT INCLUDING BUILDINGS</b>	
A. Size of lawns:	None (sq. ft.)
B. Size of fields:	None (sq. ft.)
C. Size of driveways/roads:	982.0 (sq. ft.)
D. Size of paths or other non-vegetated areas:	0 (sq. ft.)
E. Size of wetlands already filled	None (sq. ft.)
<b>3. EXISTING MAIN STRUCTURE</b>	
A. Ground Footprint:	1,283.2 (sq. ft.)
B. Total gross floor space (exterior dimensions of all floors):	1,073.0 (sq. ft.)
C. Road frontage setback:	±45 (ft.)
D. Side setback:	±7 (ft.)
E. Rear setback:	N/A (ft.)
F. Distance to Great Pond:	±56 (ft.)
G. Distance to stream:	±28 (ft.)
H. Distance to wetlands:	N/A (ft.)
Foundation:	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Frost Walls <input type="checkbox"/> Slab <input type="checkbox"/> Piers
<b>4. EXISTING ACCESSORY STRUCTURE</b>	
A. Total number of structures:	1
B. Total ground footprint:	572 (sq. ft.)
C. Total floor space:	572 (sq. ft.)
D. Closest road setback:	23 (ft.)
E. Closest side setback:	22 (ft.)
F. Closest rear setback:	N/A (ft.)
G. Distance to Great Pond:	N/A (ft.)
H. Distance to Streams:	N/A (ft.)
I. Distance to Wetlands:	N/A (ft.)
<b>5. TOTAL EXISTING IMPERVIOUS SURFACES</b>	
A. Add 2c + 2d + 3a + 4b:	2,837.2 (sq. ft.)
B. Divide this by lot size in square feet x 100%:	18.6%
*This number cannot exceed 15%	

## Proposed Development

<b>1. WETLANDS TO BE IMPACTED:</b>	N/A (sq. ft.)
<b>2. CHANGES IN LANDSCAPE (Can be negative value for size reduction) – TBD tree removal</b>	
<b>A. Changes in lawn size:</b>	-981.7 (sq. ft.)
<b>B. Changes in buffers:</b>	N/A (sq. ft.)
<b>C. Changes in naturally wooded areas:</b>	TBD (sq. ft.)
<b>D. Total opening in forest canopy:</b>	TBD (sq. ft.)
<b>3. CHANGES IN FOOTPRINT(S) AND DEVELOPED AREA(S)</b>	
<b>A. Changes in building footprint(s):</b>	1,283.2 (sq. ft.)
<b>B. Changes in driveway/roadway:</b>	982 (sq. ft.)
<b>C. Changes in patios, walkways, etc:</b>	(garage) 572 (sq. ft.)
<b>D. Total changes to impervious surfaces (3a + 3b + 3c):</b>	2,837.2 (sq. ft.)
<b>4. PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES</b>	
<b>A. 5. (Total existing impervious surfaces) + 3d (above)/total lot square footage x 100%</b>	18.6%
<small>*This number cannot exceed 15%</small>	

## Required Submissions

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

- Provide a copy of deed and Tax Assessors Information Card.
- Provide a map of the general area showing land features within at least a ½ mile of this lot.
- Provide site plans(s) of your lot with existing development and its dimensions shown.
  - *Include: Dimensions, location, and distances of lot lines. Lawns, wooded areas, roadways, high water lines, driveways, septic system, walkways, and structures.*
  - *Show names of roads and water bodies*
- Provide site plan(s) of your lot with proposed development and its dimensions shown (*may be combined on existing development drawing*).
- Provide detailed plans of proposed structural development and changes.
- Provide phosphorus loading calculations.
- Provide prepared buffer plan if needed for building expansion.
- Anticipated date for start of construction.
- Anticipated date for completion of construction.
- Submission requirements shall follow sections 508.30 and 509.8 of the Comprehensive Land Use Code. Copies of the code are available for viewing at the Town Office, Library, and on the Code Enforcement page of the website, [www.polandtownoffice.org](http://www.polandtownoffice.org). Copies can be purchased in the Code Enforcement Office.
- Use Checklist on page five for a summary of usual requirements.
- Any other requirements unique to your project added by the Planning Board.

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

MDEP Permit-by-Rule \_\_\_\_\_

Androscoggin Soil & Water \_\_\_\_\_

# 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.

<b>Applicant Signature:</b>	<b>Stuart Davis - Agent</b> <hr/>	<b>Date: March 12, 2019</b>
-----------------------------	--------------------------------------	-----------------------------

# Submissions Checklist

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

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

		X	SSWS approved if used > 120 days				
			<u>Parking Areas</u>				
		X	Parking areas setbacks shown				
		X	Parking areas sized & designed for storm water				
			<u>(Part one) Driveways Only</u>				
<b>FOR APPLICANT USE</b>				<b>FOR PLANNING BOARD USE</b>			
<b>Provided</b>	<b>Waiver</b>	<b>N/A</b>	<b>Section 509.8A "Submission Requirements"</b>	<b>Received</b>	<b>On File</b>	<b>Waived</b>	<b>N/A</b>
X			Setbacks as required				
X			State reasons for location in Resource Protection				
		X	Culverts				
			<u>(Part two) Road Only</u>				
		X	Setbacks as required				
		X	Reasons stated for location in Resource Protection				
		X	Road expansion according to Chapter 8				
		X	Road slopes shown < 2H:1V				
		X	Road Grades < 10%				
		X	Buffer plan between road and water body				
		X	Ditch relief shown				
		X	Turnout spacing shown				
		X	Drainage dips when < 10% slope				
		X	Culverts shown				
		X	Show relief sizing and stabilization				
			<u>Storm water runoff</u>				
		X	Plans show storm water runoff and retaining areas				
			<u>Clearing of vegetation for development OR individual campsites</u>				
X			Cutting of vegetation < 100' from shoreline				
		X	Preservation of buffer strip				
X			Plan showing existing trees and planned cutting				
		X	Clearing < 40% basal area in any 10 year period				
		X	Preservation of vegetation < 3' high				
		X	Pruning of limbs on lower 1/3 of trees				
		X	Plan of removal and replacement of dead and diseased trees				
		X	Tree removal plan > 100' and < 250 ' from shoreline				
X			Non-conforming lot legally existing				
		X	Fields reverted to woodlands follow forested rules				
			<u>Shoreland Access Held In Common</u>				
		X	Proper water frontage for number of lots that hold access in common				
			<u>Single Family Home in Resource Protection District</u>				

X			No place on lot outside Resource Protection where home can be located				
		X	Lot undeveloped				
X			Location of all improvements				
		X	Slopes > 20%				
X			Development 1 ft. above 100 year floodplain				
X			Development outside floodplain				
X			Total ground footprint < 1500 sq. ft.				
X			Structures > 150 ft. from waterline				
X			Phosphorus Calculations				
X			Copies of state, federal permits (if applicable)				

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

By vote of the Board this application requires an on-site inspection: \_\_\_\_ Yes \_\_\_\_ No  
If yes, an onsite inspection is scheduled for \_\_\_\_ / \_\_\_\_ / \_\_\_\_ at \_\_\_\_:\_\_\_\_ \_\_\_\_AM \_\_\_\_PM

By vote of the Board this application requires a public hearing: \_\_\_\_ Yes \_\_\_\_ No  
If yes, public hearing is scheduled for \_\_\_\_ / \_\_\_\_ / \_\_\_\_ at \_\_\_\_:\_\_\_\_ \_\_\_\_AM \_\_\_\_PM

**Conditions of Approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_ / \_\_\_\_

***Planning Board Chair***





# 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.	
<b>X</b>	15 Points for a clearing limitation of <10,000 sq. ft. or <15% of lot.	<b>15</b>
<b>X</b>	15 Points for the installation of rock lined drip edges or other infiltration system to serve the new construction.	<b>15</b>
	20 Points for a 50 foot wide buffer.	
	25 Points for a 75 foot wide buffer.	
	30 Points for a 100 foot wide buffer.	
<b>TOTAL</b>		<b>30</b>

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

Richard B Nadeau & Emily E. Tibbetts  
P.O. Box 40  
Minot, Maine 04258

---

March 27, 2018

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

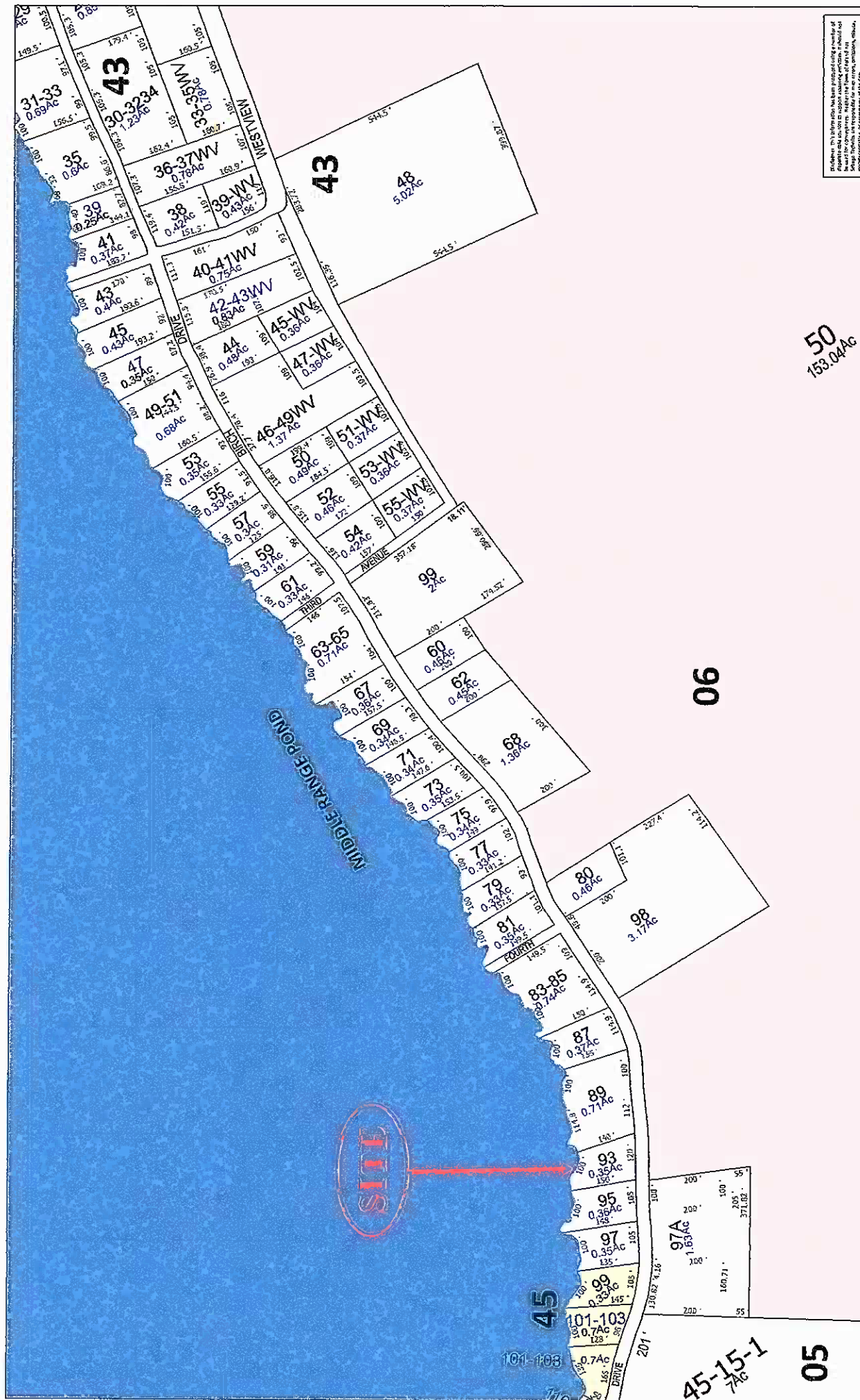
Dear Board Members,

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard B. Nadeau".

Richard B. Nadeau & Emily E. Tibbetts



Properties on this map have been prepared using a number of different methods. Some are based on historical maps and some are based on aerial photography. The boundaries shown on this map are not necessarily accurate and should not be used for legal purposes. The Town of Poland, Maine, is not responsible for any errors or omissions on this map.

MAPS PREPARED BY:  
**SIEBAGO**  
1000 Main Street  
Poland, ME 04264  
(207) 883-1111

05

Showing the following:  
• Subdivision Lot Number  
• Easements  
• Property Tax Map  
• Building Footprint  
• Zoning District  
• Wetlands  
• Other

PROPERTY MAP

**TOWN OF POLAND, MAINE**

APRIL 1, 2016

UPDATES

2016 UPDATES  
OPTIONAL ASSOCIATES 2016 UPDATES AND MAPS

0 50 100 200 300

Feet

MAP 44

ARMAND B. PRUE and MARGARET C. PRUE, husband and wife,  
 of 1039 Ackerman Avenue, Port Charlotte, Char/ <sup>lotte</sup> County, State of Florida  
 (being ~~represented~~) for consideration paid,  
 grant to RICHARD B. NADEAU & EMILY E. TIBBETTS, unmarried and both

of 94 Howe Street, Lewiston, Androscoggin County, State of Maine  
 with warranty covenants, ~~except as to the land in Poland~~ as tenants in common, the land in Poland,  
 County of Androscoggin, State of Maine, with any buildings thereon, bounded and de-  
 scribed as follows:

A certain lot or parcel of land situated in Poland, County of  
 Androscoggin and State of Maine, bounded and described as  
 follows: Being lot numbered ninety-three (93) as delineated on  
 Plan V of Poland Spring Shores, Poland, Maine, located on  
 Middle Range Pond made for Hiram Ricker & Sons by Hugh W.  
 Hastings, surveyor, dated July 1863 and recorded in the  
 Androscoggin County Registry of Deeds in Book 16, Page 30.

Together with a right of way for ingress and egress, jointly  
 with the grantor, its successors and assigns, over all roadways  
 delineated on the following identified plans: Plan number one  
 dated June 4, 1963 and recorded in said Registry in Book 16,  
 Page 27, Plan number two recorded in Book 16, Page 30; Plan  
 number three recorded in Book 16, Page 35; Plan number four  
 recorded in Book 16, Page 44; Plan number five recorded in Book  
 16, Page 30; Plan number six recorded in Book 16, Page 44.

This conveyance is subject to all easements to set poles,  
 string wires, construct cross arms and set guy wires on the  
 granted premises heretofore granted by Hiram Ricker & Sons to  
 the Central Maine Power Company.

The above described premises are subject to the following  
 restrictions, conditions, and protective covenants, which shall  
 run with the land, viz:

- (a) That no building or other structure shall be erected,  
 placed, or permitted to remain on any lot, except a single  
 family residence with the usual appurtenant buildings, the  
 residence building shall have a minimum foundation area of six  
 hundred square feet.
- (b) No commercial or business use shall be permitted on any  
 lot or any part of the development premises.
- (c) All sewage from any house or other structure on any such  
 lot shall be disposed of by septic tank constructed in  
 accordance with the standards of the Department of Health and  
 Welfare and the State of Maine, unless and until public sewers  
 shall be installed.

Armand B. Prue and Margaret C. Prue, each  
 joins as grantor and releases all rights by descent and all other rights.

~~XXXXXX~~

Witness OUR hands and seals this 18th

day of May

1983

*Erlance F. Ness*  
*Robert W. Giller*

*Armand B. Prue*  
 Armand B. Prue  
*Margaret C. Prue*  
 Margaret C. Prue



(d) Each residence building constructed on any such lot shall cost at least seventy-five hundred dollars (\$7,500.00) in addition to the land cost. All buildings shall be covered with clapboards, shingles or equal, and any chimneys shall be of brick, stone, concrete or equal. All structures must be completed within one (1) year from the date construction is commenced and no such structure shall be left in an unfinished state after that period of time.

(e) No house trailers, or mobile homes, so-called, whether on wheels or not, shall be permitted on any of the said lots, and no tents for occupancy shall be allowed.

(f) All lots must contain at least fifteen thousand (15,000) square feet and no buildings shall be constructed on any lot nearer than thirty (30) feet to the front line, (that is the line nearest to the lake) nor nearer than twenty (20) feet to any lot side line.

(g) No fence shall be erected and maintained on any lot more than forty-two (42) inches in height and must be of stone, finished wood, metal chain or equal.

(h) No buildings or structures shall be left with tarred paper or tarred shingle siding exposed.

(i) The grantees, their heirs and assigns, or guests of the grantees, their heirs and assigns, shall not park, motor vehicles on roads or rights of way as shown on said plan.

(j) Said restrictions shall be enforceable by the grantor or other lot owners but the grantors shall be under no obligation to enforce the same or to repair, improve or maintain any right of way of reserved land delineated on said plan.

Being the same premises conveyed to Armand B. Prue and Margaret C. Prue by deed of Hiram Ricker & Sons dated August 1965, and recorded in the Androscoggin County Registry of Deeds in Book 937, Page 66.

ANDROSCOGGIN SS.  
RECEIVED JUN - 3 1983  
AT 11 H. 40 M. A.M.



# Town of Poland, Maine

[Home](#) [Contact](#)

[Admin](#)

Last Updated 02/09/2016

[Back to List](#)

Map/Lot 0044-0093  
Book 1644  
Page 241  
Account 2760  
Location 185 BIRCH DR.  
Owner NADEAU, RICHARD B.  
P. O. BOX 40  
MINOT ME 04258 0040

## Assessment

Land	248,470
Building	48,220
Taxable	296,690



## Property Information

Type	Residential
Acreage	0.35

<b>Zone</b>	Shoreland
<b>Neighborhood</b>	Range 4
<b>Street Type</b>	Gravel
<b>Topography</b>	Rolling
<b>Utilities</b>	Lake Water
<b>Utilities</b>	& Septic System

#### Land

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	0.35	230,471
Site Improvement 2	Improvements	1.00	18,000
		0.35	248,470

#### Building

<b>Value</b>	42,920
<b>Year Built</b>	1965
<b>Area</b>	780
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Type</b>	Wood Deck
<b>Area</b>	206
<b>Type</b>	EP or 1 St Unfin
<b>Area</b>	160

#### Tax Detail

Year	Original	Remaining
2016	4,213.00	0.00

[Back to List](#)

Powered by:



## Abutters List

(within 500 feet of site)

<u>Tax Map – Lot</u>	<u>Name</u>	<u>Property Address (Poland, ME)</u>
44 – 83-85	Lawrence M. Moreau	163 Birch Drive
44 – 87	Michael F. Bailey	171 Birch Drive
44 – 89-91	Matthew F. Wolf	177 Birch Drive
44 – 95	Paul Gilleberto	191 Birch Drive
44 – 97	Linda Pellerin	193 Birch Drive
44 – 97A	Linda Pellerin	0 Birch Drive
44 – 98	Lawrence M. Moreau	0 Birch Drive
45 – 99	Albert Guay	197 Birch Drive
45 – 101-103	Ermatrude Andrews	207 Birch Drive
05 – 45-1501	Brian Camire	206 Birch Drive
06 – 50	Image Inc.	547 Maine Street





## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, AE, AR Regulatory Floodway Zone AE, AO, AH, UE, AR
<b>OTHER AREAS OF FLOOD HAZARD</b>	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 Future Conditions 1% Annual Chance Flood Hazard Area With Reduced Flood Risk due to Levee, See Notes, Zone X Area With Flood Risk due to Levee Zone D
<b>OTHER AREAS</b>	Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone I
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2018 at 1:02:46 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: base map 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.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



44°1'27.12\"/>

70°22'14.14\"/>



## NRPA PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act-Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	Richard & Emily Nadeau	Name of Agent:	Stuart Davis
Applicant Mailing Address:	P.O. Box 40	Agent Phone # (include area code):	(207) 240-9949
Town/City:	Minot	PROJECT Information Name of Town/City:	Poland
State and Zip code:	ME 04258	Name of Wetland or Waterbody:	Middle Range Pond
Daytime Phone # (include area code):	1-207-998-2375	Map #:	44
		Lot #:	93
Detailed Directions to Site:	From intersection State Rte 122 & State Rte 26 - 1.3mi north to Westview Drive on left, 0.5mi to 2nd Avenue on right, $\pm 350'$ to Birch Drive, left on Birch Drive 0.5mi to site on right.		
	UTM Northing: (if known)	44°01'53".0N	UTM Easting: (if known)
			70°22'23.2"W
Description of Project:	Place existing structure on new full foundation, remodel, add garage		
Part of a larger project? (check one) $\Rightarrow$	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) $\Rightarrow$	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Check one $\Rightarrow$ This project	<input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).

## NRPA PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension  |
| <input type="checkbox"/> Sec. (3) Intake Pipes                                   | <input type="checkbox"/> Sec. (11) State Transportation Facil.                    | <input type="checkbox"/> Sec. (18) Maintenance Dredging  |
| <input type="checkbox"/> Sec. (4) Replacement of Structures                      | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                   | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat   |
| <input type="checkbox"/> Sec. (5) REPEALED                                       | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland water-fowl & wading bird habitat or shore-bird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation                | <input type="checkbox"/> Sec. (14) REPEALED                                       |  |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                                  | <input type="checkbox"/> Sec. (15) Public Boat Ramps                              |  |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization                        | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects                     |  |
| <input type="checkbox"/> Sec. (9) Utility Crossing                               |   |  |

## NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- ☒ **Attach** a check for the correct fee, payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feesched.pdf>
- ☒ **Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ☐ **Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.
- ☒ **Attach** photos of the proposed site where activity will take place as required in PBR Sections checked above.
- ☐ **Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	3-12-19
----------------------------------	---	-------	---------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-3901

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	



AREA:

Total Lot Area: 15,208.8 sq.ft.

Zoning: Limited Residential

Chapter 5 – 508.27

Minimum Lot Area: 80,000 sq.ft.

Minimum Shore Frontage: 200'

Maximum Impervious: 15%

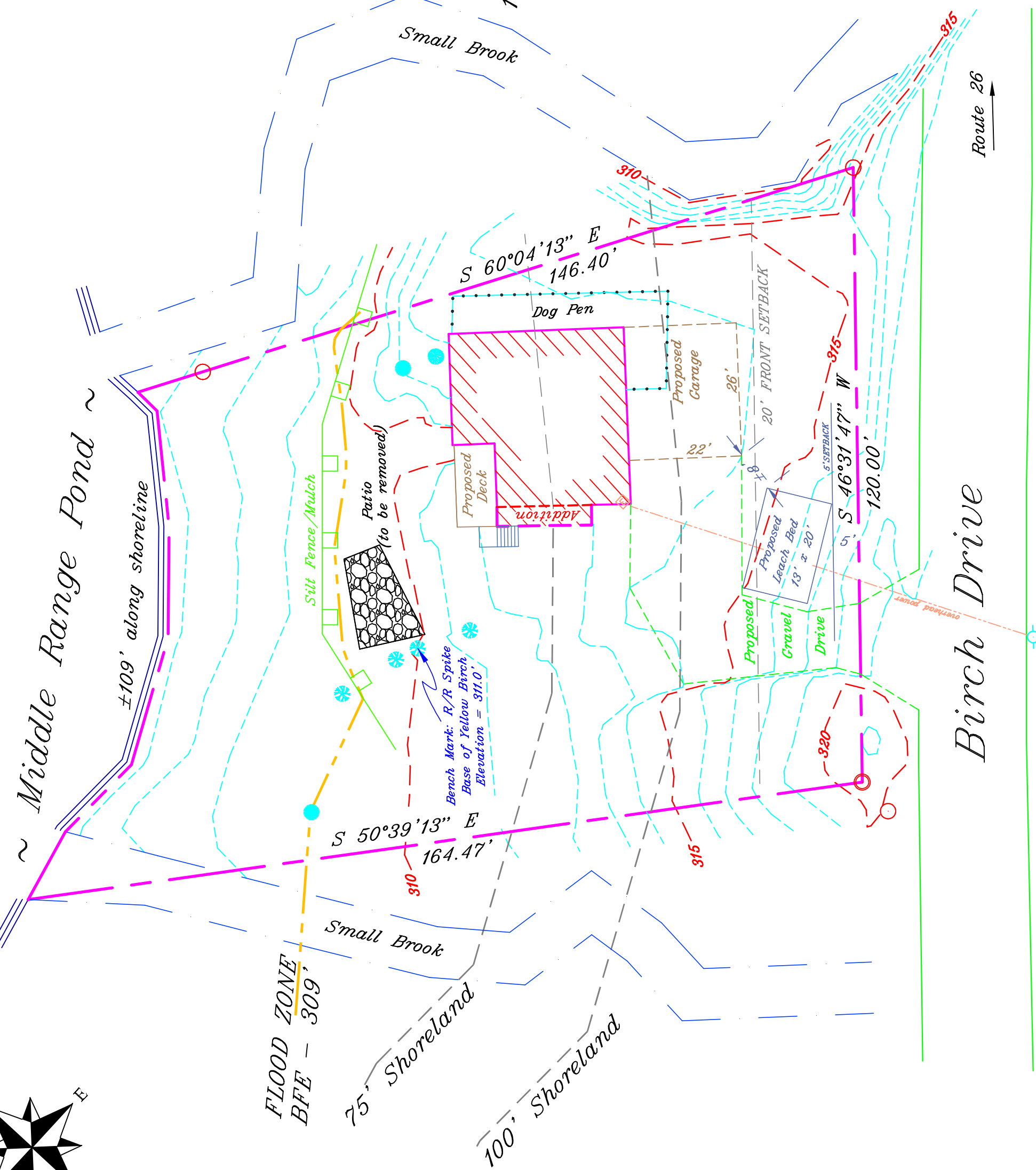
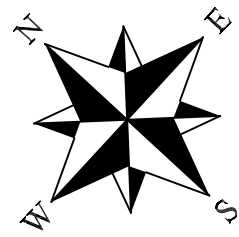
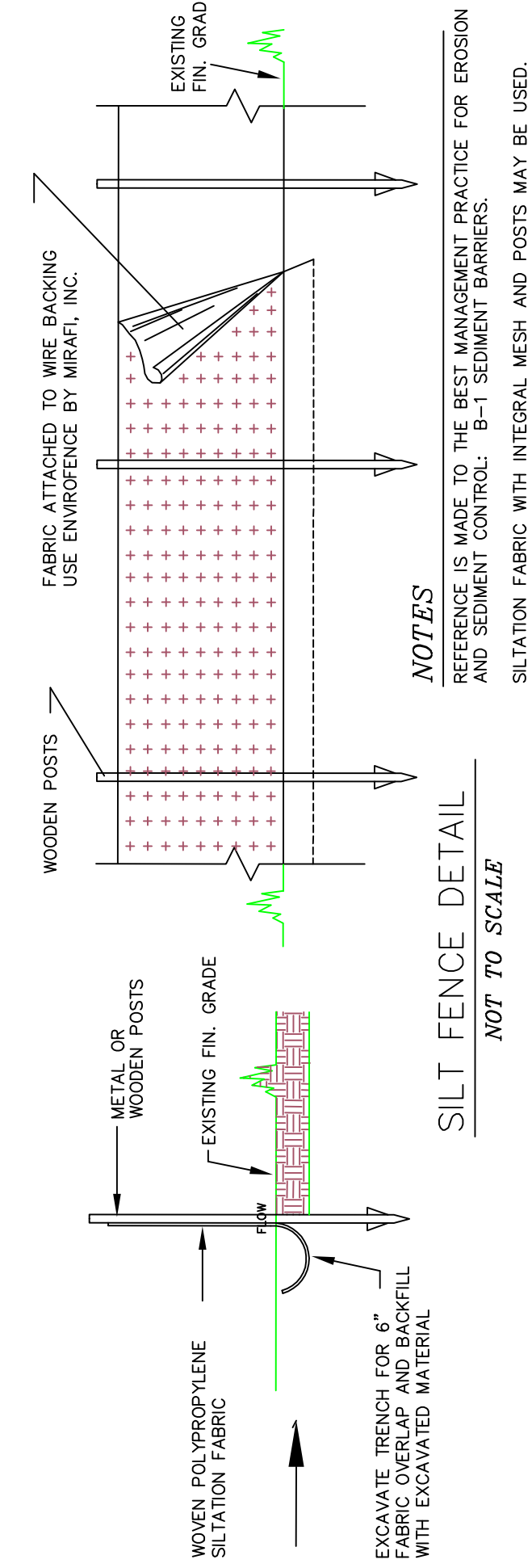
Maximum Structure Height: 20/25'

Setbacks:

Front: 20'

Side & Rear: 20'

From HWM: 100'



N/F  
PAUL GILBERTO  
10-07-2004 6096/237  
Tax Map 44 -- Lot 95  
191 Birch Drive

N/F  
MATTHEW WOLF  
1-07-2000 4376/343  
Tax Map 44 -- Lot 89  
177 Birch Drive

LEGEND

- 5/8" CAPPED REBAR SET
- 5/8" REBAR - UNLESS OTHERWISE NOTED
- POWER POLE
- LIGHT POLE
- SILT FENCE
- CHAIN LINK FENCE
- NOW OR FORMERLY
- TREE LINE
- RIGHT OF WAY/ABUTTING LOT LINES
- HARDWOOD TREE
- SOFTWOOD TREE

OWNER OF RECORD:

Richard B. & Emily E. Nadeau

5-18-1983 1644/241

Tax Map 44 -- Lot 93  
185 Birch Drive

RECORDING INFORMATION:

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - STATE OF MAINE

RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ HOUR \_\_\_\_\_ MIN \_\_\_\_\_ M.  
AND RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD - OXFORD, MAINE 04270  
990 MINOT AVENUE - AUBURN, MAINE 04210  
(207) 345-9991 office - (207) 792-9685 office - (207) 2940-9949 cell  
EMAIL: [steve@davislandsurveying.net](mailto:steve@davislandsurveying.net)  
WEBSITE: [www.davislandsurveying.net](http://www.davislandsurveying.net)

February 18, 2019  
FILE: 368 JOB NO.: 19010 DISC: SUR 2019

--- Existing & Proposed Site Plan ---

PLAN & PROFILE

185 Birch Drive - Poland, Maine

Richard B. & Emily E.

Nadeau

P.O. BOX 40 -- Monct, Maine 04258

TOWN OF POLAND PLANNING BOARD:

CHAIRPERSON:

DATE:

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT  
SERVICES SHOWN HERE, REPRESENT THE LICENSEE'S RESPONSIBILITY TO  
THIS PLAN, AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS  
ADOPTED BY THE BOARD OF PROFESSIONAL LAND  
SURVEYORS (PLS) OF THE STATE OF MAINE, CHAPTER 101, ARTICLE 200A.

EXCEPT AS FOLLOWS:  
1) NO WRITTEN REPORT TO DATE.  
2) NO DEED DESCRIPTION TO DATE.

PLAN PREPARED BY: S.A.B.

THIS PLAN IS NOT VALID UNLESS ENDORSED ABOVE

NOTES:

- THIS SKETCH PLAN WAS PREPARED TO SERVE AS A VISUAL  
AID TO FACILITATE LOCAL APPROVALS OF THE SITE'S  
DEVELOPMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE  
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- THE PARCEL IS LOCATED IN THE LIMITED RESIDENTIAL ZONING  
DISTRICT.
- A SMALL PORTION OF THE PARCEL ALONG THE SHORE IS  
LOCATED WITHIN THE FLOOD HAZARD AS SHOWN  
ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY  
PANEL #23001C0294E, DATED JULY 8, 2013.
- THE 20' SETBACK AREAS WILL REMAIN AS  
BUFFERS/VEGETATED AREAS.

Existing Square Footage:

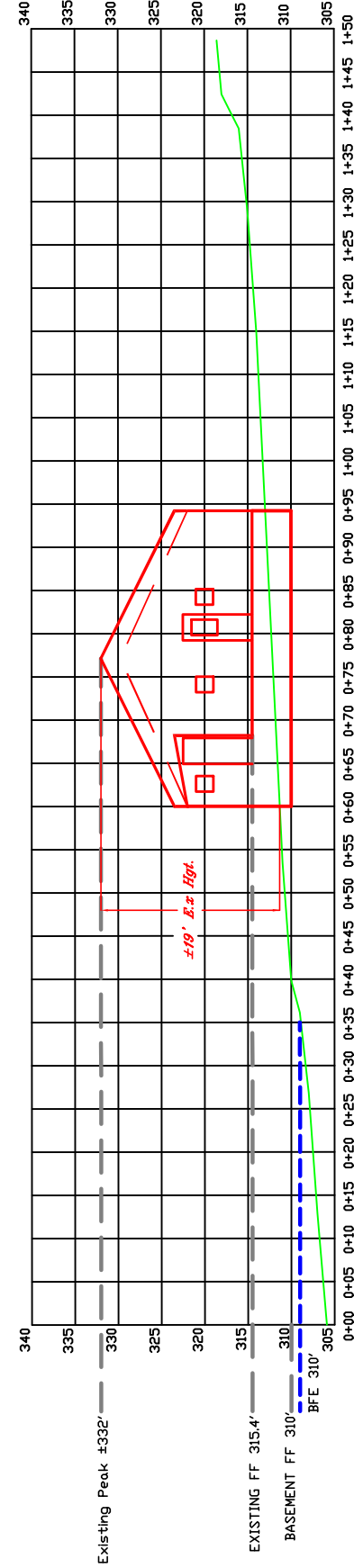
Dwelling, eves, deck & steps: = 1,299.0 sq.ft.

Gravel Drive: = 1,963.7 sq.ft.

Patio: = 188.8 sq.ft.

3,451.5/15,208.8 = 23%

Profile - Existing



Proposed Square Footage:

Dwelling, eves, deck & steps: = 1,270.5 sq.ft.

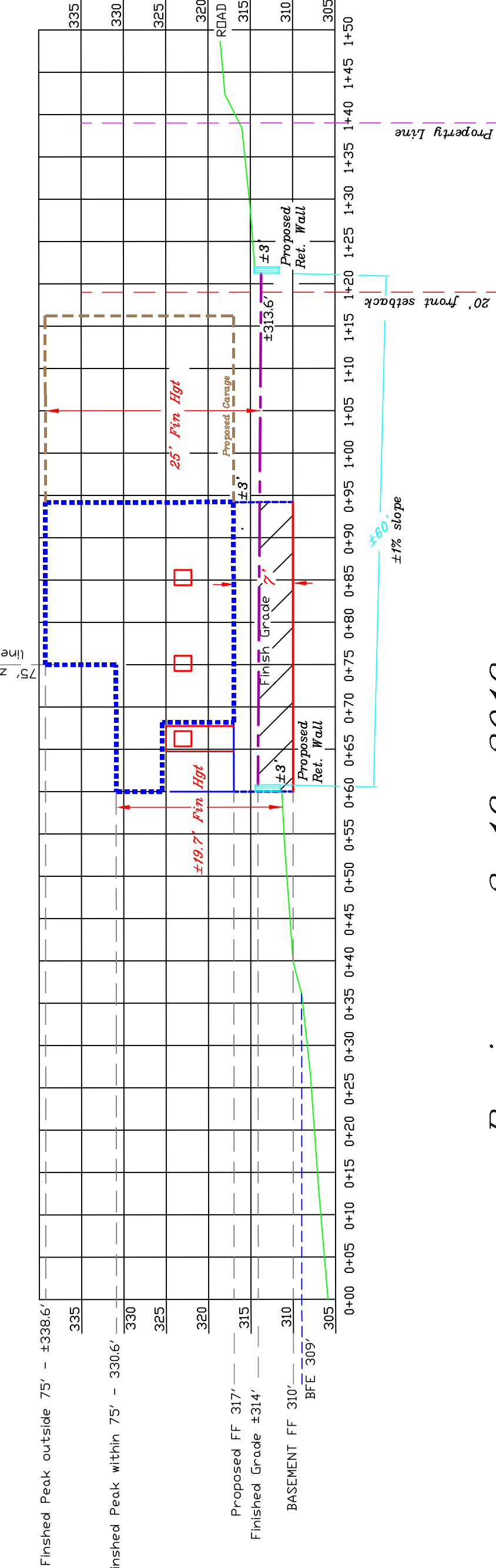
[(17.6 old steps) - (30.3 new)] = 12.7 + 1,270.5 = 1,283.2]

Gravel Drive: = 982.0 sq.ft.

Proposed Garage: = 572.0 sq.ft.

2,837.2/15,208.8 = 18.6%

Profile Proposed



Revisions: 2-18-2018:

Revisions from previous approved plan 3-27-2018:

- Removed front steps (17.6 sq.ft.) added small deck  
and steps (30.3 sq.ft.) diff of 12.7 sq.ft. to side  
for ingress and egress front deck.
- Changed roof lines: 50' - 75' (19.7') & 75' to 100' (25')

SCALE: 1" = 30'

